

**3 MONTHS
FREE**
WITH 36-MONTH LEASE

CLIFF AVENUE RETAIL

UNIT 1008

RETAIL SPACE LOCATED AT 18TH + CLIFF



1008 South Cliff Avenue
Sioux Falls, SD 57104



SIZE

1,352 sqft

Can be combined with
Unit 1020 for a total of 5,283 sqft.



PRICE

~~\$14.50~~ psf (NNN)
\$12.50 psf (NNN) Year One
\$2.00 psf annual rent escalators
Estimated NNN: \$5.75



LOCATION

Convenient location on South Cliff
Avenue, two blocks north of Avera
McKennen Hospital.



TRAFFIC

14,000 vpd



LAYOUT

Space features an open layout,
in-suite restroom, breakroom and
office.



AREA TENANTS

Avera McKennen Hospital, Circle K,
Orthopedic Institute, Mr. Goodcents,
Maxwell Food Equipment, Ferguson
Gallery, Sioux Falls Bicycle Company,
Pierre's Body Shop

Information deemed reliable but not guaranteed.



VBCLINK.COM
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Sioux Falls, South Dakota 57106

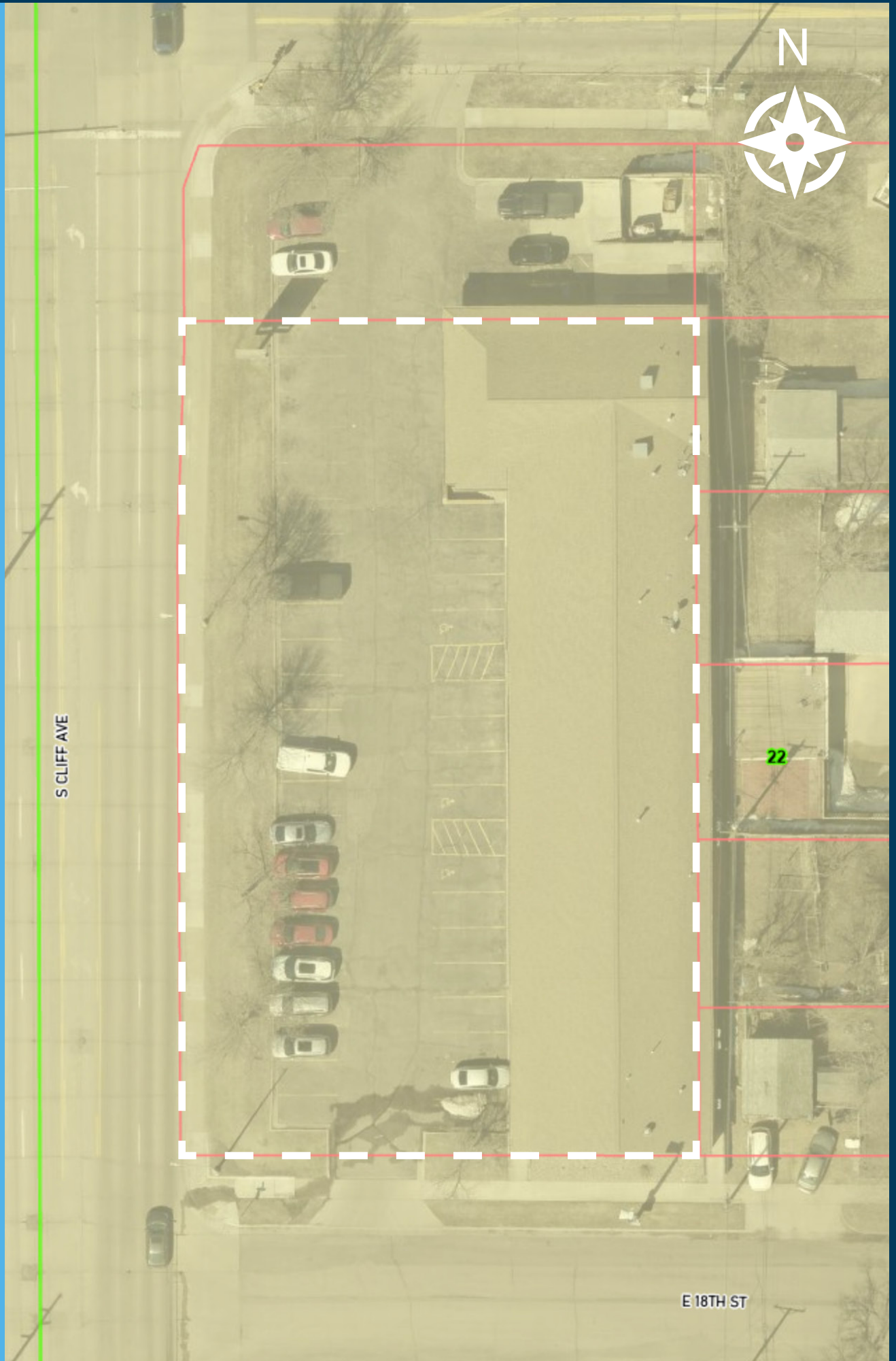


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AREA RETAIL MAP



PARCEL MAP



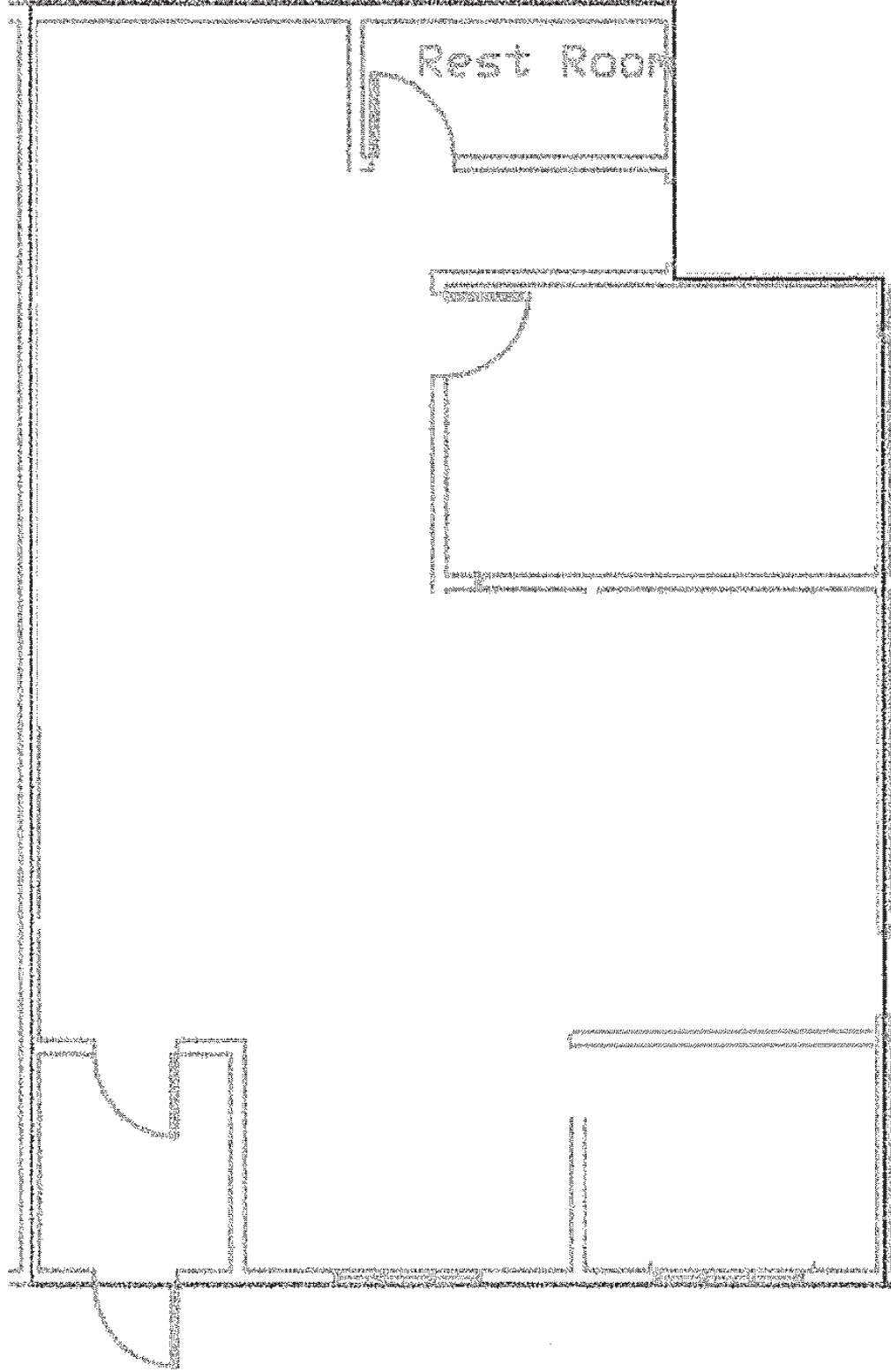
S CLIFF AVE

E 18TH ST

22



FLOOR PLAN



PHOTOS

