

FOR LEASE

FORMER WENDY'S RAPID CITY, SD

AVAILABLE IMMEDIATELY

520 MOUNTAIN VIEW RD, RAPID CITY, SD 57702



LICENSED IN ND, SD, MN



\$101,570

average 5-mile
household income



33,241

households within
5-mile radius



77,200

5-mile
population



15,612

VPD



JILL DUEMELAND, CCIM

President & CEO
701.471.8996 | jill@duemelands.com

APRIL A. EIDE, CCIM

VP of Brokerage
701.391.8220 | april@duemelands.com



NEARBY RETAILERS



DOLLAR TREE



Little Caesars



PROPERTY HIGHLIGHTS

- Strong daily **traffic counts** in the area
- Existing **drive-thru** already built and operational
- Highly visible **pylon signage**

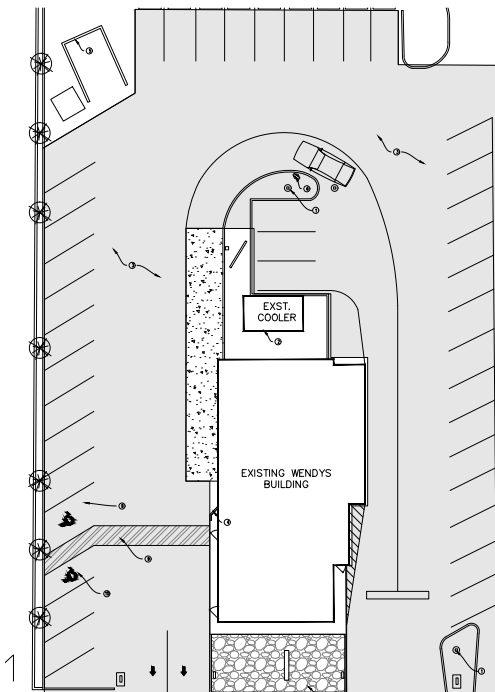
 **BUILDING AREA**
2,783 SF

 **ZONING**
GC - GENERAL COMMERCIAL

 **LOT SIZE**
0.76 ACRES (33,106 SF)

 **YEAR BUILT**
2004

 **PRICING**
CALL FOR PRICING



MARKET OVERVIEW

GOVERNMENT & REGIONAL ROLE

Rapid City serves as the primary economic and service hub for western South Dakota and the broader Black Hills region. It plays a key role in regional governance, housing federal, state, and local offices, as well as Ellsworth Air Force Base—an important military installation that contributes significantly to the local economy.

HEALTHCARE

Rapid City is a major healthcare center for western South Dakota, eastern Wyoming, and parts of Nebraska. Facilities such as Monument Health (formerly Regional Health) provide comprehensive services, including specialty care, trauma services, and advanced medical treatment, making the city a critical care destination for a multi-state area.

TOURISM & HOSPITALITY

Tourism is a cornerstone of Rapid City's economy, driven by its proximity to iconic attractions like Mount Rushmore National Memorial, Badlands National Park, and Black Hills. The city serves as a gateway for millions of visitors each year, supporting a strong hospitality sector that includes hotels, dining, retail, and entertainment.

RECREATION & QUALITY OF LIFE

Nestled at the eastern edge of the Black Hills, Rapid City offers exceptional access to outdoor recreation. Residents and visitors enjoy hiking, biking, and wildlife exploration in nearby parks such as Custer State Park. Combined with a growing arts scene, family-friendly amenities, and scenic surroundings, the city maintains a high quality of life and strong regional appeal.



RAPID CITY, SOUTH DAKOTA

Rapid City, South Dakota, is the second-largest city in the state and serves as a major regional hub for western South Dakota. As one of the most important economic and service centers in the region, Rapid City plays a central role in tourism, healthcare, commerce, and transportation. Located along the eastern edge of the Black Hills, the city benefits from its strategic position near Interstate 90 and key U.S. Highways, connecting it to communities across South Dakota and neighboring states. Its proximity to Ellsworth Air Force Base also contributes significantly to the local economy and regional stability.

Rapid City is widely known as the gateway to the Black Hills and nearby national landmarks, making tourism a cornerstone of its economy. In addition to its tourism industry, the city serves as a regional center for business services, retail, and logistics, supporting both local communities and visitors.

The city is also a leading healthcare hub for western South Dakota and parts of neighboring states. Major providers include Monument Health Rapid City Hospital and the Rapid City VA Clinic, which offer comprehensive medical services to a largely rural population. These facilities provide advanced specialty care, emergency services, and outreach programs that improve access to quality healthcare across the region. The combination of strategic location, economic diversity, and strong healthcare infrastructure makes it a vital center for growth and services in western South Dakota.

