

**FOR
LEASE**

712 SOUTH CLIFF AVENUE

South Cliff + Prospect

Freestanding Retail Building



712 South Cliff Avenue
Sioux Falls, SD 57104



size

4,320 square feet



price

\$13.50 / foot (NNN)

NNN Estimare \$1.31/foot



traffic

13,200 cars per day



layout

Large retail showroom area, 7 offices, break area, 2 ADA restrooms, storage/shop area with 10' overhead door. EXTREMELY versatile building for a variety of uses!



location

This freestanding building is located on South Cliff Avenue, just north of Avera McKennan Hospital.



co-tenancy

Dealer's Choice Roofing, Winnelson, McFarland Supply, Egger Steel, Dakota Wholesale Plumbing, The Fire Emporium, Formatop, Center for Family Medicine, Orthopedic Institute, Avera McKennan Hospital

Information deemed reliable but not guaranteed.



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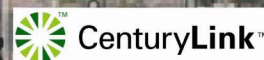


229

42



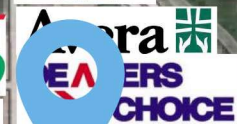
Nelson Park



Beadle Park



E 14th St



Big Sioux River

River Green

East River Blvd



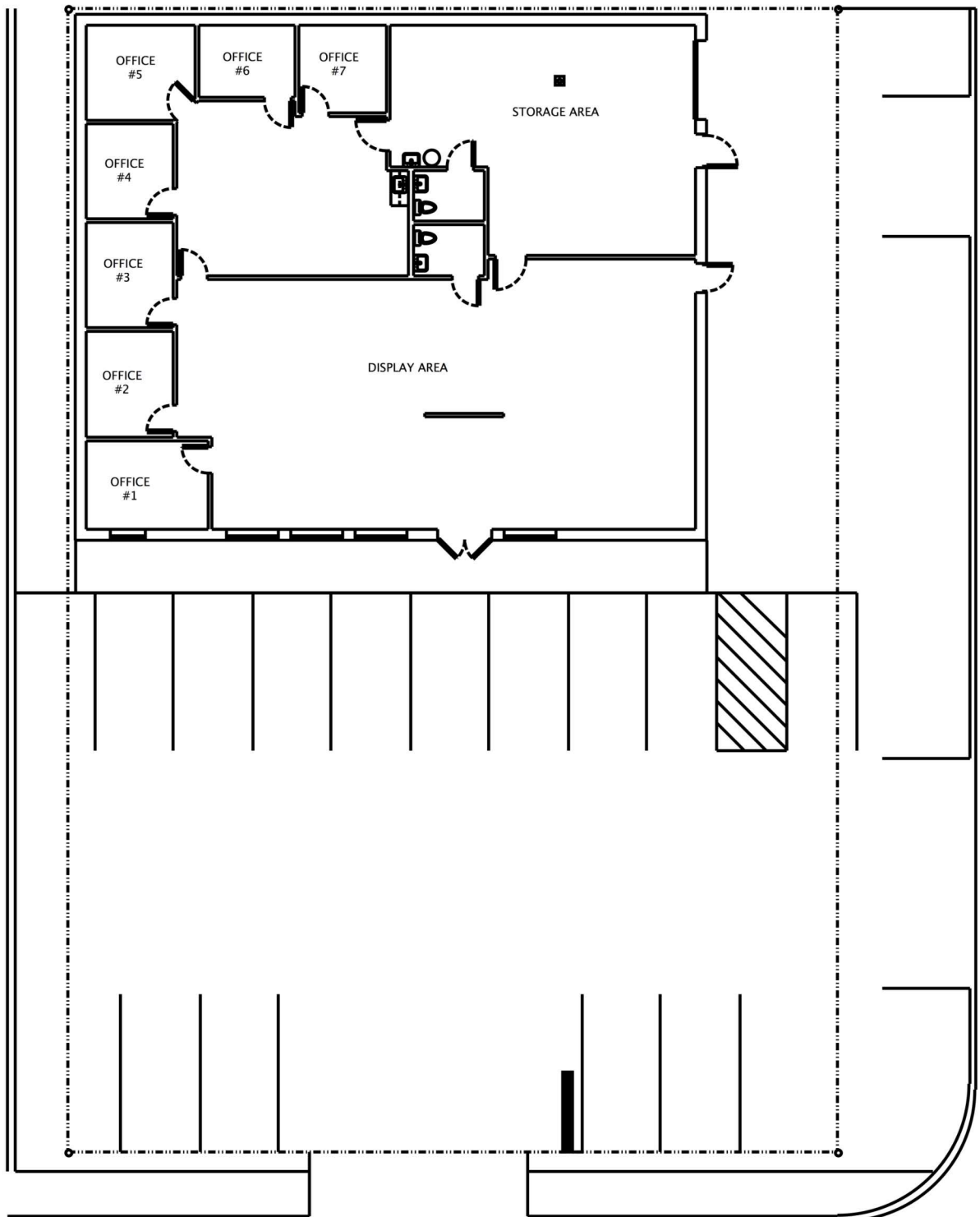
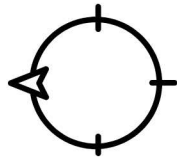
Cliff Ave



SIoux FALLS SPECIALTY HOSPITAL
Innovative and Personalized Care



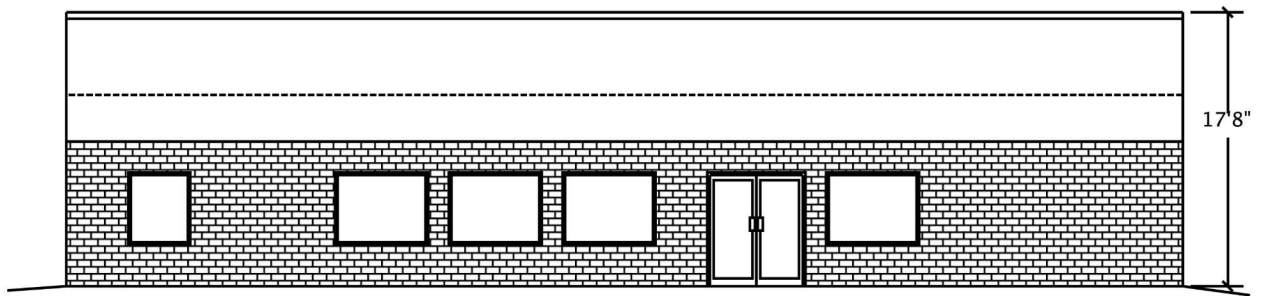
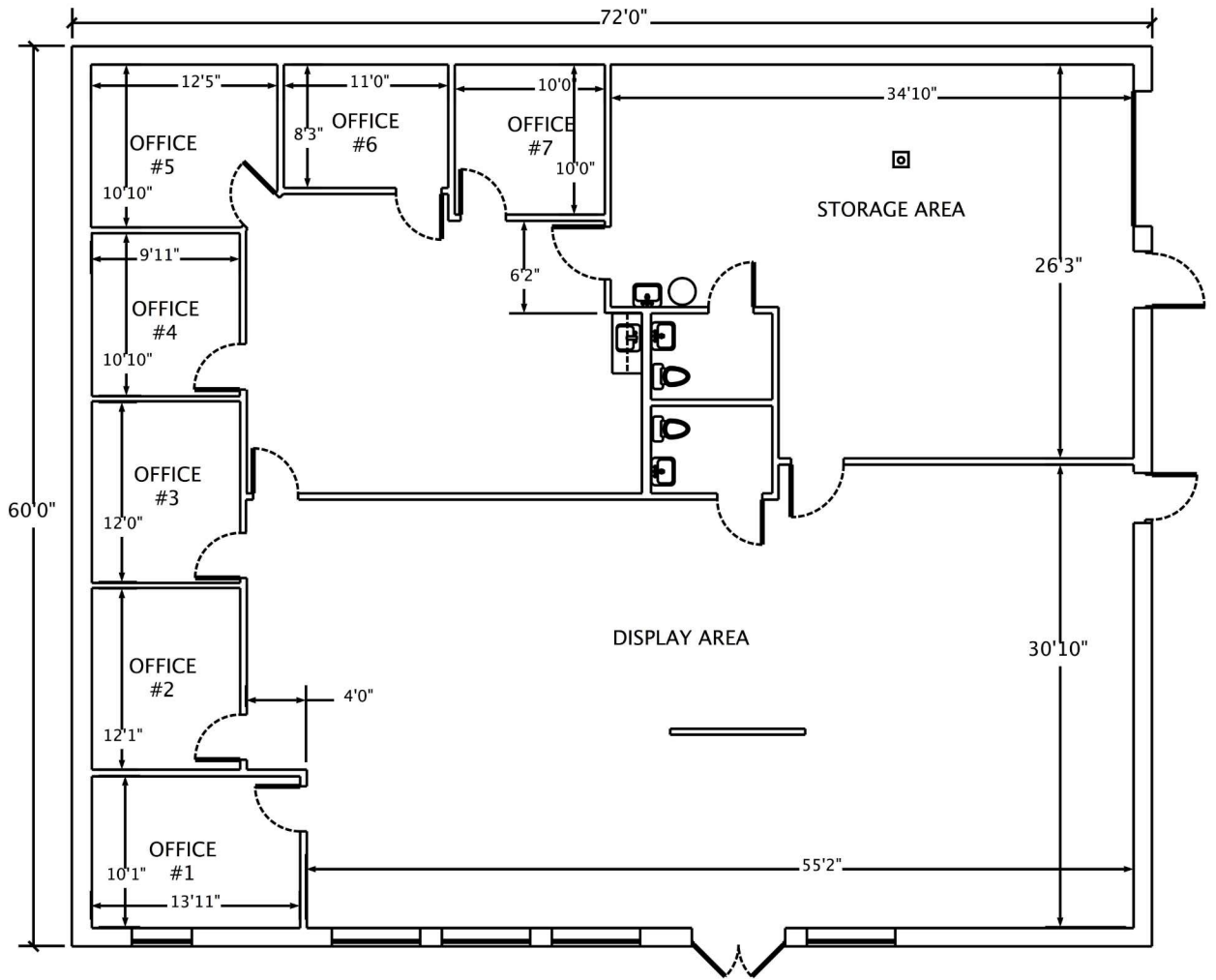
SITE PLAN



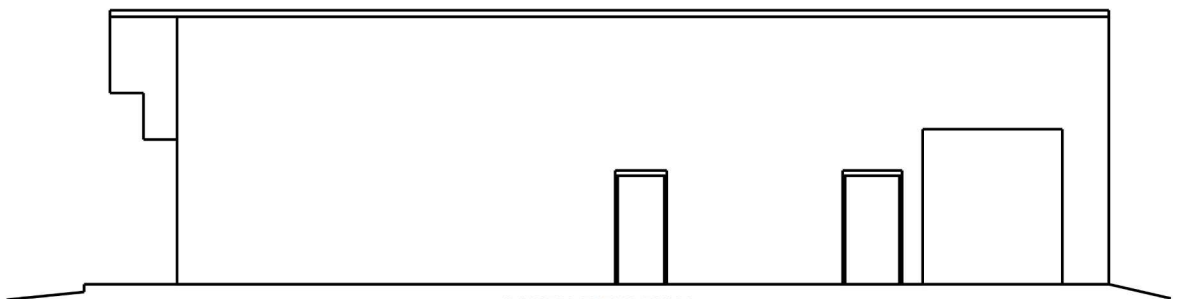
SITE PLAN: 712 S CLIFF AVENUE
Scale: 1/16"=1'

---CLIFF AVENUE---

FLOOR PLAN + EXTERIOR ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION

Property Photos

