

**FOR LEASE**



# 26TH & CLIFF RETAIL SPACE

RETAIL/OFFICE SPACE

**Bender**  
COMMERCIAL



1744 SOUTH CLIFF AVENUE  
SIOUX FALLS, SD



2,560 SF



\$12.00/SF NNN  
EST NNNs: \$4.50/SF

- Neighborhood retail space available at the highly visible corner of 26th Street and Cliff Avenue.
- Property is just south of the vibrant Avera McKennan Campus and less than 1/2 mile from I-229.
- Six (6) large display windows, open floor plan and two (2) modern restrooms.
- Lower-level basement storage available - contact broker for details.
- Ample parking in north and east lots.
- Tenant improvements negotiable.
- Current tenants include Harlan's Bike Shop and Nrdvana.
- Combined traffic count of 26,000 vehicles per day.

**NICK GUSTAFSON, CCIM** | [nick@benderco.com](mailto:nick@benderco.com) | 605-782-1668



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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