

**FOR LEASE**



# CLIFF AVENUE PLAZA

RETAIL SPACE

**Bender**  
COMMERCIAL

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

 **1,750 SF**

**\$ \$16.00/SF NNN  
EST NNN: \$4.99/SF**

- Retail space 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.
- Estimated NNN: \$4.99/SF plus management fee.
- \$20.00/SF tenant improvement allowance with acceptable lease.
- *Three (3) months free rent with acceptable lease terms.*

**ANDI ANDERSON, SIOR** | [andi@benderco.com](mailto:andi@benderco.com) | 605-782-1660



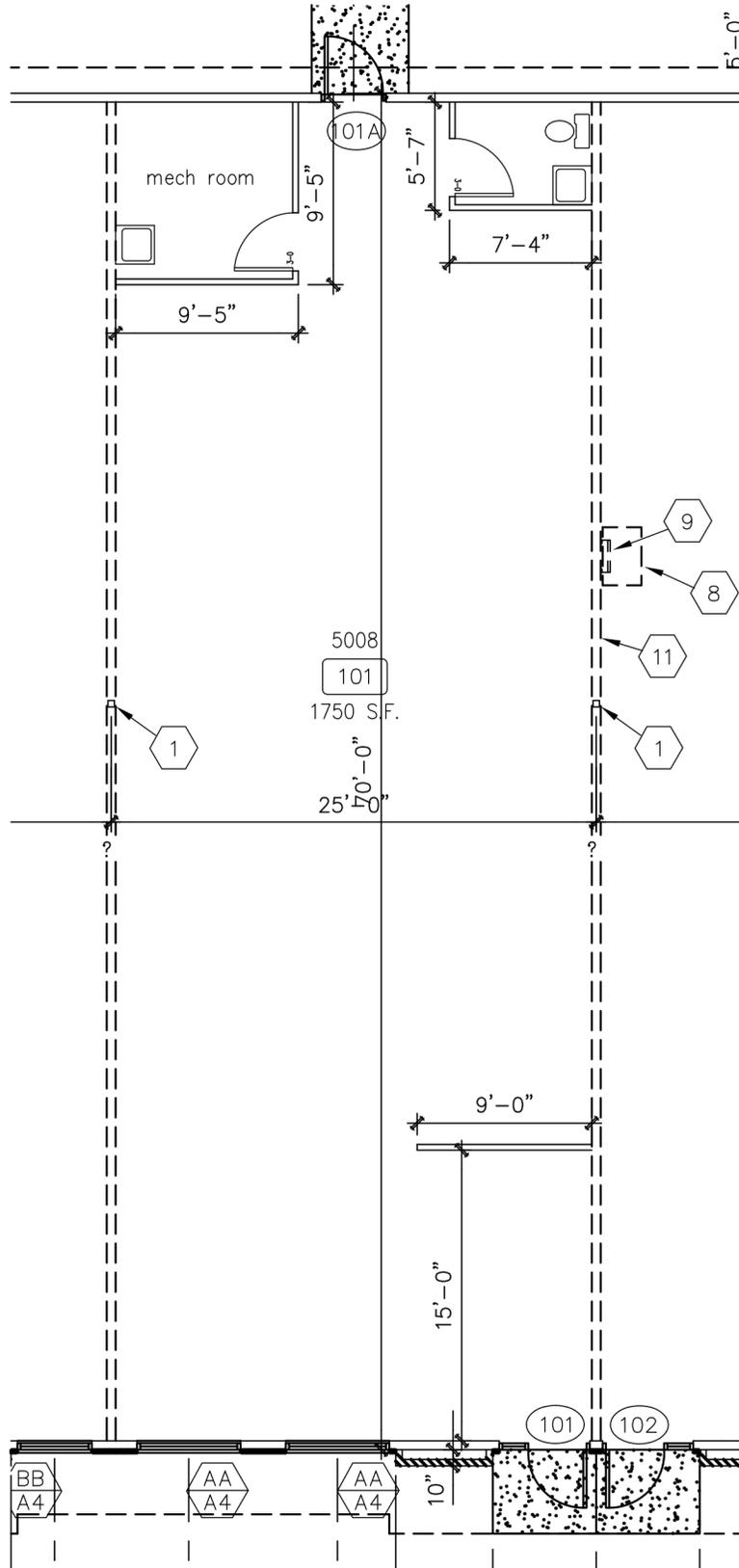
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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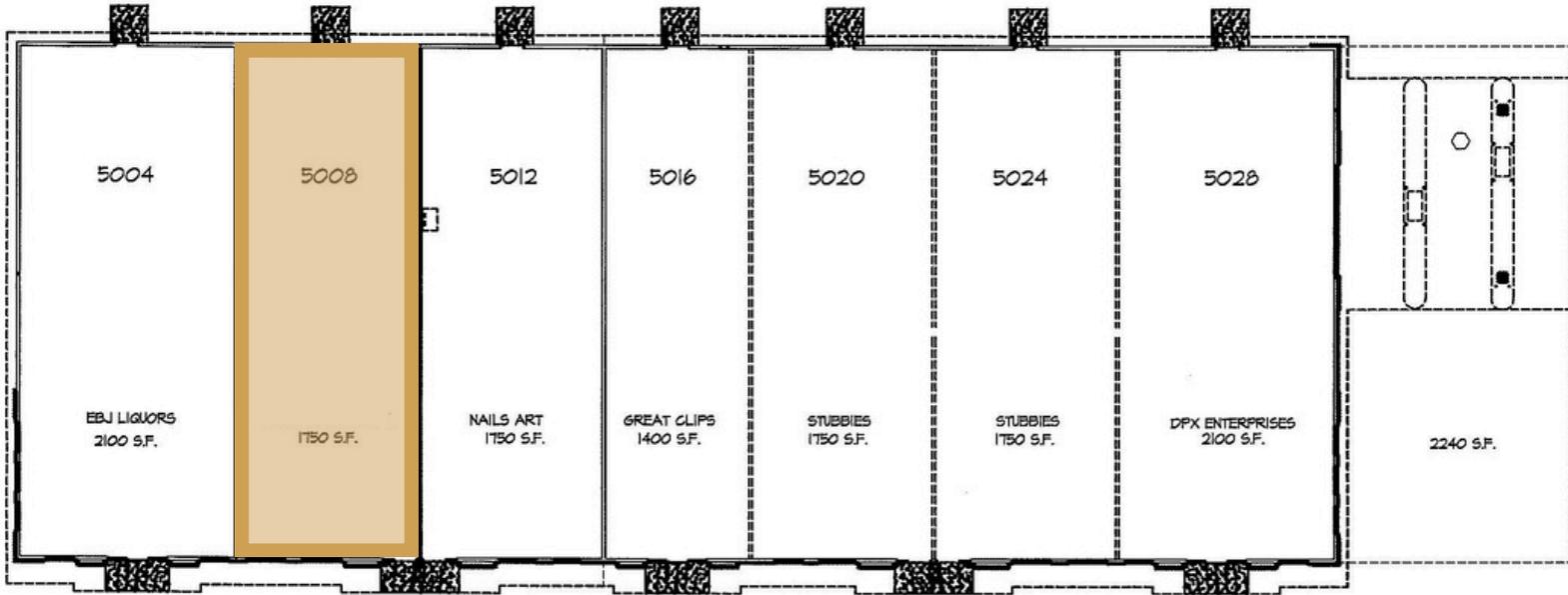
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## RETAIL SPACE FOR LEASE

### Key Facts

#### KEY FACTS

75,188

Population



2.4

Average Household Size

37.7

Median Age

\$86,547

Median Household Income

#### EDUCATION

2.5%

No High School Diploma



19.5%

High School Graduate



27.7%

Some College/  
Associate's Degree



50.3%

Bachelor's/Grad/  
Prof Degree

#### BUSINESS



3,129

Total Businesses



37,259

Total Employees

#### EMPLOYMENT



70.5%

White Collar



16.1%

Blue Collar



13.4%

Services

1.1%

Unemployment Rate

#### INCOME



\$86,547

Median Household Income



\$47,790

Per Capita Income



\$277,819

Median Net Worth

#### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.9%)

The smallest group: \$15,000 - \$24,999 (3.9%)

| Indicator ▲           | Value | Diff  |  |  |
|-----------------------|-------|-------|--|--|
| <\$15,000             | 5.4%  | +2.2% |  |  |
| \$15,000 - \$24,999   | 3.9%  | 0     |  |  |
| \$25,000 - \$34,999   | 6.4%  | +1.4% |  |  |
| \$35,000 - \$49,999   | 11.3% | -1.7% |  |  |
| \$50,000 - \$74,999   | 16.6% | -2.0% |  |  |
| \$75,000 - \$99,999   | 12.2% | -0.4% |  |  |
| \$100,000 - \$149,999 | 20.9% | +0.2% |  |  |
| \$150,000 - \$199,999 | 10.7% | -1.0% |  |  |
| \$200,000+            | 12.7% | +1.6% |  |  |

Bars show deviation from Lincoln County