

**FREE RENT**



# CLIFF AVENUE PLAZA

RETAIL / OFFICE SPACE

**Bender**  
COMMERCIAL

 **5008 SOUTH CLIFF AVENUE  
SIOUX FALLS, SD**

 **1,750 SF**

**\$ \$16.00/SF NNN  
EST NNNs: \$5.73/SF**

- Retail/Office space located in Cliff Avenue Plaza along high traffic Cliff Avenue near 57th Street.
- Flexible floorplan to accommodate user's needs.
- In-suite restroom.
- Building and monument signage available.
- Parking ratio of 1:185.
- Great visibility with a daily traffic count of 17,800 vehicles along Cliff Avenue.
- \$20.00/SF tenant improvement allowance with acceptable lease.
- *Three (3) months free rent with acceptable lease terms.*

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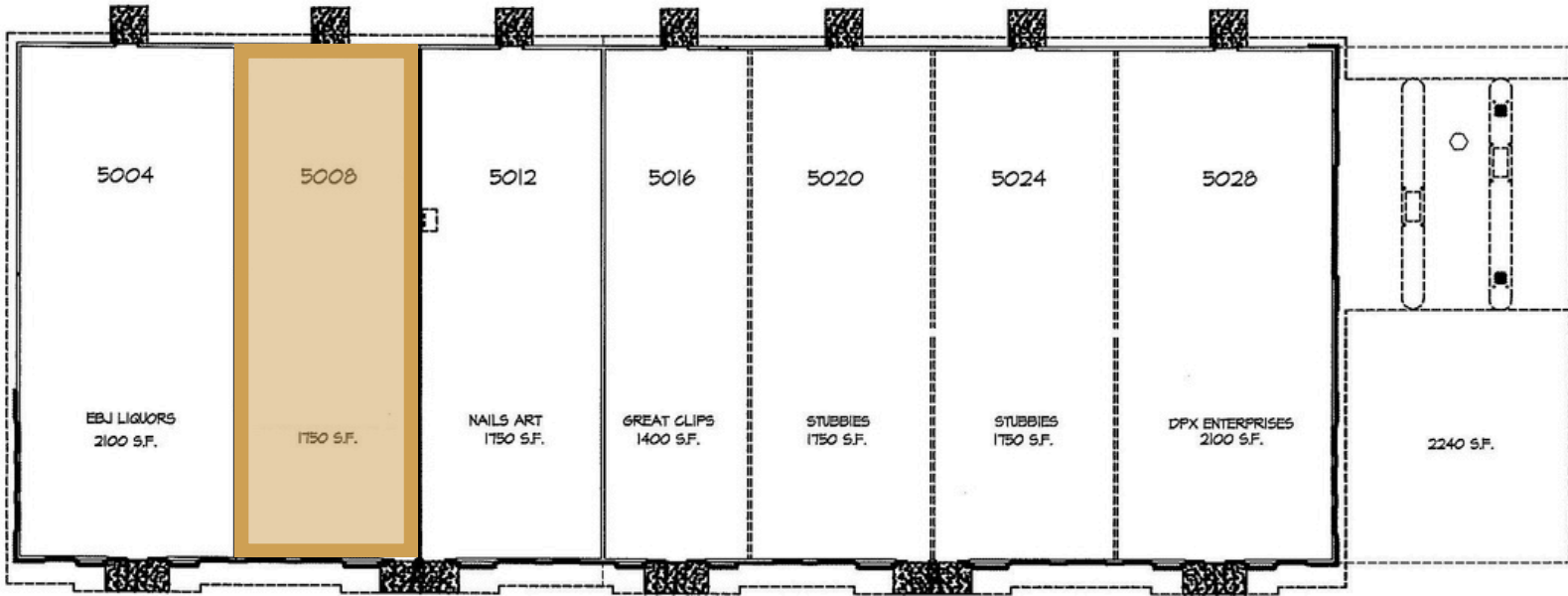
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# CLIFF AVENUE PLAZA



## OFFICE / RETAIL SPACE FOR LEASE





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## OFFICE / RETAIL SPACE FOR LEASE

### DEMOGRAPHIC SUMMARY

5008 S Cliff Ave, Sioux Falls, South Dakota, 57108 2

Ring of 2 miles

#### KEY FACTS

33,882

Population



14,145

Households

41.9

Median Age

\$81,521

Median Disposable Income

#### EDUCATION

3%

No High School Diploma



19%

High School Graduate



28%

Some College



51%

Bachelor's/Grad/Prof Degree

#### INCOME



\$99,723

Median Household Income



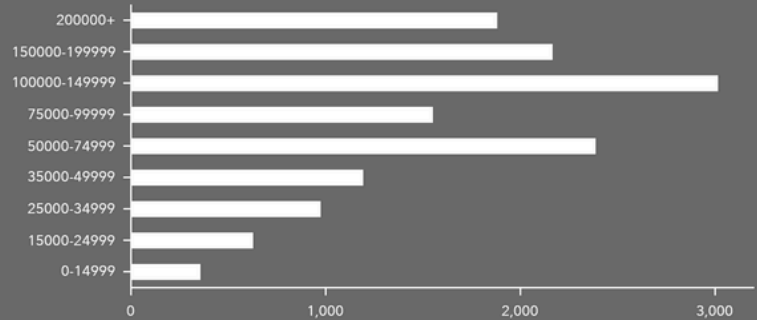
\$52,969

Per Capita Income



\$289,794

Median Net Worth



HOUSEHOLD INCOME

#### EMPLOYMENT



82%

White Collar



11%

Blue Collar



8%

Services

2.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.