

**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.



7400 South Bitterroot Place  
Sioux Falls, South Dakota 57108

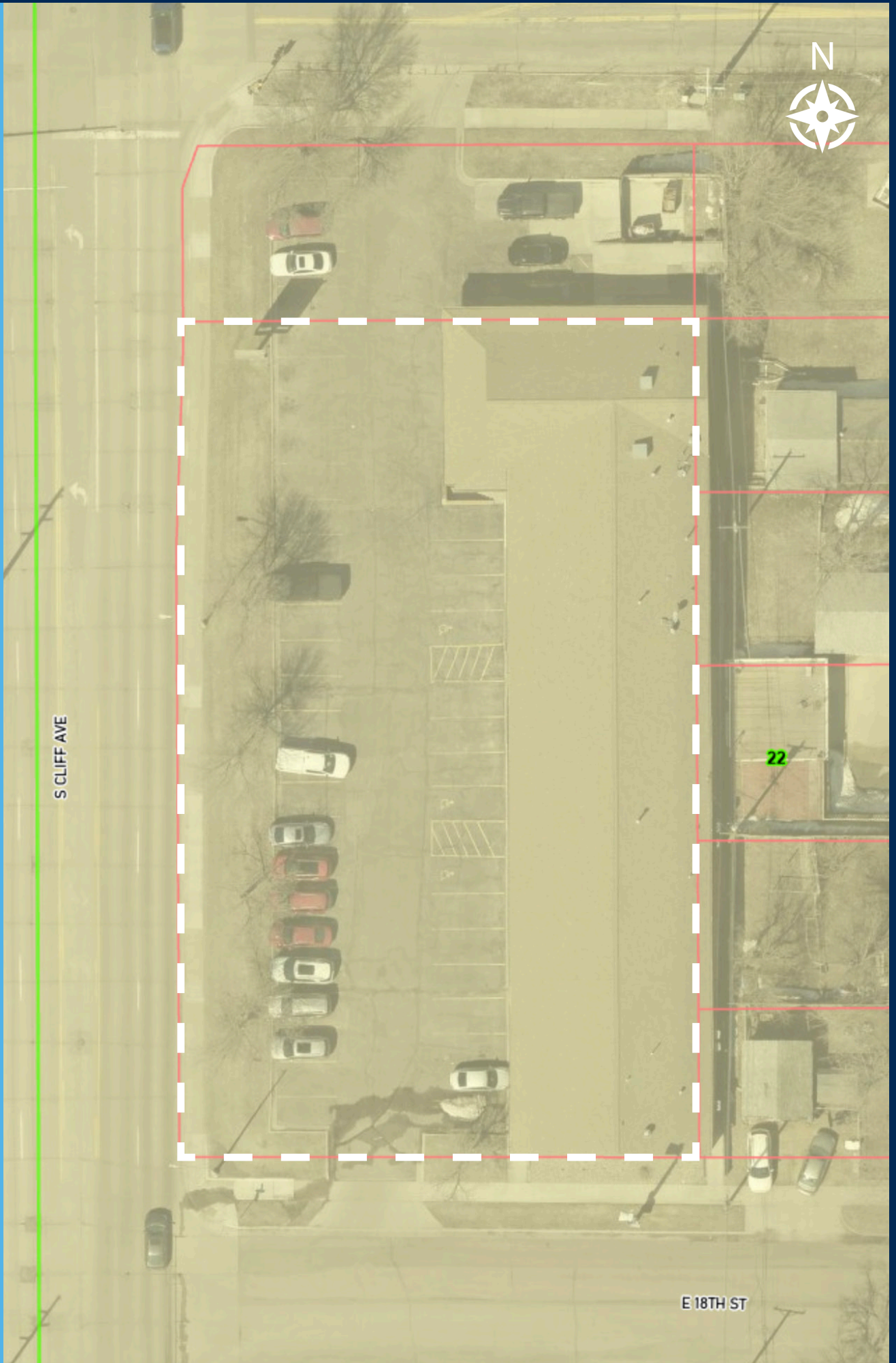


**605.376.0127**  
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# AREA RETAIL MAP



# PARCEL MAP



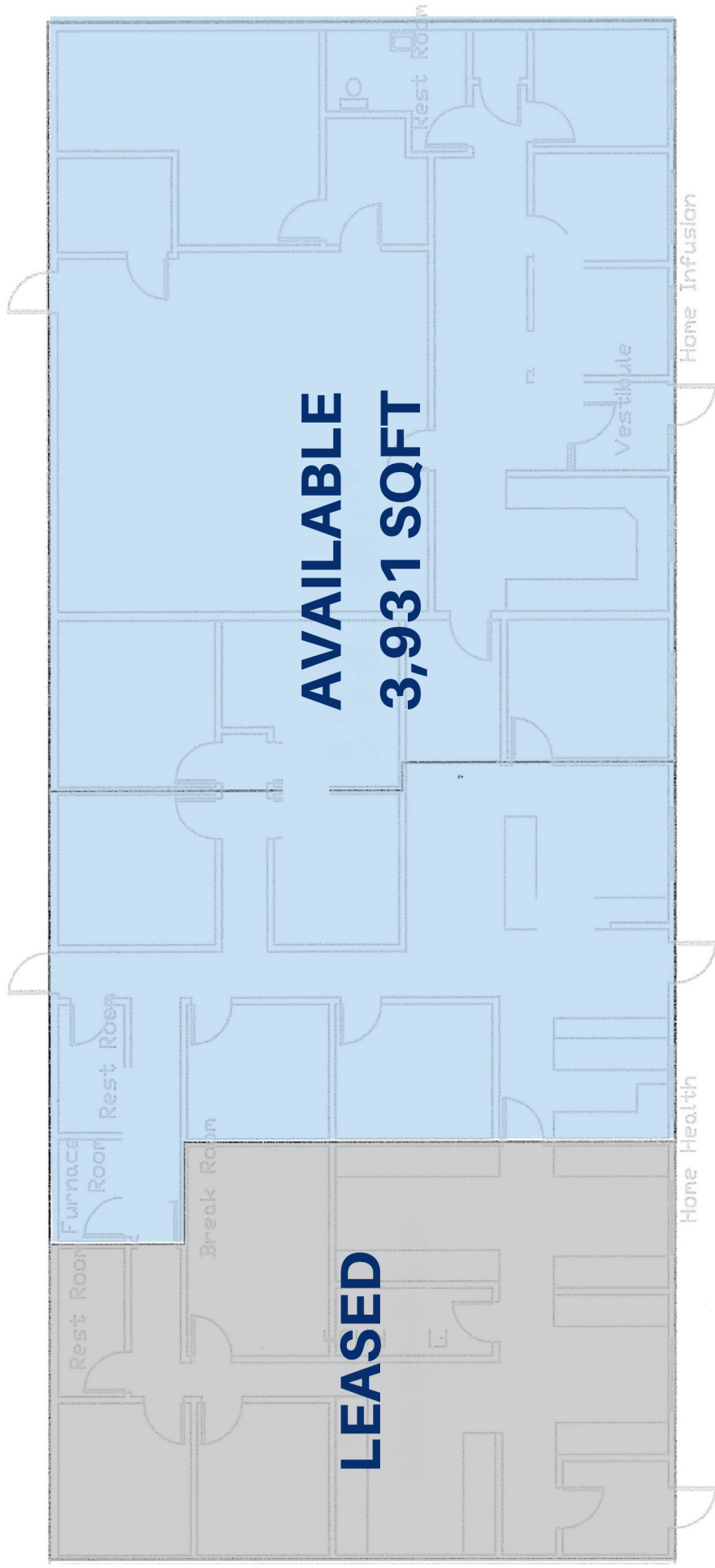
S CLIFF AVE

22

E 18TH ST



# FLOOR PLAN



**AVAILABLE**  
**3,931 SQFT**

**LEASED**

Rest Room

Break Room

Furnace Room

Rest Room

Rest Room

Vestibule

Home Infusion

Home Health

# PHOTOS

