

RETAIL PROPERTY FOR SALE IN STURGIS



PARCEL	BLDG SF (APPROXIMATE)	ACREAGE (APPROXIMATE)	PRICE
A	-	12.923	\$4.75/sf
B	-	5.592	\$4.00/sf
C	-	11.977	\$3.50/sf
D	-	11.700	\$899K
E	4,000	0.950	\$750K
F	-	1.294	\$395K
G	-	1.627	\$5.50/sf
H	-	1.680	\$4.50/sf
I	-	2.843	\$3.25/sf
J	43,000	6.517	\$1.95MM
K	-	5.390	\$725K
L	-	10.088	\$1.6MM
M	-	2.510	\$2.50/sf
N	-	2.056	\$2.50/sf
O	-	0.776	\$2.50/sf
P	-	44.791	\$1.50/sf



Sturgis SOUTH DAKOTA

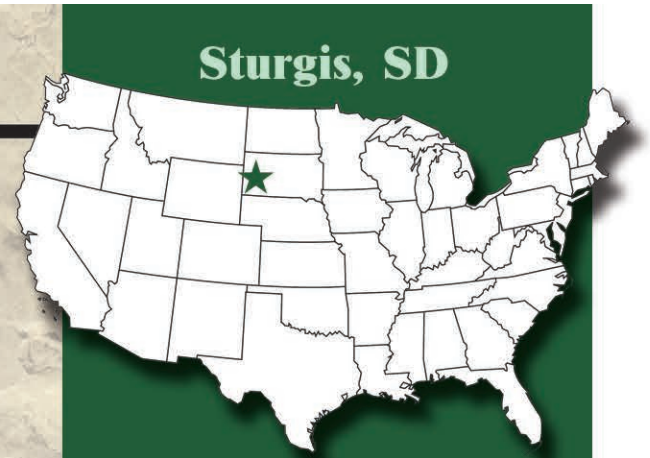
DEMOGRAPHICS & STATISTICAL PROFILE

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Sturgis

Located at the Crossroads of Interstate 90 and Highways 34, 14 & 79
Gateway Community to the Northern Black Hills and Western South Dakota



Sturgis, SD

**Meade is the 8th
Fastest Growing
County in
the Nation**

March 27, 2014 9:55 am
Associated Press

SIoux FALLS | South Dakota's Meade County has made the U.S. Census Bureau's Top 10 list of the fastest-growing counties in the nation.

Meade's population grew by 4.3 percent from July 1, 2012, to July 1, 2013, marking the eighth-highest percentage climb for counties with more than 10,000 residents.

Meade, whose county seat is Sturgis, added 1,132 residents to boost its population from 26,070 to 27,202. The Census Bureau says the increase included 955 new residents migrating to the county.

POPULATION

Households within a 30-mile radius: 60,750

Population in driving radius:

	Population	Average Family Income	Average American Family Income
0-5 miles	11,755	\$ 68,581.35	\$ 62,527.00
15 miles	41,897	\$ 71,294.21	\$ 62,527.00
30 miles	139,722	\$ 72,814.91	\$ 62,527.00

City & County Population:

Year	Sturgis City	Meade County
2013 (est)	6,735	27,202
2010	6,627	25,434

CITY / COUNTY / STATE INCENTIVES

City of Sturgis:

- TIF district opportunities
- City-owned property
- Low interest/long term financing
- Fast track permitting
- Project-specific packages

Sturgis Economic Development Corp (SEDC):

- Revolving loan fund
- SEDC-owned property
- Project-specific packages with local/state programs

Meade County:

- 100% 5-year property tax abatement
- Revolving loan fund

South Dakota:

- No corporate income tax
- No business inventory tax
- No personal income tax
- No personal property tax
- No inheritance tax

WORKFORCE

Unemployment:

- 2014 - 4.2%
- 2010 - 5.0%

Average drive time to work: 18.6 minutes

Labor Force: 65,405

AVERAGE DAILY TRAFFIC COUNTS

- Exit 32: 19,600
- Exit 30: 13,710

YEAR-ROUND TOURIST MECCA

- Sturgis® Motorcycle Rally™
- Black Hills Gaming & Casinos - 21 Miles
- Black Hills Ski Resorts - 26 Miles
- Mt. Rushmore - 51 Miles

