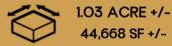


DEVELOPMENT LAND



69TH & CLIFF A VENUE SIOUX FALLS, SD



44.668 SF +/-

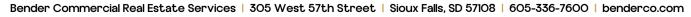
\$19.00/SF

MMERCIA

- Development land located near the corner of 69th Street and Cliff Avenue in southeast Sioux Falls.
- Highly visible intersection with a combined daily traffic count of over 26,000 vehicles.
- Easy access to 69th Street, Cliff Avenue, and future Highway 100/South Veterans Parkway.
- Neighboring businesses include Levo Federal Credit Union, Avera McGreevy Clinic, USF Sports Complex, Starbucks, B&G Milky Way and Roundhouse Brew Pub.
- Currently zoned C-2 Commercial.
- Covenants and restrictions will be recorded prior to closing.

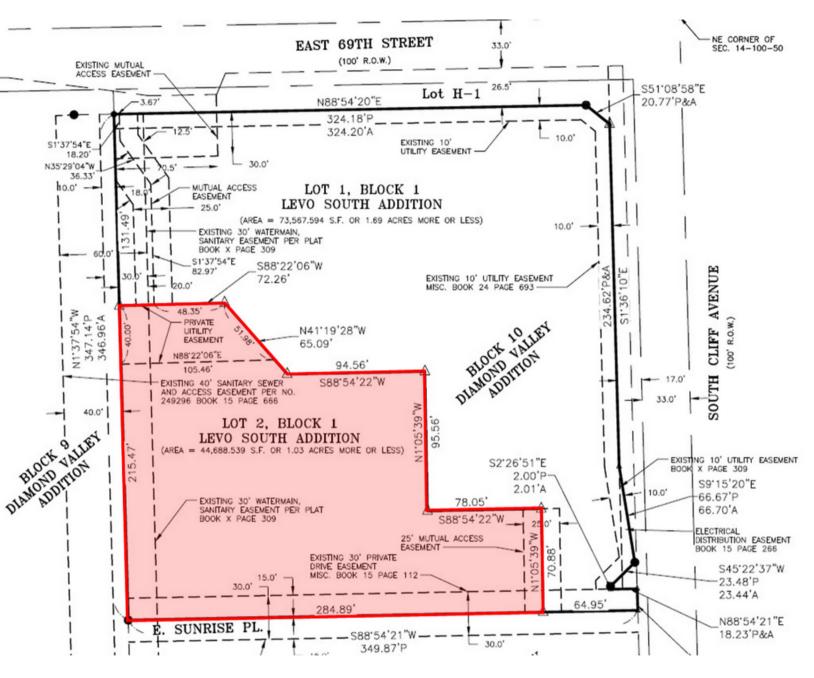
ALEX SOUNDY alex@benderco.com 605-681-8351

MICHAEL BENDER, CCIM, SIOR michael@benderco.com 605-782-1662





DEVELOPMENT LAND FOR SALE



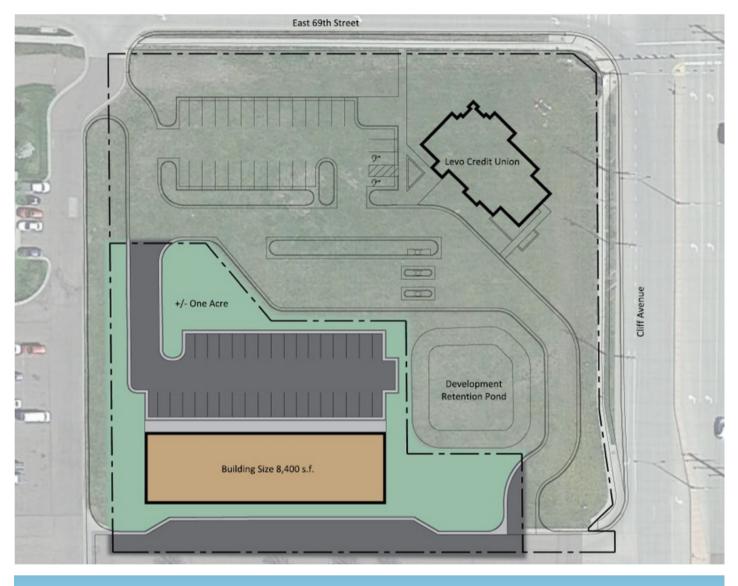


DEVELOPMENT LAND FOR SALE





PRELIMINARY SITE PLAN OPTION A

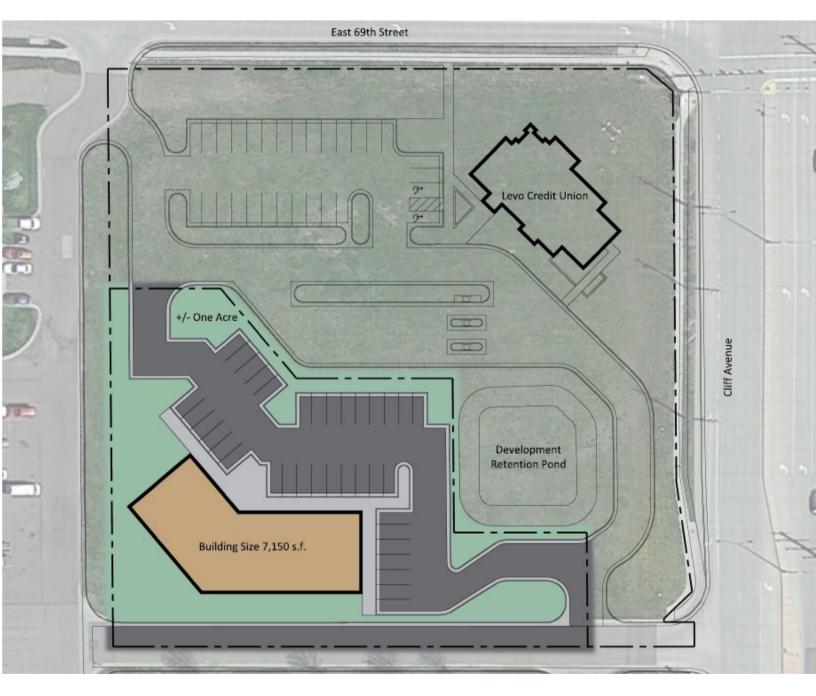




Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

²⁰²³ Bender Companies. Information herein deemed reliable, but not guaranteed.





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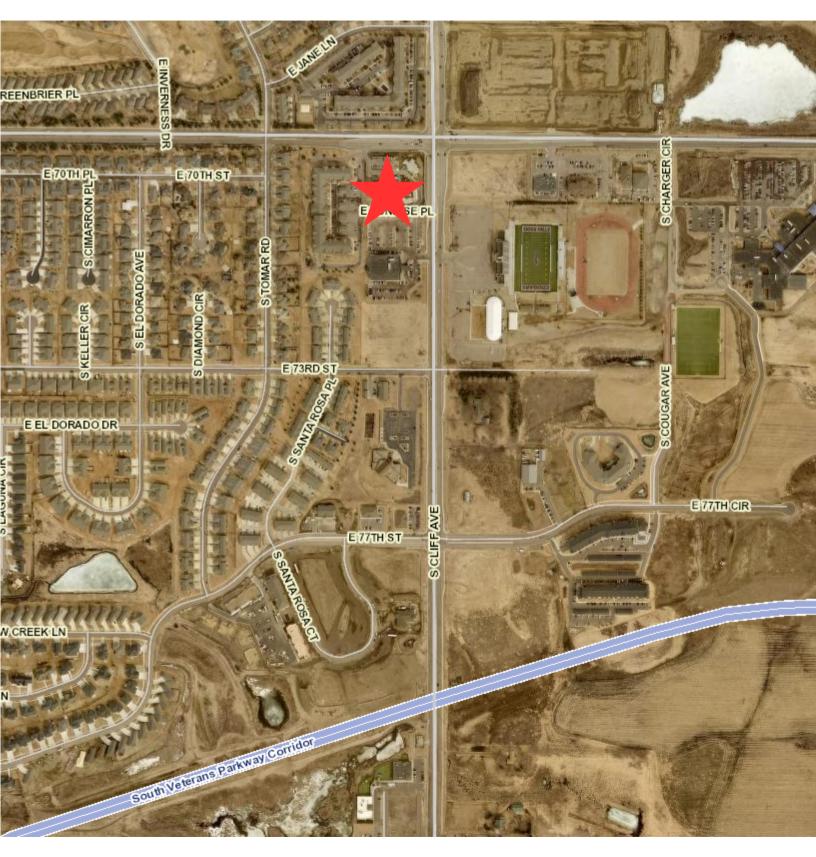
PRELIMINARY SITE PLAN OPTION C



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



DEVELOPMENT LAND FOR SALE



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