

FOR LEASE



CLIFF AVENUE PLAZA

RETAIL SPACE

Bender
COMMERCIAL



**5004 SOUTH CLIFF AVENUE
SIOUX FALLS, SD**



2,100 SF



**\$18.50/SF NNN
EST. NNNs: \$5.79/SF**

- Retail space with drive-thru located in Cliff Avenue Plaza along high traffic Cliff Avenue near 57th Street.
- Open retail space with walk-in cooler.
- Small office/storage area with restroom.
- Pylon and building signage available.
- Great visibility with a daily traffic count of 17,800 vehicles along Cliff Avenue.
- Estimated NNNs: \$5.79/SF plus management fee.
- TI allowance negotiable.
- *Three (3) months free rent with acceptable lease terms.*

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



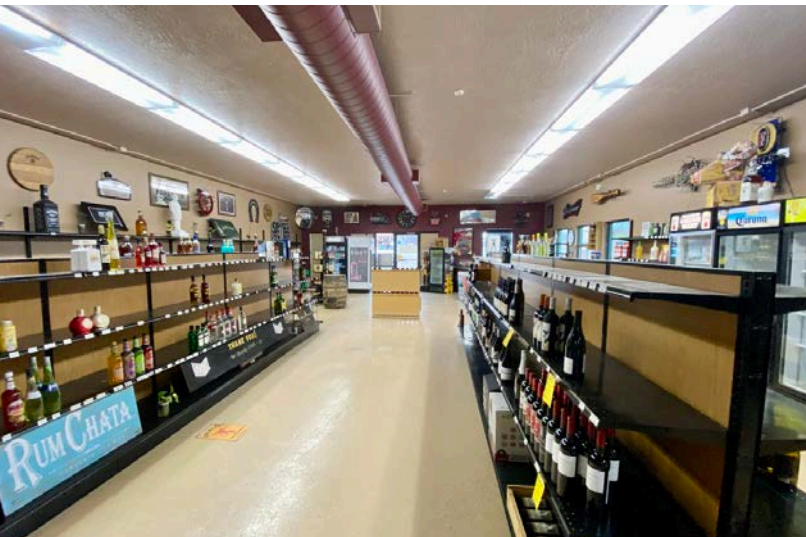
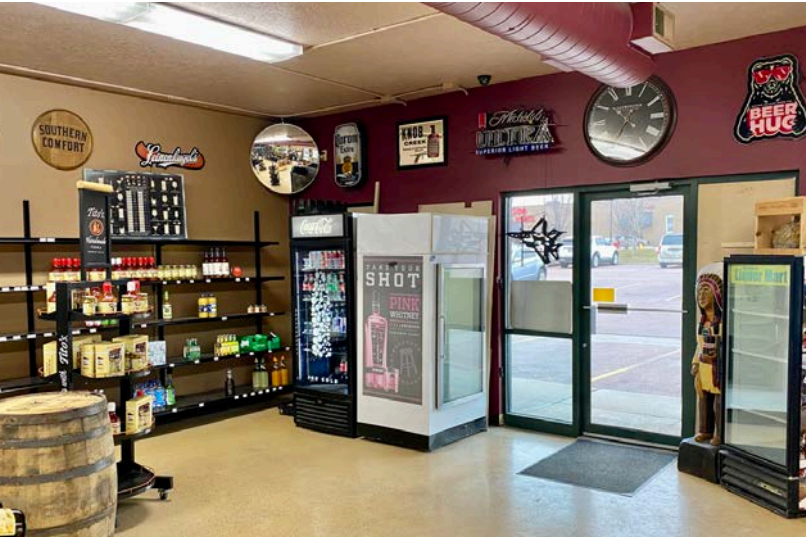
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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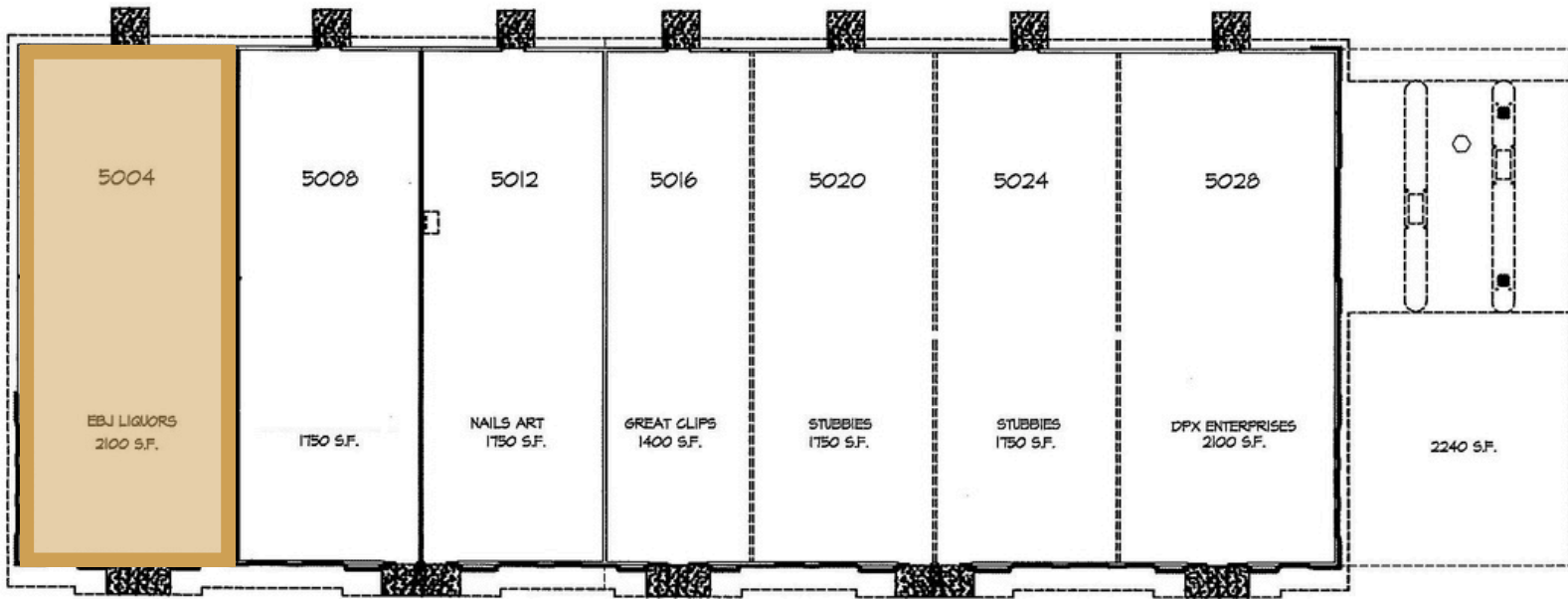
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3-MILE DEMOGRAPHICS

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