

► RUSHMORE CROSSING

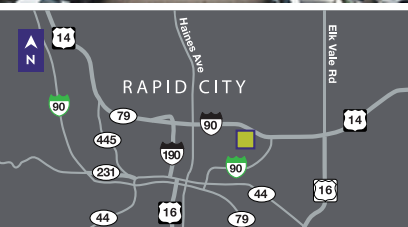
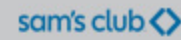
I-90 @ E North St in Rapid City, South Dakota 57701



PRIMARY SHOPPING CENTER SERVING EXTENDED RAPID CITY AREA



Shadow Anchors



VEHICLES PER DAY

I-90 west of E North St	71,280
I-90 east of E North St	56,203
E North St south of I-90	44,819
Eglin St east E North St	19,624

AVERAGE INCOME

5 Miles	\$79,769
10 Miles	\$93,788
25 Miles	\$95,639

POPULATION

5 Miles	72,694
10 Miles	115,830
25 Miles	134,334



Carson Wilson

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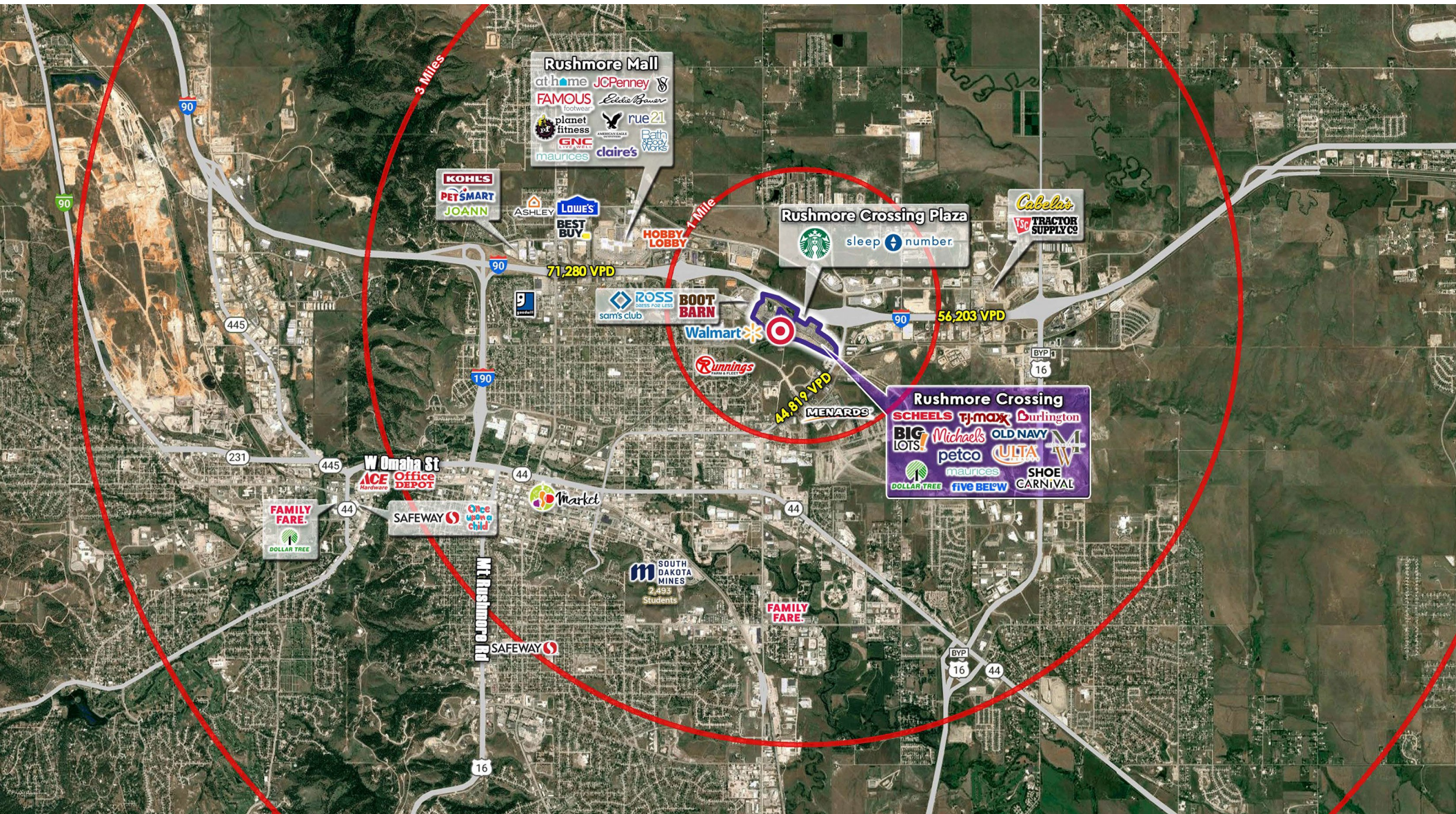
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DRAWS SHOPPERS FROM OVER 200 MILES AWAY



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5,500 SF • 3,878 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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5,500 SF • 3,878 SF

Tenant List

Tenant	Address	SF/Acres
A Dollar Tree	1735 Eglin St	
B Five Below	1725 Eglin St #200	
C Ulta	1717 Eglin St	
D Petco	1713 Eglin St	
E Michaels	1707 Eglin St	
F Shoe Carnival	1623 Eglin St	
G Big Lots	1617 Eglin St #200	
H Old Navy	1617 Eglin St #100	
I T.J.Maxx	1611 Eglin St	
J Burlington	1365 Eglin St	
K Scheels	1225 Eglin St	
1 HuHot Mongolian Grill	1745 Eglin St #990	
2 A Perfect 10 Nail & Beauty	1745 Eglin St #770	
3 The Gyro Hub	1745 Eglin St #660	
4 Qdoba Mexican Grill	1745 Eglin St #550	
5 Crumbl Cookies	1745 Eglin St #440	
6 T-Mobile	1745 Eglin St #330	
7 The Man Salon	1745 Eglin St #220	
8 Jersey Mike's	1745 Eglin St #120	
9 Guild Mortgage	1745 Eglin St #110	
10 Fuji Japanese Steakhouse & Sushi Bar	1731 Eglin St	
11 Maurices	1725 Eglin St #100	
12 Bath & Body Works	1721 Eglin St #200	
13 AVAILABLE	1721 Eglin St #100	3,878
14 Buckle	1641 Eglin St	
15 AVAILABLE	1635 Eglin St	5,500
16 Journey's	1629 Eglin St	
17 Eyemart Express	1605 Eglin St	

Tenant List (Continued)

Tenant	Address	SF/Acres
18 Kay Jewelers	1335 Eglin St #200	
19 MIDCO	1335 Eglin St #100	
20 Tropical Smoothie	1612 Eglin St #900	
21 uBreakiFix	1612 Eglin St #800	
22 Men's Wearhouse	1612 Eglin St #700	
23 GameStop	1612 Eglin St #600	
24 Classic Nails	1612 Eglin St #500	
25 Nothing Bundt Cakes	1612 Eglin St #400	
26 Verizon	1612 Eglin St #300	
27 Pearle Vision	1612 Eglin St #100	

AVAILABLE LEASE PENDING EXECUTED



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/rushmore-crossing



Lat/Lon: 44.0981/-103.1866

Rushmore Crossing	5 mi radius	10 mi radius	25 mi radius
Rapid City, SD 57701			
Population			
2023 Estimated Population	72,694	115,830	134,334
2028 Projected Population	76,471	121,794	141,579
2020 Census Population	70,589	112,260	129,770
2010 Census Population	64,777	100,577	117,195
Projected Annual Growth 2023 to 2028	1.0%	1.0%	1.1%
Historical Annual Growth 2010 to 2023	0.9%	1.2%	1.1%
2023 Median Age	37.3	38.2	39.4
Households			
2023 Estimated Households	30,235	47,256	54,849
2028 Projected Households	32,022	50,299	58,662
2020 Census Households	28,966	45,160	52,287
2010 Census Households	26,549	40,444	47,160
Projected Annual Growth 2023 to 2028	1.2%	1.3%	1.4%
Historical Annual Growth 2010 to 2023	1.1%	1.3%	1.3%
Race and Ethnicity			
2023 Estimated White	76.6%	79.3%	80.7%
2023 Estimated Black or African American	3.6%	2.9%	2.6%
2023 Estimated Asian or Pacific Islander	2.8%	2.4%	2.2%
2023 Estimated American Indian or Native Alaskan	6.2%	4.9%	4.5%
2023 Estimated Other Races	10.8%	10.5%	10.1%
2023 Estimated Hispanic	6.5%	6.1%	5.9%
Income			
2023 Estimated Average Household Income	\$79,769	\$93,788	\$95,639
2023 Estimated Median Household Income	\$63,656	\$70,223	\$71,981
2023 Estimated Per Capita Income	\$33,810	\$38,898	\$39,608
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.6%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	4.4%	3.7%	3.6%
2023 Estimated High School Graduate	31.0%	27.5%	27.9%
2023 Estimated Some College	22.5%	21.7%	21.5%
2023 Estimated Associates Degree Only	11.2%	11.6%	11.4%
2023 Estimated Bachelors Degree Only	19.3%	21.8%	22.0%
2023 Estimated Graduate Degree	10.0%	12.2%	11.9%
Business			
2023 Estimated Total Businesses	4,593	5,977	6,897
2023 Estimated Total Employees	44,232	54,314	58,948
2023 Estimated Employee Population per Business	9.6	9.1	8.5
2023 Estimated Residential Population per Business	15.8	19.4	19.5



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT:

A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

IABS 1-0



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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