

HARRISBURG CROSSINGS

SUITE 114 FOR LEASE



220 S. Cliff Avenue
Harrisburg, SD 57032



4,397 SF +/-



\$10.00 / SF NNN
Estimated NNN: \$4.66 / SF

LOCATION

Cliff Avenue serves as the primary route connecting Harrisburg residents to Sioux Falls, making it a vital thoroughfare. Situated at a central and vibrant location within Harrisburg, near the intersection of Willow Street and Cliff Avenue, the area experiences ongoing growth and activity.

DESCRIPTION

- Floor plan includes a large open area with bar and an area formerly utilized for a kitchen (no hood or sink)
- Building and monument signage opportunities
- Less than a quarter mile from Harrisburg South Middle School and a half mile to Harrisburg High School
- Positioned at the heart of a flourishing and dynamic area in Harrisburg
- Traffic counts on South Cliff Avenue are approximately 4,924 vehicles per day
- Co-tenants include Quality Shoppe, Allen Homes, Sugar Palace, Avera, Tilghman's Academy of Music, PhysioLife 605, and Harrisburg Catholic Community
- Area neighbors include BP, Fareway Grocery, Harrisburg Family Chiropractic, Casey's General Store, Sanford Health, Dollar General, Lewis Drug and B&G Milkyway
- Electric, Gas and Water/Sewer are separately metered
- Contact Broker for additional information

ALEXIS MAHLEN

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RAQUEL BLOUNT SIOR

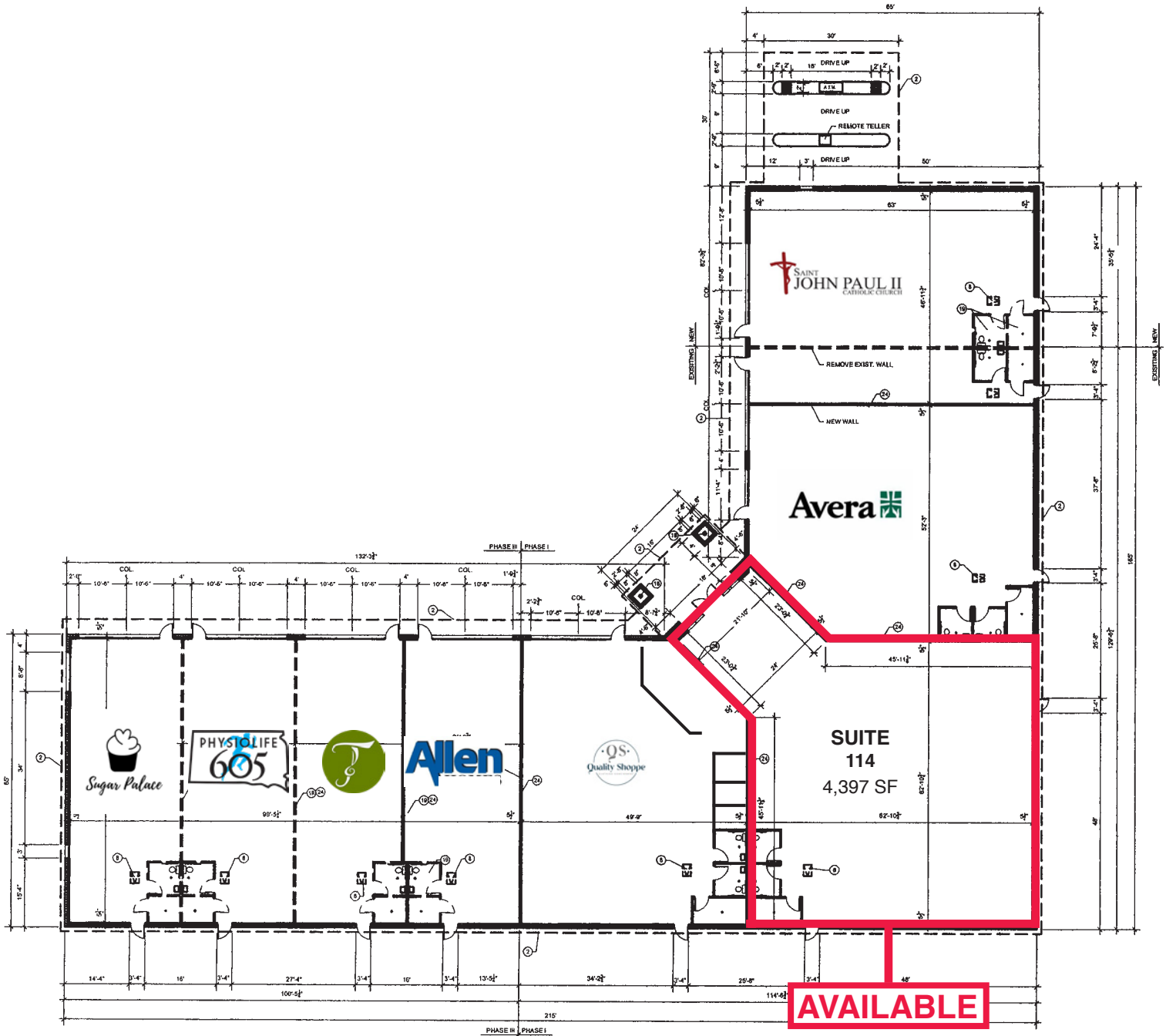
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150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

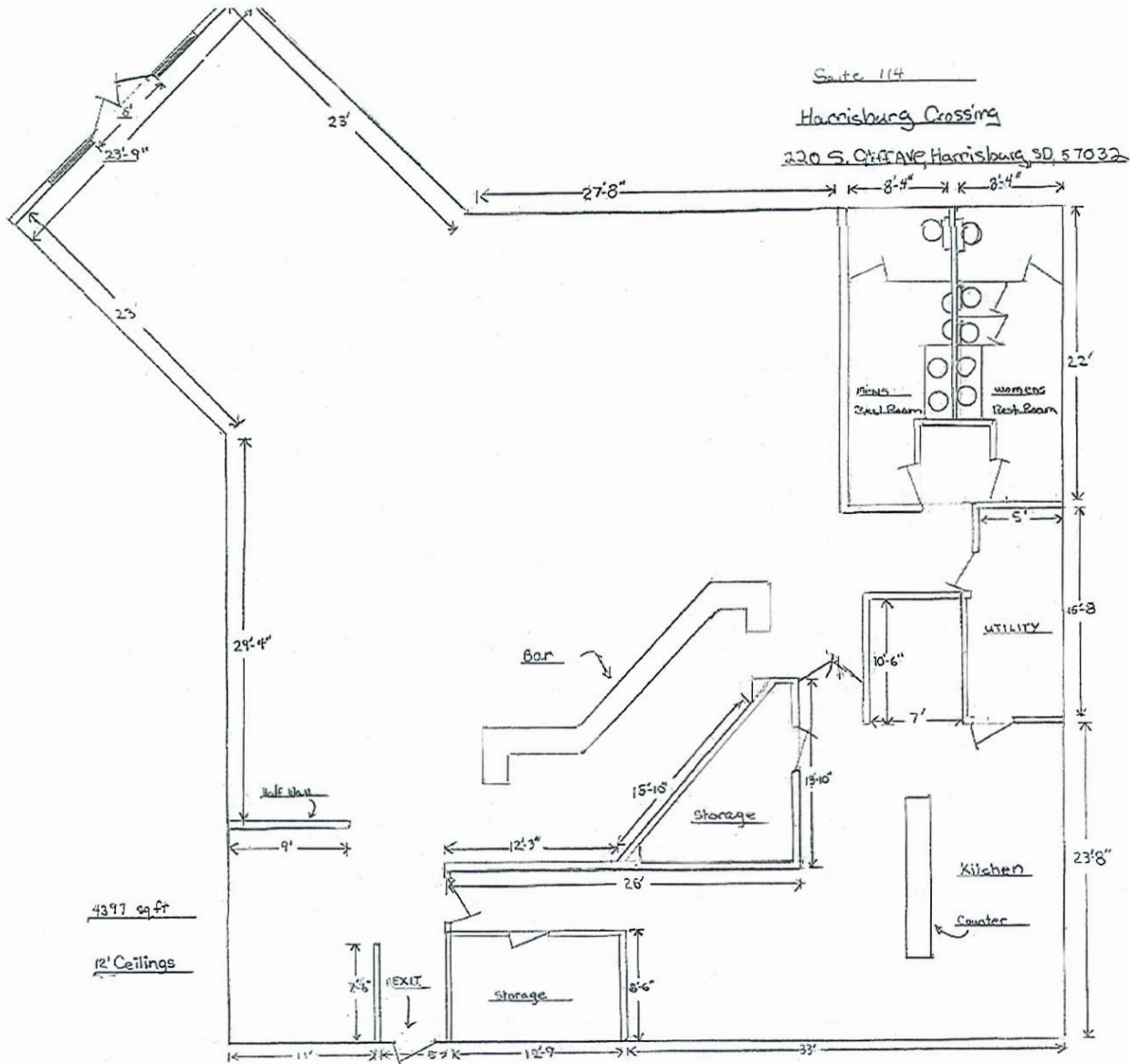
SITE PLAN

Concept only; subject to change



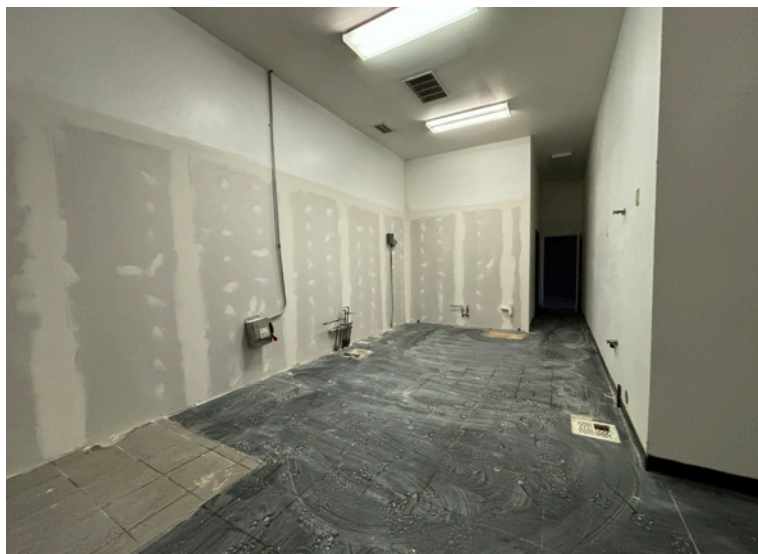
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FLOOR PLAN



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INTERIOR



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EXTERIOR & MONUMENT SIGNAGE



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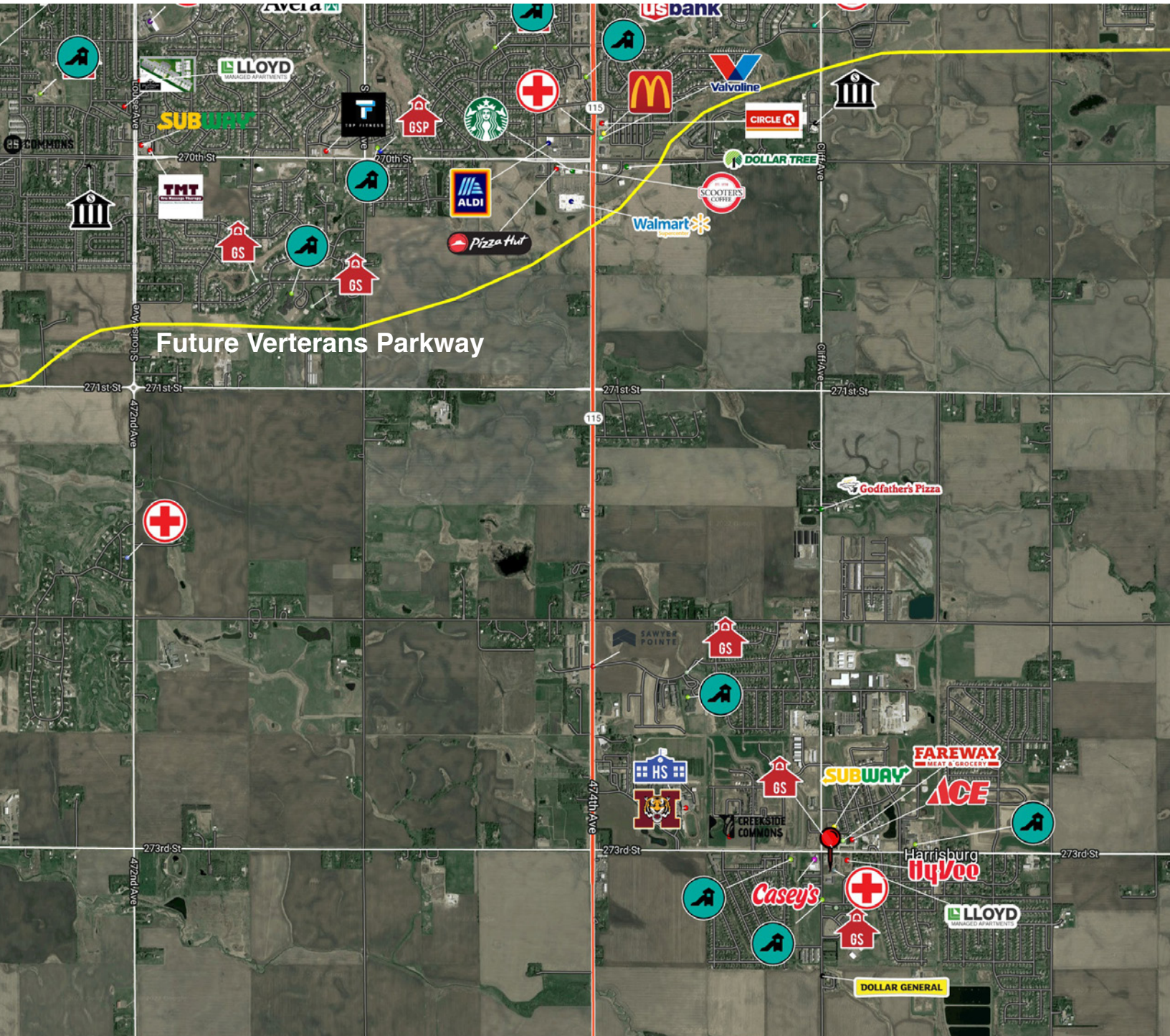
AREA MAP



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AREA MAP



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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,751	4,875	20,577
2020 Total Population	5,617	7,724	35,744
2020 Group Quarters	0	0	83
2023 Total Population	6,043	8,510	40,285
2023 Group Quarters	0	0	82
2028 Total Population	6,601	9,256	45,270
2023-2028 Annual Rate	1.78%	1.69%	2.36%
2023 Total Daytime Population	4,193	5,680	27,813
Workers	1,418	1,813	8,462
Residents	2,775	3,867	19,351
Household Summary			
2010 Households	1,305	1,689	7,469
2010 Average Household Size	2.87	2.89	2.75
2020 Total Households	1,909	2,593	13,629
2020 Average Household Size	2.94	2.98	2.62
2023 Households	2,055	2,857	15,553
2023 Average Household Size	2.94	2.98	2.58
2028 Households	2,245	3,105	17,602
2028 Average Household Size	2.94	2.98	2.57
2023-2028 Annual Rate	1.78%	1.68%	2.51%
2010 Families	1,044	1,362	5,760
2010 Average Family Size	3.18	3.18	3.14
2023 Families	1,609	2,261	11,422
2023 Average Family Size	3.30	3.33	3.03
2028 Families	1,753	2,450	12,839
2028 Average Family Size	3.31	3.34	3.02
2023-2028 Annual Rate	1.73%	1.62%	2.37%
Housing Unit Summary			
2000 Housing Units	422	545	3,154
Owner Occupied Housing Units	83.4%	82.0%	75.8%
Renter Occupied Housing Units	15.9%	17.1%	21.8%
Vacant Housing Units	0.7%	0.9%	2.4%
2010 Housing Units	1,380	1,784	8,022
Owner Occupied Housing Units	78.1%	80.2%	74.8%
Renter Occupied Housing Units	16.4%	14.5%	18.3%
Vacant Housing Units	5.4%	5.3%	6.9%
2020 Housing Units	1,999	2,739	14,330
Vacant Housing Units	4.5%	5.3%	4.9%
2023 Housing Units	2,163	3,070	16,588
Owner Occupied Housing Units	81.3%	80.5%	69.8%
Renter Occupied Housing Units	13.7%	12.6%	24.0%
Vacant Housing Units	5.0%	6.9%	6.2%
2028 Housing Units	2,351	3,321	18,652
Owner Occupied Housing Units	82.0%	79.9%	67.9%
Renter Occupied Housing Units	13.5%	13.6%	26.4%
Vacant Housing Units	4.5%	6.5%	5.6%
Median Household Income			
2023	\$81,442	\$83,738	\$93,818
2028	\$87,922	\$90,619	\$104,771
Median Home Value			
2023	\$221,972	\$225,026	\$325,301
2028	\$226,442	\$229,933	\$347,367
Per Capita Income			
2023	\$32,464	\$33,745	\$53,148
2028	\$36,586	\$38,003	\$60,169
Median Age			
2010	27.6	27.7	32.9
2023	30.7	31.2	35.8
2028	31.5	32.2	36.5

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