



HARRISBURG CROSSINGS OUTLOT OUTLOT AVAILABLE



200 S. Cliff Avenue
Harrisburg, SD 57032

FOR SALE

\$5.25 / SF
32,591 SF

SIZE

- 32,591 SF (0.75 ac)
- Site measures approximately 250' x 130'

PRICE

- \$5.25 / SF

LOCATION

- Cliff Avenue is the main thoroughfare for Harrisburg residents to get to Sioux Falls. Outlot available near the corner of Willow Street and Cliff Avenue. Directly in front of Harrisburg Crossings Mall.

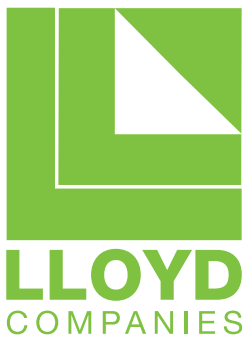
DESCRIPTION

- Centrally located site in growing and active area of Harrisburg
- Less than a quarter mile from Harrisburg South Middle School and a half mile to Harrisburg High School
- Approximately 250' of frontage on S. Cliff Avenue with approximate traffic counts of 4,059 vpd
- Taxes due in 2021 are \$1,964.38
- Area neighbors include BP, Fareway Grocery, Harrisburg Family Chiropractic, Casey's General Store, Sanford Health, Lewis Drug and B&G Milkyway
- Contact Broker for additional information

Find out more at lloydcompanies.com

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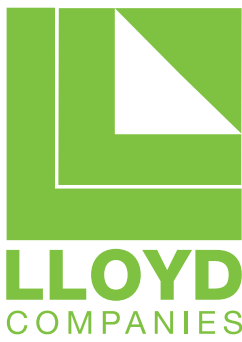
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AREA MAP

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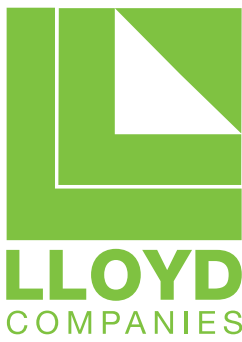
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AERIAL VIEW

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,129	1,565	9,689
2010 Total Population	3,644	4,976	22,637
2020 Total Population	5,607	7,432	34,780
2020 Group Quarters	0	0	13
2025 Total Population	6,668	8,840	41,120
2020-2025 Annual Rate	3.53%	3.53%	3.41%
2020 Total Daytime Population	4,426	5,847	26,101
Workers	1,636	2,136	8,304
Residents	2,790	3,711	17,797
Household Summary			
2000 Households	370	525	3,393
2000 Average Household Size	3.05	2.98	2.84
2010 Households	1,254	1,731	8,280
2010 Average Household Size	2.91	2.87	2.73
2020 Households	1,973	2,627	12,818
2020 Average Household Size	2.84	2.83	2.71
2025 Households	2,355	3,135	15,188
2025 Average Household Size	2.83	2.82	2.71
2020-2025 Annual Rate	3.60%	3.60%	3.45%
2010 Families	1,004	1,385	6,294
2010 Average Family Size	3.21	3.18	3.14
2020 Families	1,554	2,079	9,554
2020 Average Family Size	3.16	3.14	3.14
2025 Families	1,846	2,469	11,243
2025 Average Family Size	3.15	3.14	3.15
2020-2025 Annual Rate	3.50%	3.50%	3.31%
Housing Unit Summary			
2000 Housing Units	374	528	3,472
Owner Occupied Housing Units	82.6%	82.2%	76.0%
Renter Occupied Housing Units	16.3%	17.2%	21.7%
Vacant Housing Units	1.1%	0.6%	2.3%
2010 Housing Units	1,329	1,827	8,880
Owner Occupied Housing Units	78.4%	79.5%	74.0%
Renter Occupied Housing Units	16.0%	15.3%	19.3%
Vacant Housing Units	5.6%	5.3%	6.8%
2020 Housing Units	2,021	2,690	13,173
Owner Occupied Housing Units	83.8%	84.5%	74.7%
Renter Occupied Housing Units	13.8%	13.2%	22.6%
Vacant Housing Units	2.4%	2.3%	2.7%
2025 Housing Units	2,410	3,207	15,599
Owner Occupied Housing Units	84.5%	85.2%	74.9%
Renter Occupied Housing Units	13.2%	12.6%	22.4%
Vacant Housing Units	2.3%	2.2%	2.6%
Median Household Income			
2020	\$77,498	\$78,133	\$87,075
2025	\$79,547	\$80,255	\$90,614
Median Home Value			
2020	\$207,254	\$209,079	\$277,613
2025	\$223,442	\$226,430	\$315,199
Per Capita Income			
2020	\$29,010	\$29,808	\$41,216
2025	\$31,254	\$32,088	\$44,008
Median Age			
2010	27.5	27.8	33.3
2020	30.1	30.5	35.4
2025	31.0	31.5	35.9

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