

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

## CLIFF AVENUE RETAIL UNIT 1020

COMMERCIAL SPACE LOCATED AT 18TH + CLIFF



1020 South Cliff Avenue  
Sioux Falls, SD 57104



### SIZE

3,931 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 McKennan Hospital.



### TRAFFIC

14,000 vpd



### LAYOUT

Space is currently built out with reception, nine offices, open workspace, two in-suite restrooms and mechanical room.



### AREA TENANTS

Avera McKennan 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.



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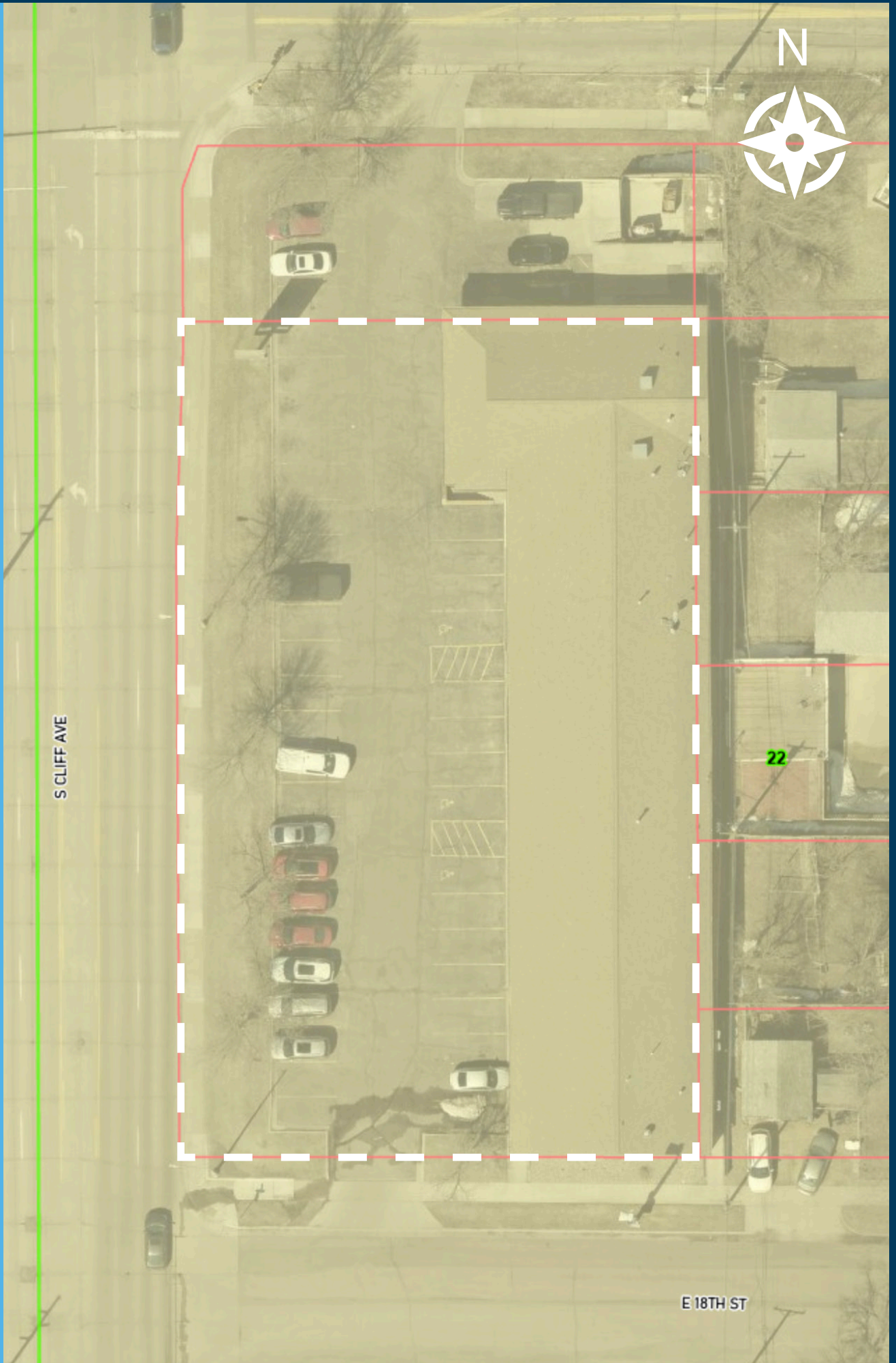


# AREA RETAIL MAP





# PARCEL MAP



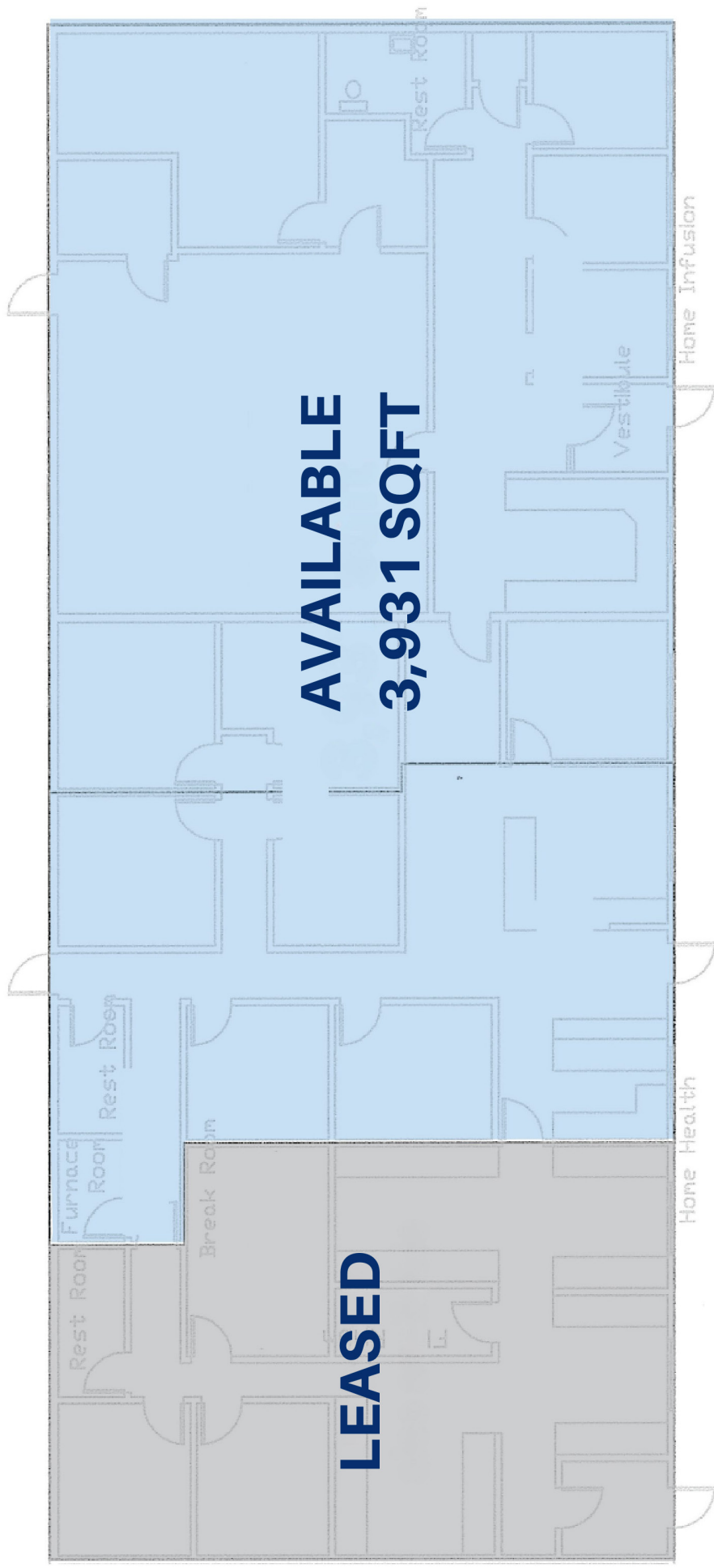
S CLIFF AVE

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# FLOOR PLAN





# PHOTOS

