

**FOR SALE**

**Avera**




**USF**



# 73RD & CLIFF LAND

LAND FOR SALE IN SOUTHERN SIOUX FALLS

**Bender**  
COMMERCIAL

 **6401 S CLIFF & 1104 E 73RD  
SIOUX FALLS, SD**  **LOT 1: 1.68 AC (C-2)  
LOT 2: 1.43 AC (OFFICE)**  **LOT 1: \$15.50/SF  
LOT 2: \$10.50/SF**

- Two lots located near the intersection of 69th Street and Cliff Avenue with easy access to Veterans Parkway.
- Lot 1 is 73,165 sq ft. Zoned C-2.
- Lot 2 is 62,132 sq ft. Zoned Office.
- Cliff Avenue averages 16,200 vehicles per day.
- East 69th Street averages 19,100 vehicles per day.
- Nearby businesses include Avera Medical, University of Sioux Falls Sports Complex, Starbucks, B & G Milkyway, Juice Stop, Atomic Wings, Casey's General Store, Circle K, Roundhouse Brew Pub, Ultimate Automotive, and Levo Credit Union.

**ALEX SOUNDY, CCIM, SIOR**

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**REGGIE KUIPERS, SIOR**

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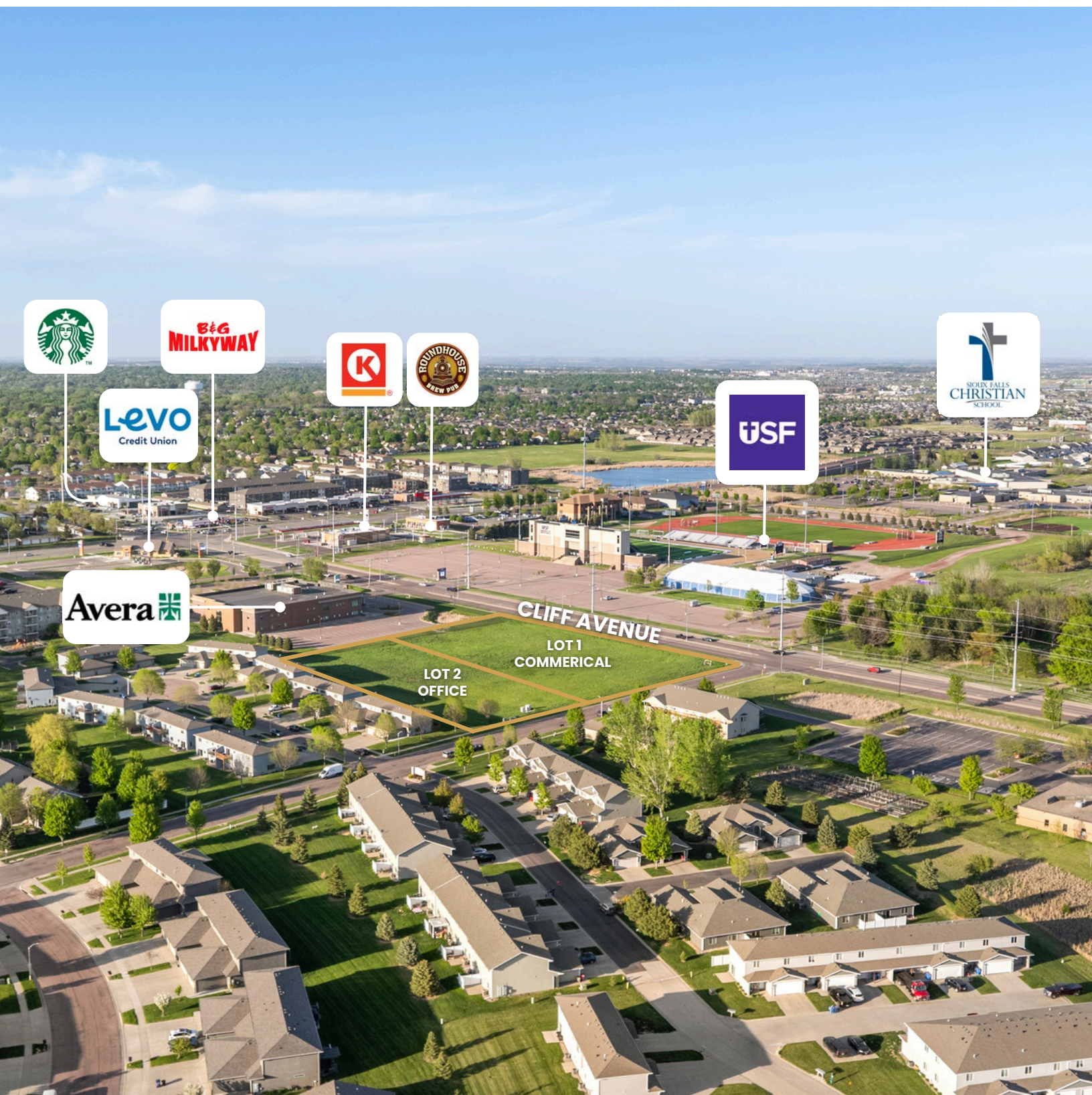
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