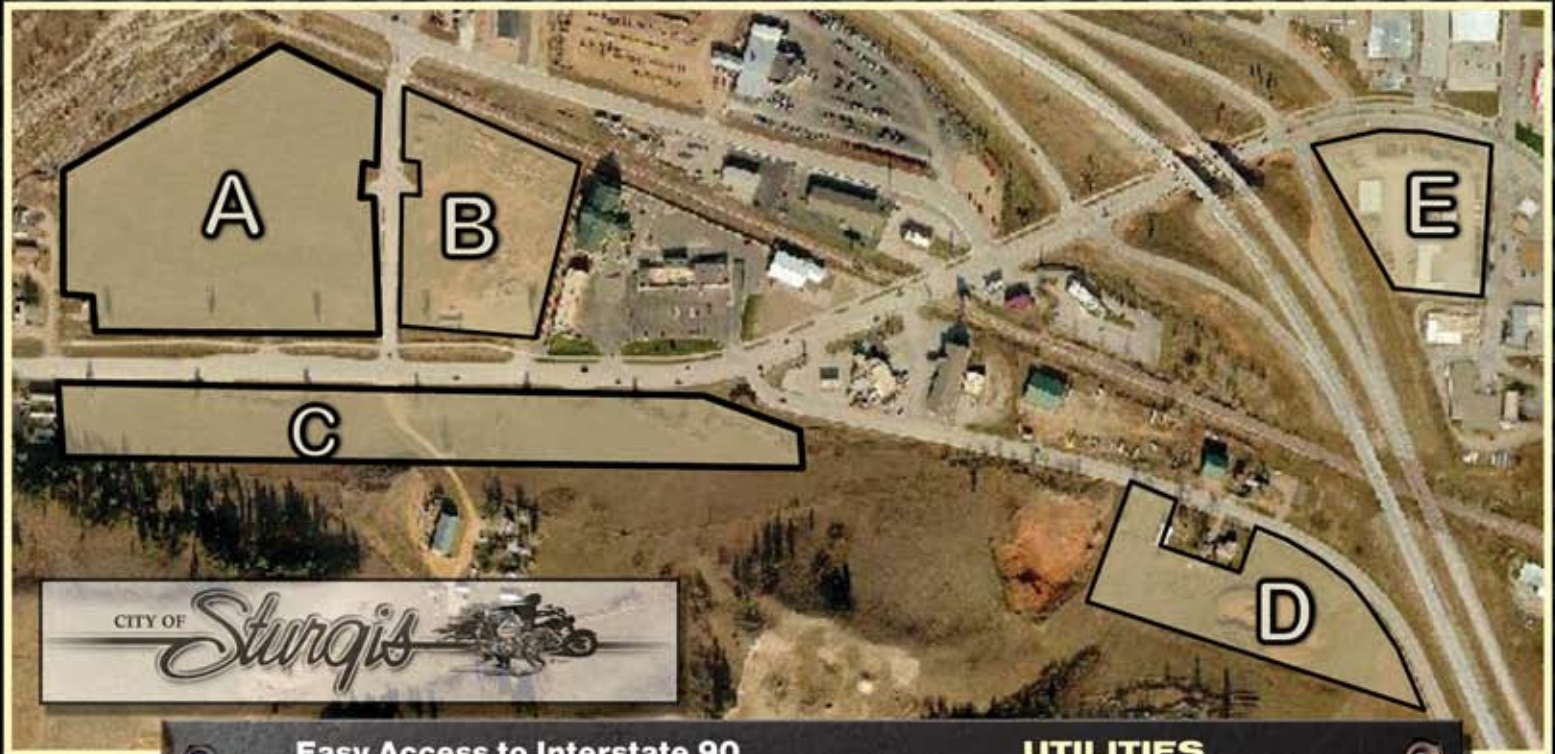


Free TO PROFIT. *Free* TO PLAY.

**PROPERTY MAP
STURGIS I-90 EXIT 30**



Easy Access to Interstate 90

Total Retail Leakage \$81,120,550
Demand for Food Services \$59,689,939
15 Minute Trade Area 39,000+ People

SITES AVAILABLE

- A - 13 +/- Acre Retail Site. Highway Zervice Zoning.
 - B - 5.7 +/- Acre Retail Site. Highway Zervice Zoning.
 - C - 11 +/- Acre Retail Site. Highway Zervice Zoning.
 - D - 4.9 +/- Acre Retail Site. Highway Zervice Zoning.
 - E - 3.32 +/- Acre Retail Site. Highway Zervice Zoning.
- * 270 Contiguous Agricultural Acres Also Available.

UTILITIES

Water:	City of Sturgis - 8"
Sewer:	City of Sturgis 8"-12"
Electric	Black Hills Power 12.47KV
Gas:	Montana Dakota 6"
Water Capacity:	3,499,000 GPD
Net Sewer Capacity:	750,000 GPD

WORKFORCE DATA

Population (Meade County):	25,434
Regional Labor Market (MSA):	66,086
Local Unemployment Rate:	4.8%
Average Drive Time:	19 Minutes

Sturgis ECONOMIC DEVELOPMENT CORP.

Rick Bush Director of Community Development
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Email: rbush@sturgisgov.com

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Free TO PROFIT. *Free* TO PLAY.

PROPERTY MAP STURGIS I-90 EXIT 32

Easy Access to Interstate 90
Total Retail Leakage \$81,120,550
Demand for Food Services \$59,689,939
Average Daily Traffic Counts 18,210*
15 Minute Trade Area 39,000+ People

SITES AVAILABLE

- A - 11.7 Acre Hotel/Commercial Site. Not in City Limits. Owner to Annex.
- B - 1.5 Acre Retail Site. Highway Service Zoning.
- C - 23 Acre Big Box Retail Site. General Commercial Zoning.
- D - 12 Acre Retail Site. General Commercial Zoning.
- E - 10 +/- Acre Retail Site. Not in City. Owner to Annex.
- G - 2 Acre Restaurant Site. Highway Service Zoning.
- H - 2.2 Acre Restaurant Site. Highway Service Zoning.
- I - 7.1 Acre Retail Site. Highway Service Zoning.
- J - 4.45 Acre Retail Site. Highway Service Zoning.
- K - 1.30 Acre Retail Site. Highway Service Zoning.
- L - 7.41 Acre Strip Mall or Retail Site. Highway Service Zoning.
- M - 50 Acre Big Box Retail Site. Not in City Limits. Owner to Annex.

UTILITIES

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Sewer:	City of Sturgis 8"-12"
Electric	Black Hills Power 12.47kV
Gas:	Montana Dakota 6"
Water Capacity:	3,499,000 GPD
Net Sewer Capacity:	750,000 GPD

WORKFORCE DATA

Population (Meade County):	25,434
Regional Labor Market (MSA):	66,086
Local Unemployment Rate:	4.8%
Average Drive Time:	19 Minutes



*Based on SD DOT Traffic Counts

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