

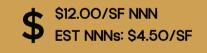






1744 SOUTH CLIFF AVENUE SIOUX FALLS, SD





- 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.

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#### **RETAIL SPACE FOR LEASE**















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