

FOR LEASE



SOUTH CLIFF PLAZA

RETAIL/OFFICE SPACE

Bender
COMMERCIAL



**1008 SOUTH CLIFF AVENUE
SIOUX FALLS, SD**



1,352 SF



\$15.00/SF NNN

- Retail/Office property located in South Cliff Plaza along Cliff Avenue near Avera Health campus.
- Space has open floorplan, breakroom, dressing room and in-suite restroom.
- Building and pylon signage available.
- Parking ratio of 1 space per 248 SF.
- Highly visible with a daily traffic count of 13,900 vehicles.
- Easy access to 10th Street, 26th Street and I-229.
- Existing tenant is willing to vacate within 30 days.

NICK GUSTAFSON, CCIM | nick@benderco.com | 605-201-2809



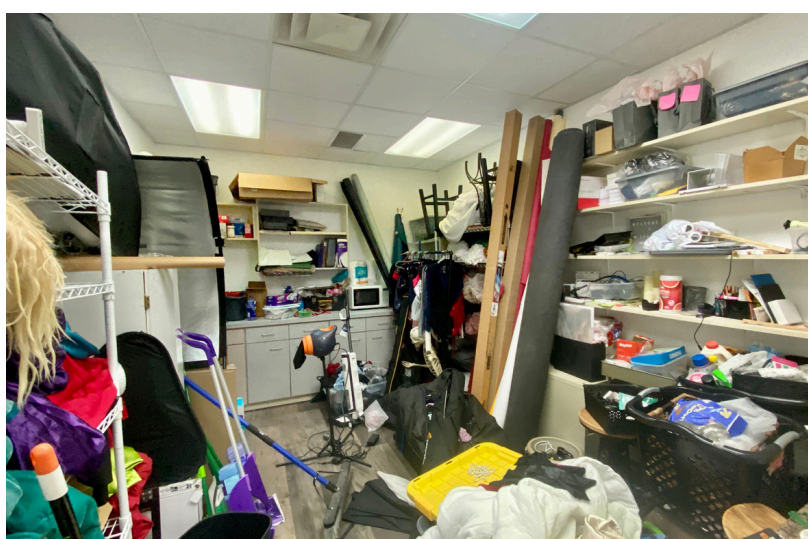
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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