

# 4930 & 4932 N CLIFF AVENUE

RETAIL/OFFICE SPACE FOR LEASE



4930 & 4932 N Cliff Ave,  
Sioux Falls , SD 57104



2,400 SF +/-



\$13.50 / SF NNN  
Estimated NNN: \$6.95 / SF

## LOCATION

Extremely well located space for lease on North Cliff Avenue with easy access and close proximity to Interstate 90!

## DESCRIPTION

- Highly visible corner
- Excellent retail or office location
- Fantastic building and monument signage
- Tenant mix includes First Interstate Bank, Dollar Bills Casino and Workforce-North
- One space of approximately 2,400 SF with a potential to be subdivided into two 1,200 SF spaces.
- Tenant improvements negotiable

**KRISTEN ZUEGER**

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

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

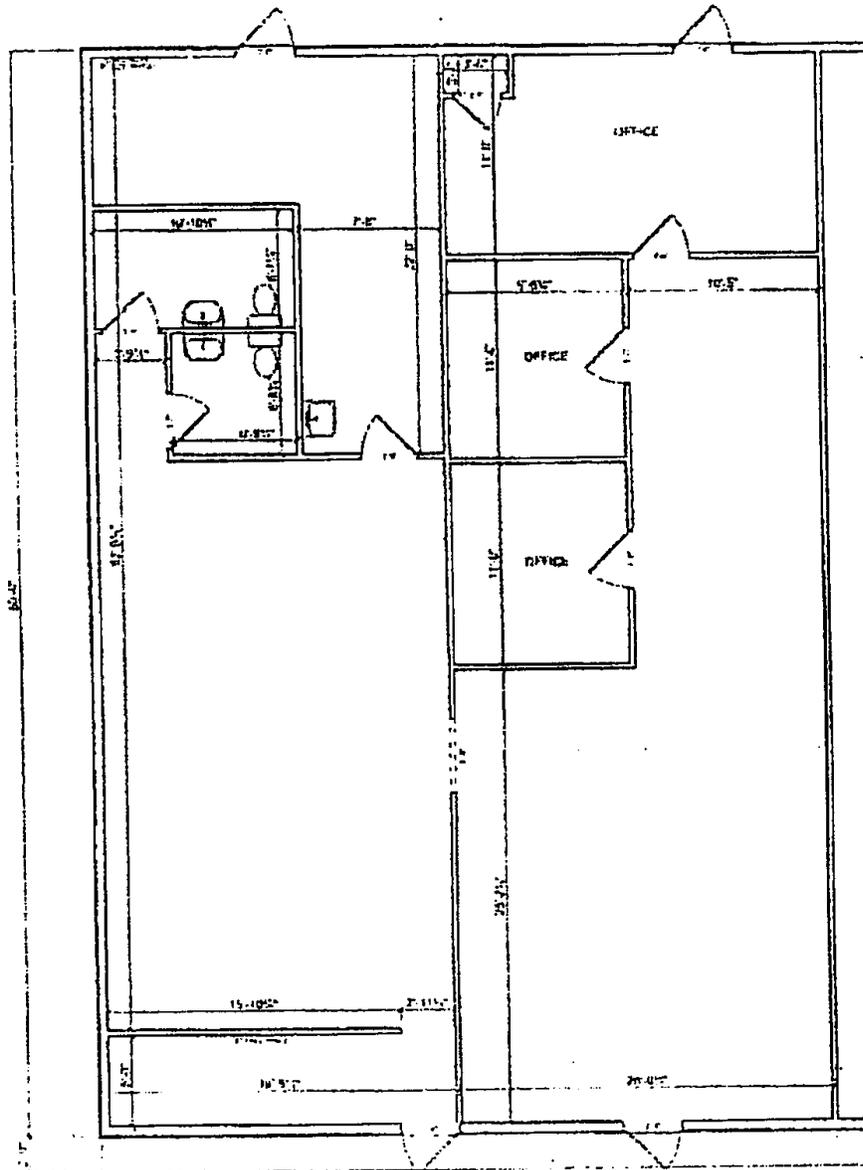
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## FLOOR PLAN

Concept only; subject to change



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## INTERIOR



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## AREA MAP



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