

FOR LEASE



CLIFF AVENUE PLAZA RETAIL SPACE

Bender
COMMERCIAL



5028 S. CLIFF AVE
SIOUX FALLS, SD



2,100 SF RETAIL: \$20.00/SF NNN (EST NNN: \$4.99/SF)
2,240 SF DRIVE THRU: \$0/SF

- Retail space with drive-thru located in Cliff Avenue Plaza along high traffic Cliff Avenue near 57th Street.
- Flexible floorplan to accommodate user's needs.
- 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 TI allowance for interior space (does not include drive-thru).
- *Three (3) months free rent with acceptable lease terms.*

ANDI ANDERSON, SIOR | andi@benderco.com | 605-782-1660



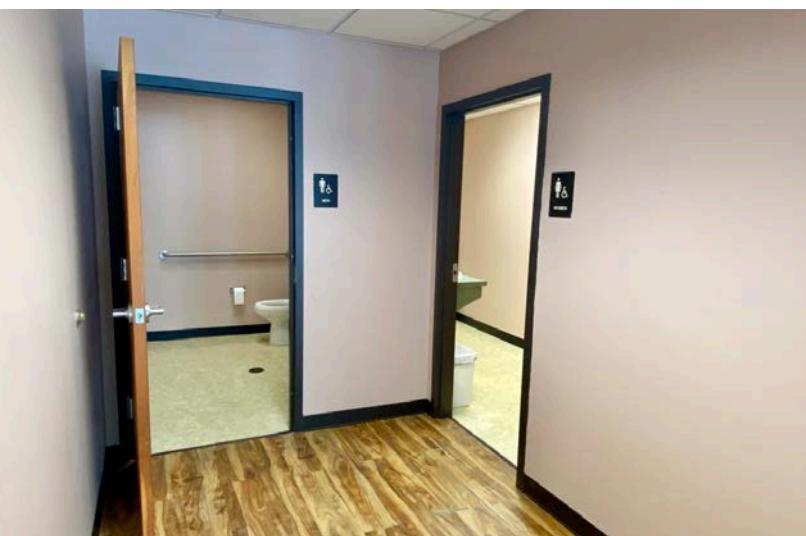
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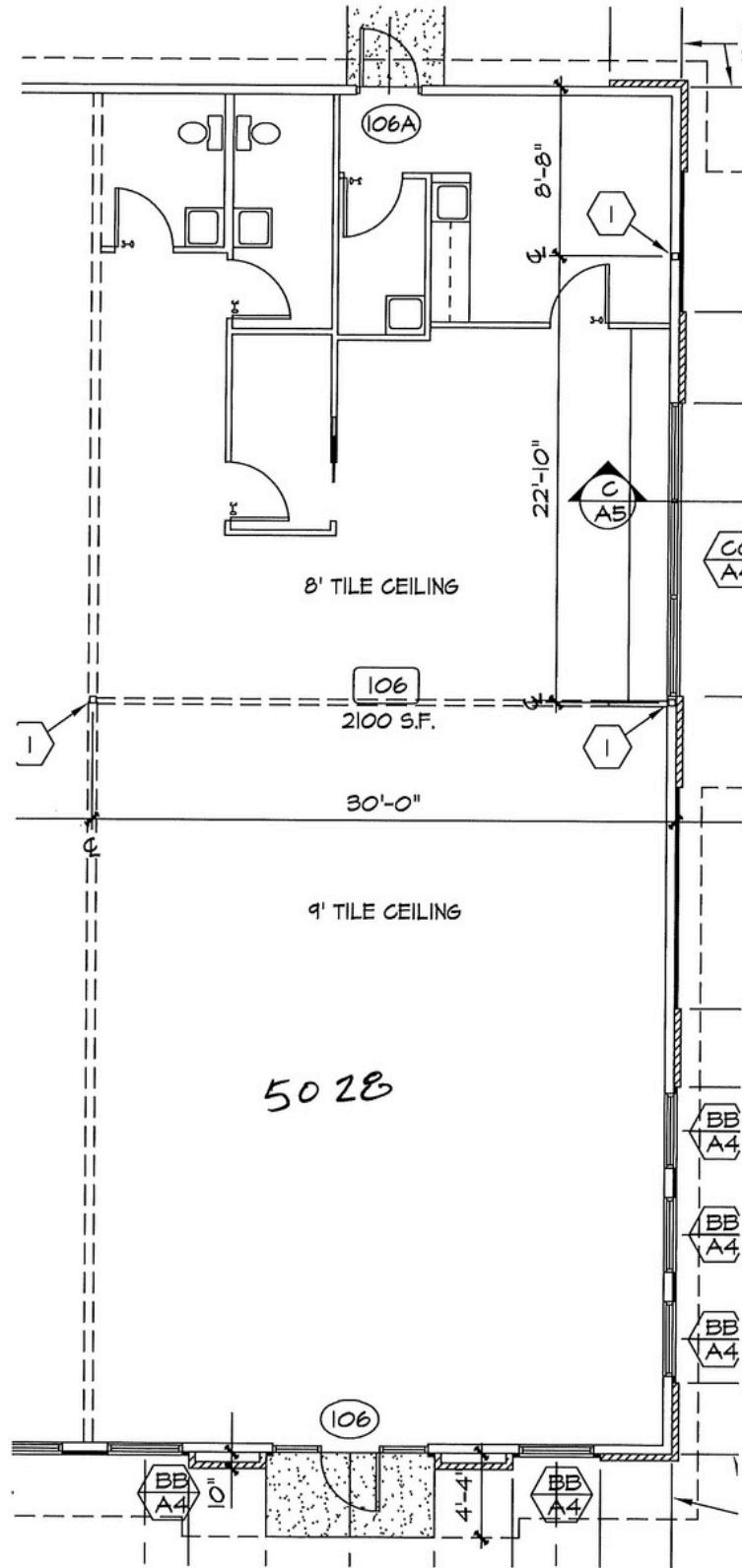
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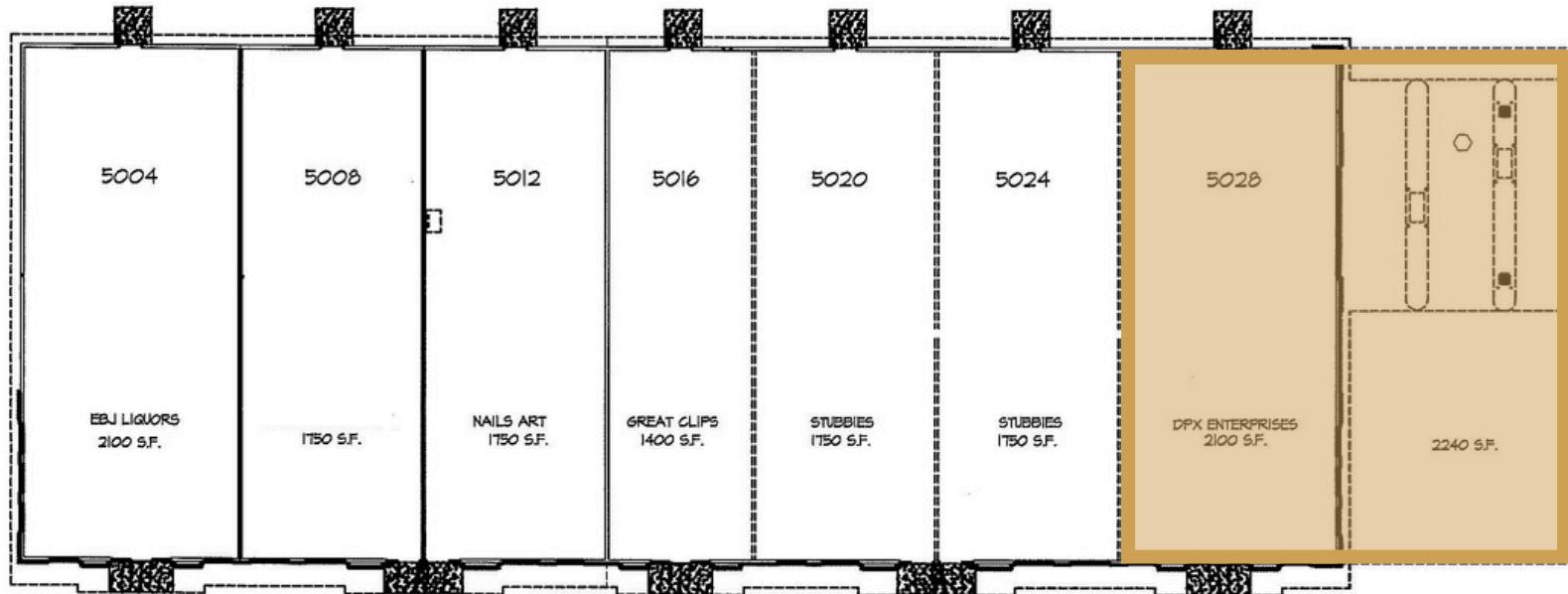
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3-MILE DEMOGRAPHICS

Key Facts

