

# 756 N. CLIFF AVENUE

## HARRISBURG DRIVE THRU OPPORTUNITY



756 N. Cliff Avenue  
Harrisburg, SD 57032



1,914 SF



\$20.00 / SF NNN  
TI Allowance: \$30.00 / SF

## LOCATION

Great drive thru opportunity in one of the fastest growing counties in the United States. The Property is located on the north side of Harrisburg on Cliff Ave.

## DESCRIPTION

- Traffic counts of 8,800 vpd
- Near Air Madness, Dakota Large Animal Clinic, GreatLIFE, Big J's Road House and more
- Approximately 2 miles away from Harrisburg High School
- Now Available
- Cliff Avenue is the main thoroughfare for Harrisburg residents to get to Sioux Falls.
- Common Area Bathrooms
- Building and monument signage opportunities
- Contact Broker for additional information

**RAQUEL BLOUNT** SIOR

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)



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## EXTERIOR

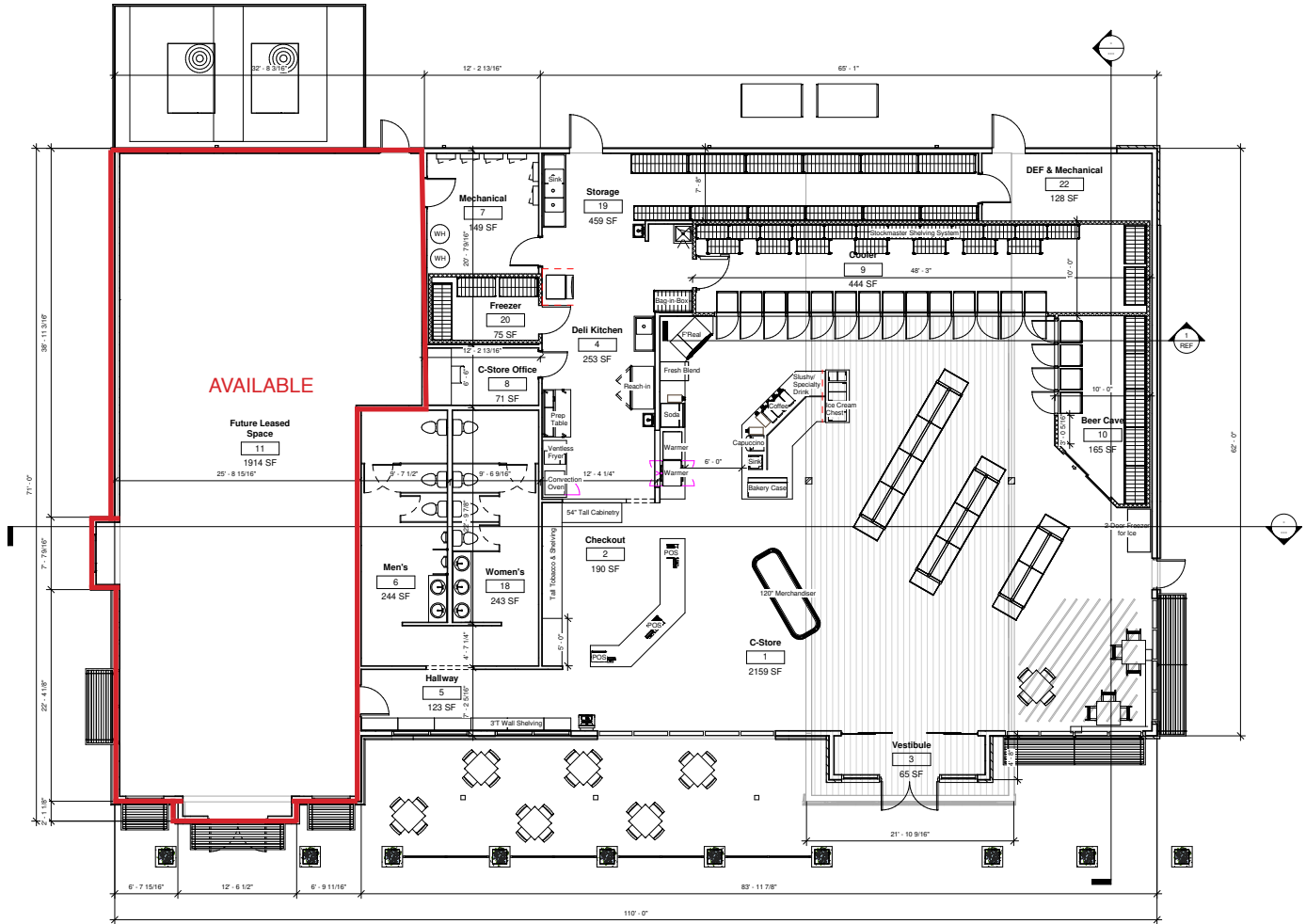


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101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# FLOOR PLAN

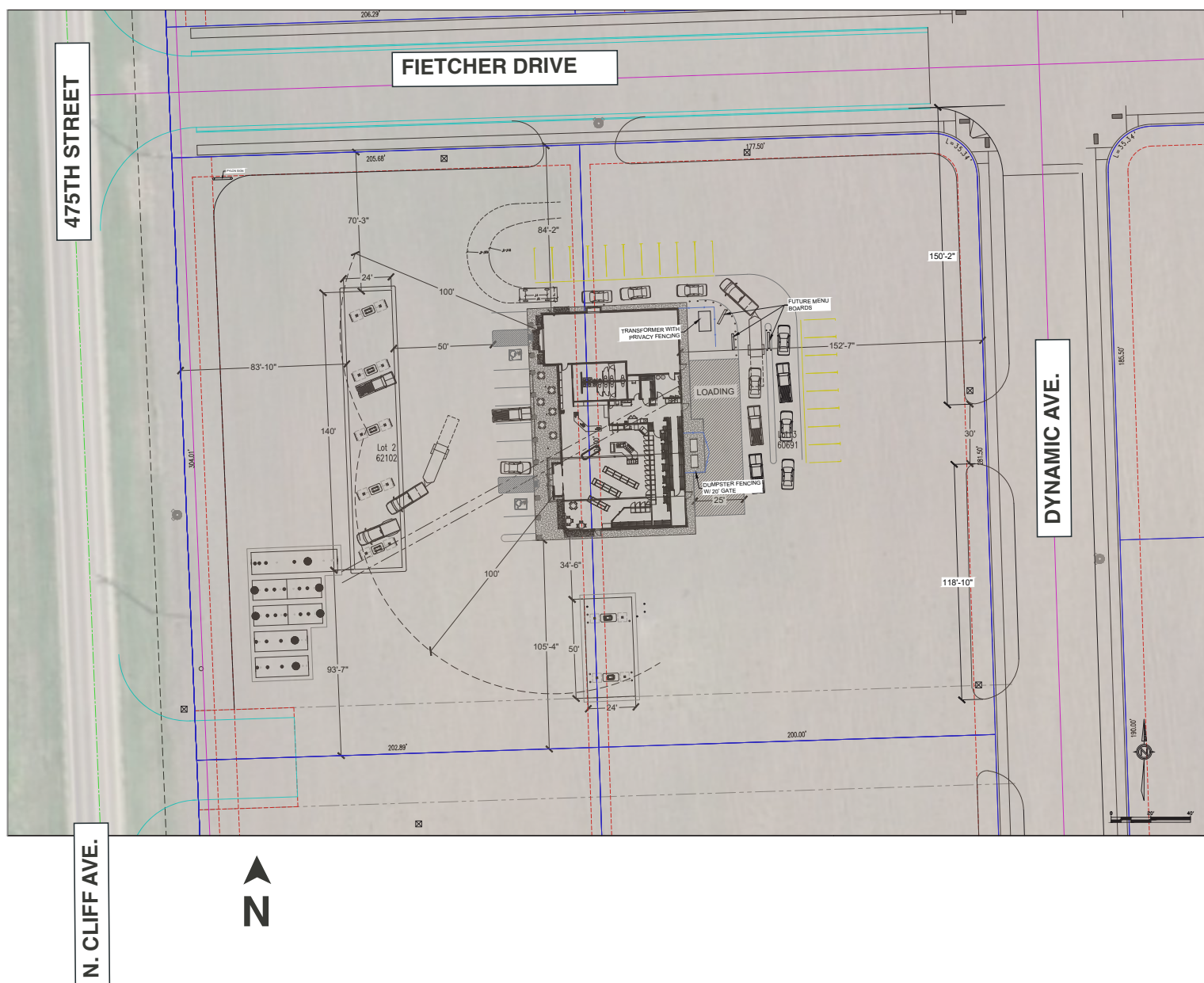
Concept only; subject to change



Level 1  
3/16" = 1'-0"



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## MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	605	1,578	16,008
2010 Total Population	2,153	5,218	30,455
2021 Total Population	3,443	8,188	46,756
2021 Group Quarters	0	0	42
2026 Total Population	4,127	9,761	54,116
2021-2026 Annual Rate	3.69%	3.58%	2.97%
2021 Total Daytime Population	3,232	6,807	39,802
Workers	1,535	2,849	16,856
Residents	1,697	3,958	22,946
<b>Household Summary</b>			
2000 Households	215	538	5,792
2000 Average Household Size	2.81	2.93	2.74
2010 Households	771	1,832	11,476
2010 Average Household Size	2.79	2.85	2.65
2021 Households	1,262	2,969	17,637
2021 Average Household Size	2.73	2.76	2.65
2026 Households	1,517	3,552	20,421
2026 Average Household Size	2.72	2.75	2.65
2021-2026 Annual Rate	3.75%	3.65%	2.97%
2010 Families	633	1,451	8,651
2010 Average Family Size	3.05	3.17	3.06
2021 Families	1,014	2,281	12,937
2021 Average Family Size	3.01	3.12	3.11
2026 Families	1,214	2,715	14,866
2026 Average Family Size	3.01	3.12	3.12
2021-2026 Annual Rate	3.67%	3.54%	2.82%
<b>Housing Unit Summary</b>			
2000 Housing Units	223	541	5,950
Owner Occupied Housing Units	78.9%	81.7%	78.6%
Renter Occupied Housing Units	17.5%	17.6%	18.8%
Vacant Housing Units	3.6%	0.7%	2.7%
2010 Housing Units	819	1,948	12,229
Owner Occupied Housing Units	83.4%	77.9%	75.3%
Renter Occupied Housing Units	10.7%	16.1%	18.5%
Vacant Housing Units	5.9%	6.0%	6.2%
2021 Housing Units	1,277	3,035	18,257
Owner Occupied Housing Units	88.3%	79.9%	75.2%
Renter Occupied Housing Units	10.5%	18.0%	21.4%
Vacant Housing Units	1.2%	2.2%	3.4%
2026 Housing Units	1,534	3,628	21,149
Owner Occupied Housing Units	89.2%	81.1%	75.5%
Renter Occupied Housing Units	9.6%	16.8%	21.0%
Vacant Housing Units	1.1%	2.1%	3.4%
<b>Median Household Income</b>			
2021	\$79,811	\$78,086	\$90,689
2026	\$83,710	\$82,277	\$100,534
<b>Median Home Value</b>			
2021	\$222,398	\$228,587	\$311,111
2026	\$257,609	\$279,478	\$370,298
<b>Per Capita Income</b>			
2021	\$29,854	\$31,442	\$42,494
2026	\$32,797	\$34,557	\$46,617
<b>Median Age</b>			
2010	27.6	28.0	35.2
2021	30.7	31.5	36.8
2026	31.6	32.6	37.2

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