



# CREEKSIDE RETAIL II

## RETAIL SUITES FOR LEASE



251 N Cliff Avenue,  
Harrisburg, SD 57032



1,020 - 2,195 SF +/-



\$15.50 / SF NNN  
Estimated NNN: \$7.31 / SF  
TIA: \$40 / SF

### LOCATION

Positioned just north of the Willow Street and Cliff Avenue intersection, along Cliff Avenue, in Harrisburg, South Dakota. Harrisburg serves as a suburb of Sioux Falls, located in Lincoln County, which is the fastest growing county in South Dakota at a rate of 12.4%. Harrisburg offers great schools, dining and shopping options with easy access to all of the great amenities Sioux Falls offers.

### DESCRIPTION

- Suites are in shell condition ready for tenant build-outs
- Creekside Retail II is part of an on-going development, Creekside Place, which will include 229 single family homes, 37 villas, 47 townhomes, 3 strip malls, and two stand-alone restaurants.
- ~80 shared parking spaces on-site
- Building and monument signage available
- Co-tenants include 1888 Hair + Co, Premiere Builders Inc, a casino, and a dog groomer
- Area neighbors include B&G Milkyway, Fareway, Ace Hardware, Lewis Drug, Hy-Vee, Dollar General, and a proposed Scooters

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## BUILDING COSTS

\*These numbers are based on estimates and are not guaranteed.

Space	Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
Suite 2	1,175 SF	\$15.50/SF NNN	\$7.31/SF	\$22.81/SF	\$26,801.75	\$2,233.48	\$40/SF
Suite 3	1,020 SF	\$15.50/SF NNN	\$7.31/SF	\$22.81/SF	\$23,266.20	\$1,938.85	\$40/SF
Suite 5	1,020 SF	\$15.50/SF NNN	\$7.31/SF	\$22.81/SF	\$23,266.20	\$1,938.85	\$40/SF

## 2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.17*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.43*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.71*
<b>Total</b>	-	<b>\$7.31</b>
CAM includes the following utilities: Water & Sewer, and Trash		

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant directly to Provider	Novak	No	N/A
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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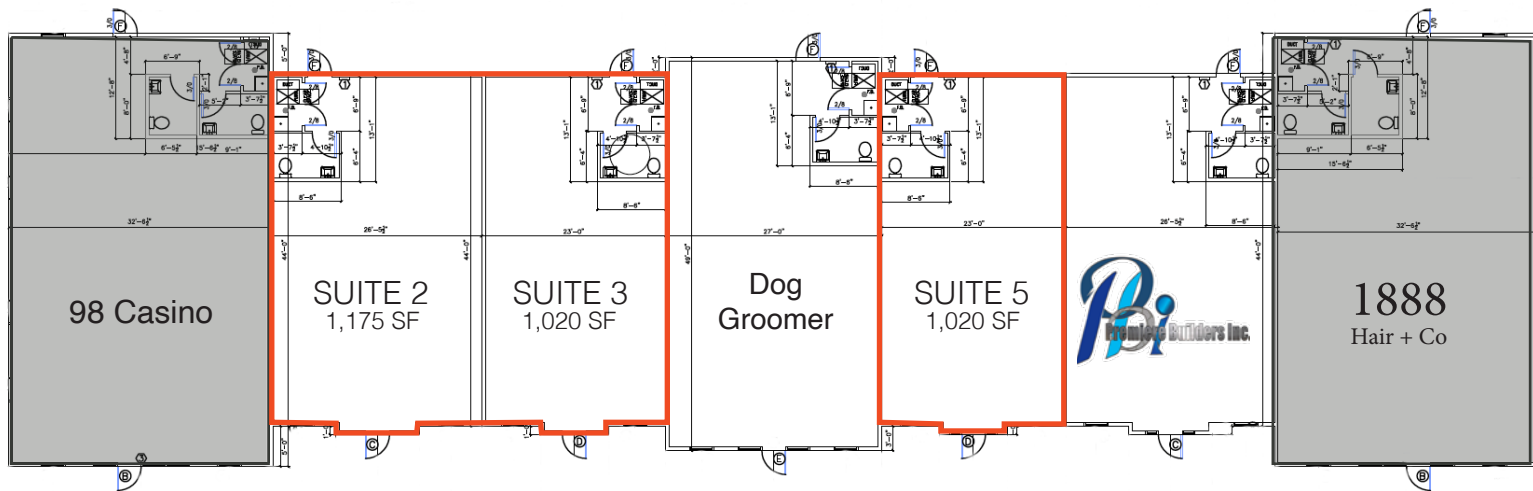
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## FLOOR PLAN

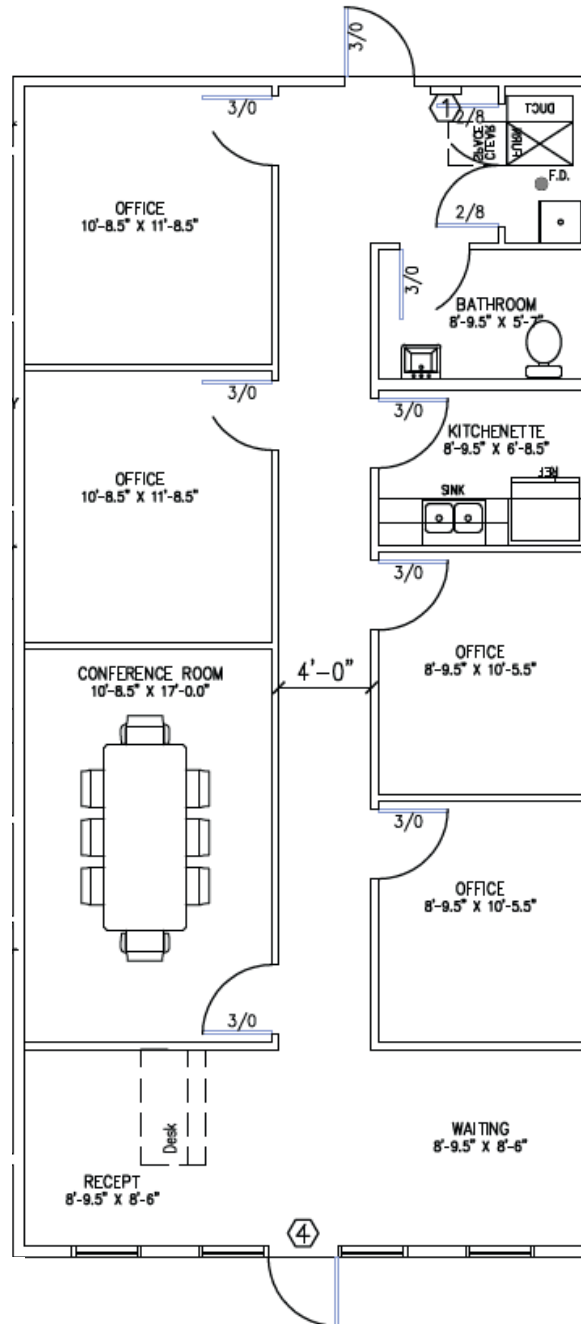
Concept only; subject to change



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# POTENTIAL BUILD-OUT

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## PHOTOS



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## DRONE PHOTOS



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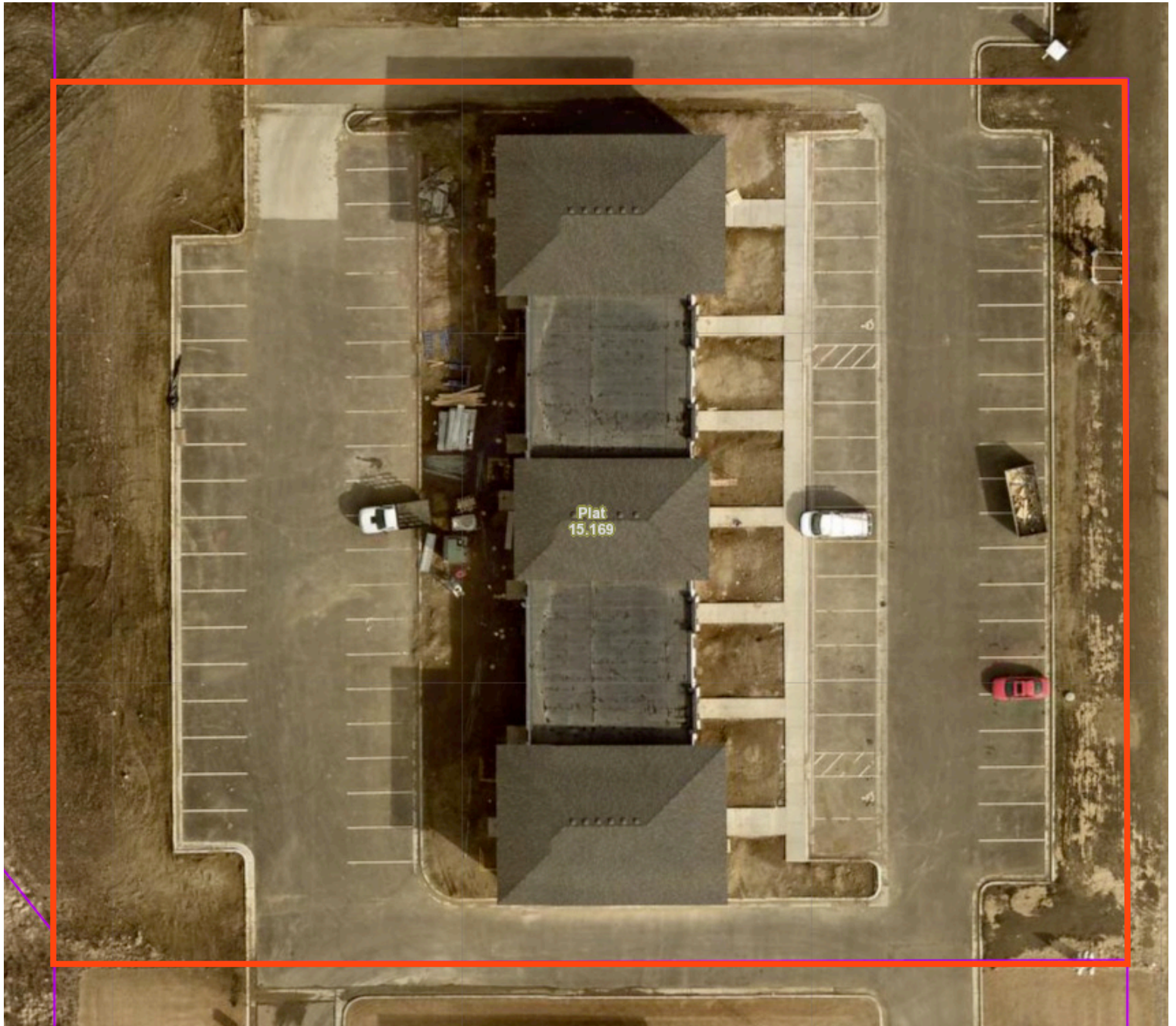


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## AERIAL VIEW



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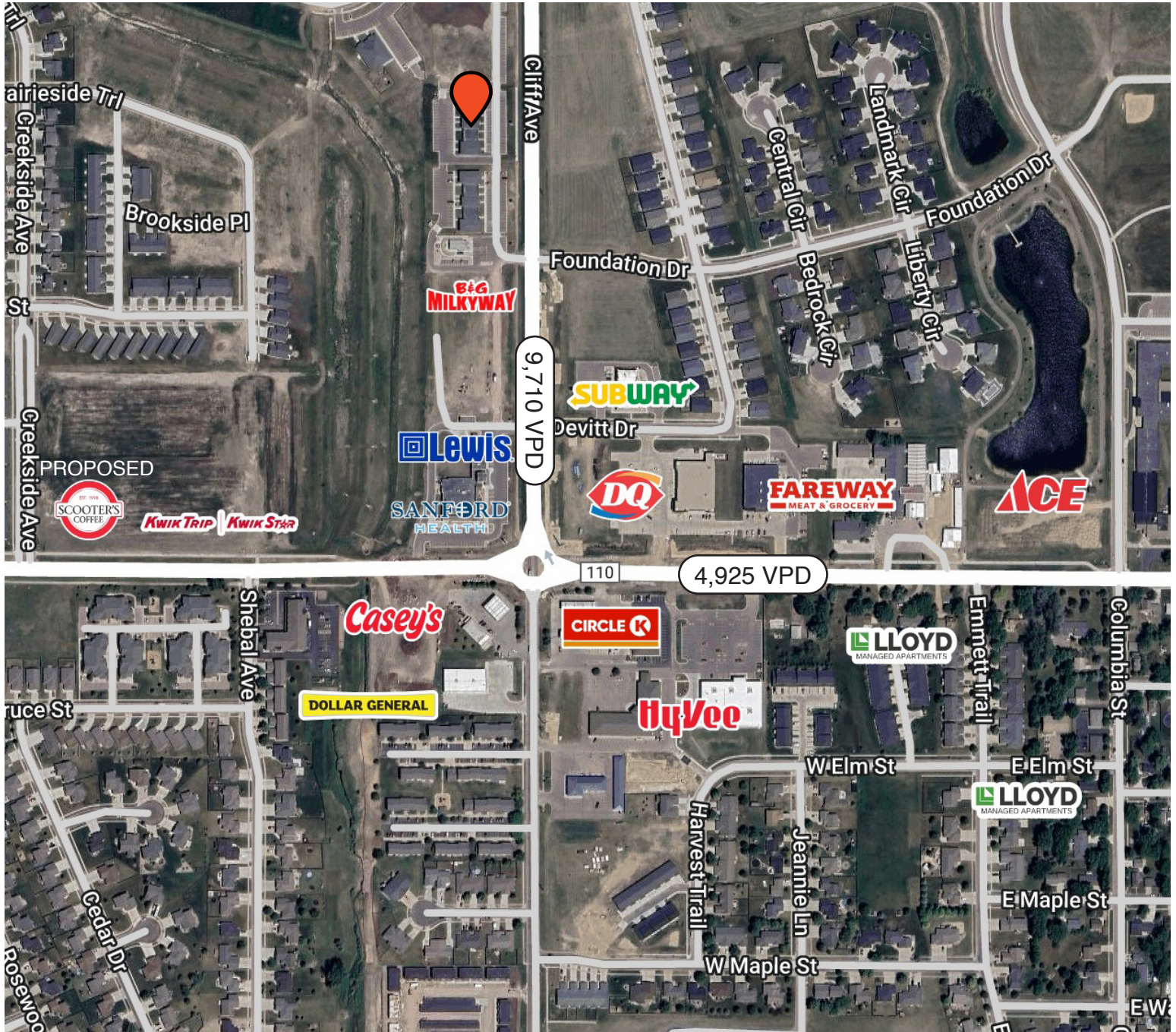


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## AREA MAP



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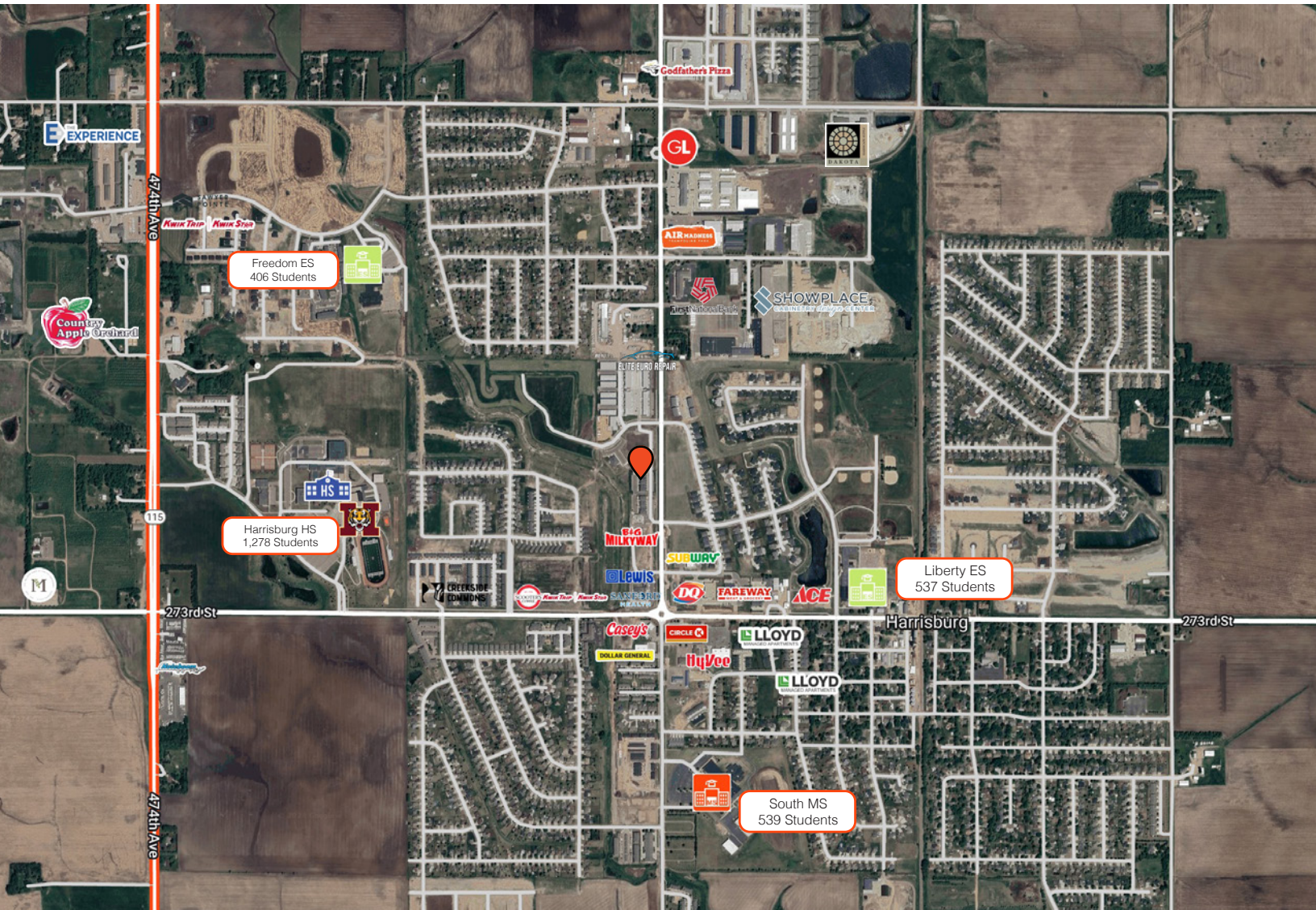


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## HARRISBURG MAP



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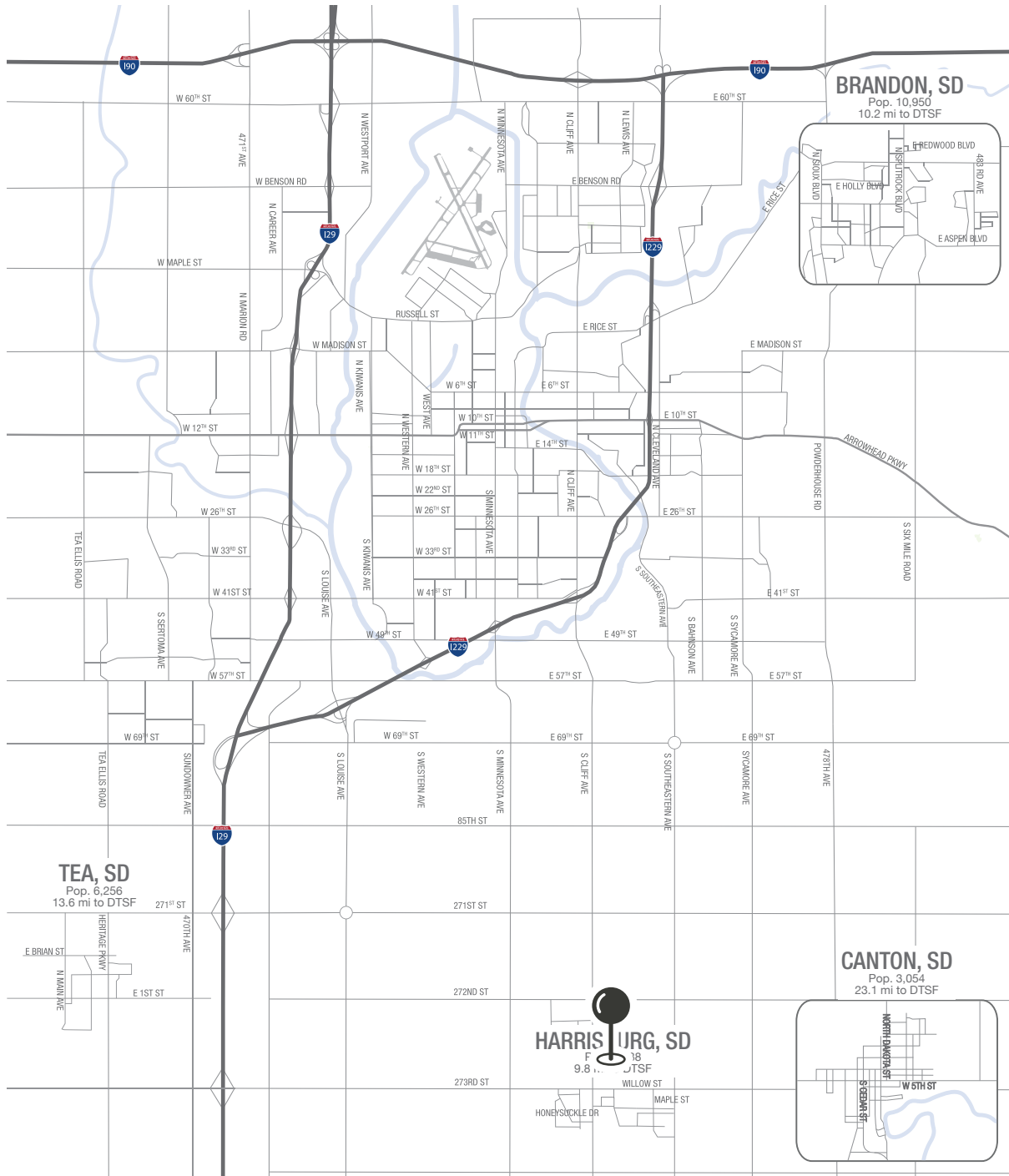


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## MSA MAP



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# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	4,036	4,877	21,438
2020 Total Population	6,177	7,728	36,883
2020 Group Quarters	0	0	111
2023 Total Population	6,825	8,517	41,793
2023 Group Quarters	0	0	112
2028 Total Population	7,422	9,264	46,888
2023-2028 Annual Rate	1.69%	1.70%	2.33%
2023 Total Daytime Population	4,694	5,684	28,692
Workers	1,568	1,814	8,641
Residents	3,126	3,870	20,051
<b>Household Summary</b>			
2010 Households	1,413	1,690	7,792
2010 Average Household Size	2.86	2.89	2.75
2020 Total Households	2,108	2,596	14,047
2020 Average Household Size	2.93	2.98	2.62
2023 Households	2,336	2,862	16,114
2023 Average Household Size	2.92	2.98	2.59
2028 Households	2,539	3,110	18,206
2028 Average Household Size	2.92	2.98	2.57
2023-2028 Annual Rate	1.68%	1.68%	2.47%
2010 Families	1,135	1,364	5,990
2010 Average Family Size	3.15	3.18	3.14
2023 Families	1,840	2,266	11,800
2023 Average Family Size	3.27	3.33	3.04
2028 Families	1,993	2,455	13,245
2028 Average Family Size	3.28	3.33	3.03
2023-2028 Annual Rate	1.61%	1.62%	2.34%
<b>Median Household Income</b>			
2023	\$82,377	\$83,771	\$94,083
2028	\$88,946	\$90,668	\$105,032
<b>Median Age</b>			
2010	27.6	27.7	33.2
2020	29.6	29.8	35.1
2023	30.8	31.2	35.9
2028	31.6	32.2	36.6
<b>2023 Population by Sex</b>			
Males	3,285	4,119	20,445
Females	3,540	4,398	21,348
<b>2028 Population by Sex</b>			
Males	3,563	4,471	22,895
Females	3,859	4,793	23,993
<b>Data for all businesses in area</b>			
	1 mile	3 miles	5 miles
Total Businesses:	97	151	1,025
Total Employees:	1,121	1,901	9,196

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