

**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.



TYSDAL
COMMERCIAL

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Sioux Falls, South Dakota 57108
TysdalCommercial.com

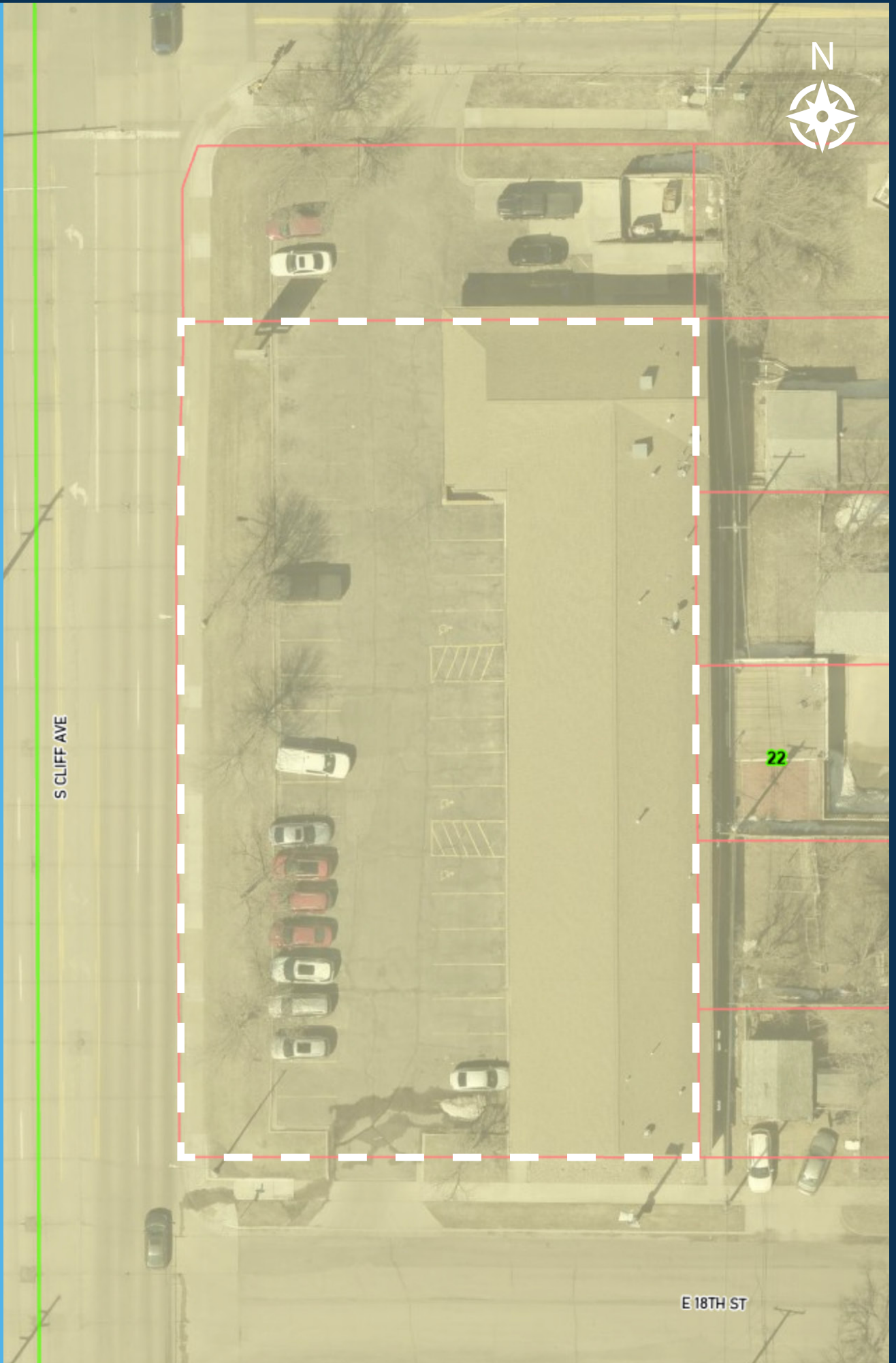


310-4509
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AREA RETAIL MAP



PARCEL MAP

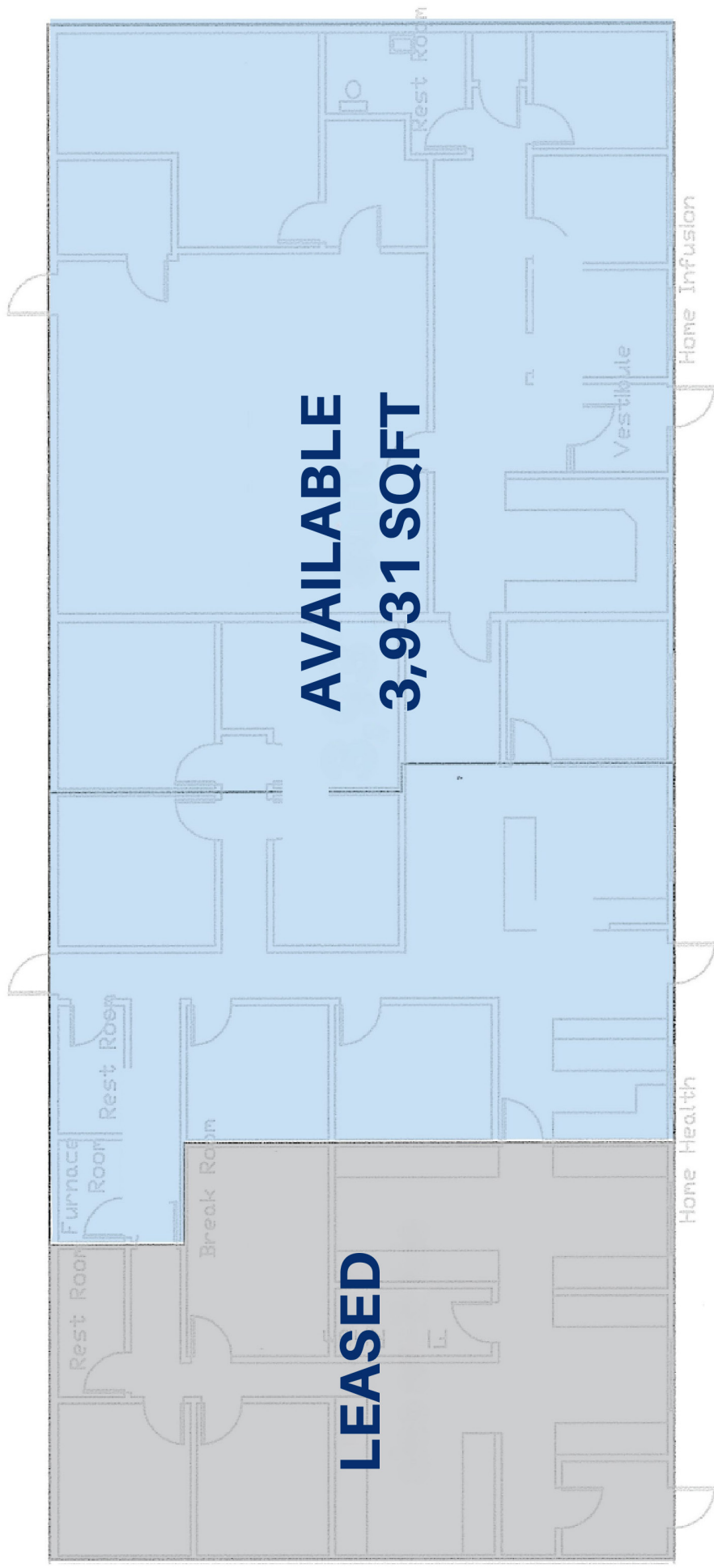


S CLIFF AVE

E 18TH ST



FLOOR PLAN



PHOTOS

