



HARRISBURG CROSSING

SUITE 102 FOR LEASE



220 S Cliff Ave, Suite 102,
Harrisburg, SD 57032



1,690 SF +/-



\$12.00 / SF NNN
Estimated NNN: \$4.66 / SF

LOCATION

Located along Cliff Ave, which serves as the one of the primary routes connecting Harrisburg residents to Sioux Falls. Other connecting routes are nearby, with I-29 less than 10 minutes away and 5 minutes to HWY 115. Harrisburg Crossing is situated in central Harrisburg, near the Willow St/Cliff Ave intersection, in an area of ongoing growth and activity.

DESCRIPTION

- Floor plan includes reception/waiting area, storage room and closet, file room, restrooms, and 4 potential offices
- Building and monument signage opportunities
- < 0.25 mile from Harrisburg South Middle School and < 0.5 mile from Harrisburg High School, with a combined total of 1,817 students (2023-2024)
- S Cliff Ave/Willow St intersection attracts ~14,635 VPD
- Co-tenants include PhysioLife, Avera, Quality Shoppe, Allen Homes, Tilghman's Academy of Music, and Sugar Palace
- Area neighbors include BP, Fareway, Sanford Health, Dollar General, Lewis Drug, and B&G Milkyway
- Available now

ALEXIS MAHLEN

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RAQUEL BLOUNT SIOR

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Lloyd Companies Commercial Real Estate | 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.

BUILDING COSTS

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

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,690 SF	\$12.00/SF NNN	\$4.66/SF	\$16.66/SF	\$28,155.40	\$2,346.28

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	No	Yes
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	Yes
Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Harrisburg	No	Yes
Trash	Paid by LL, Reimbursed by Tenant	RBS Sanitation	Yes	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A

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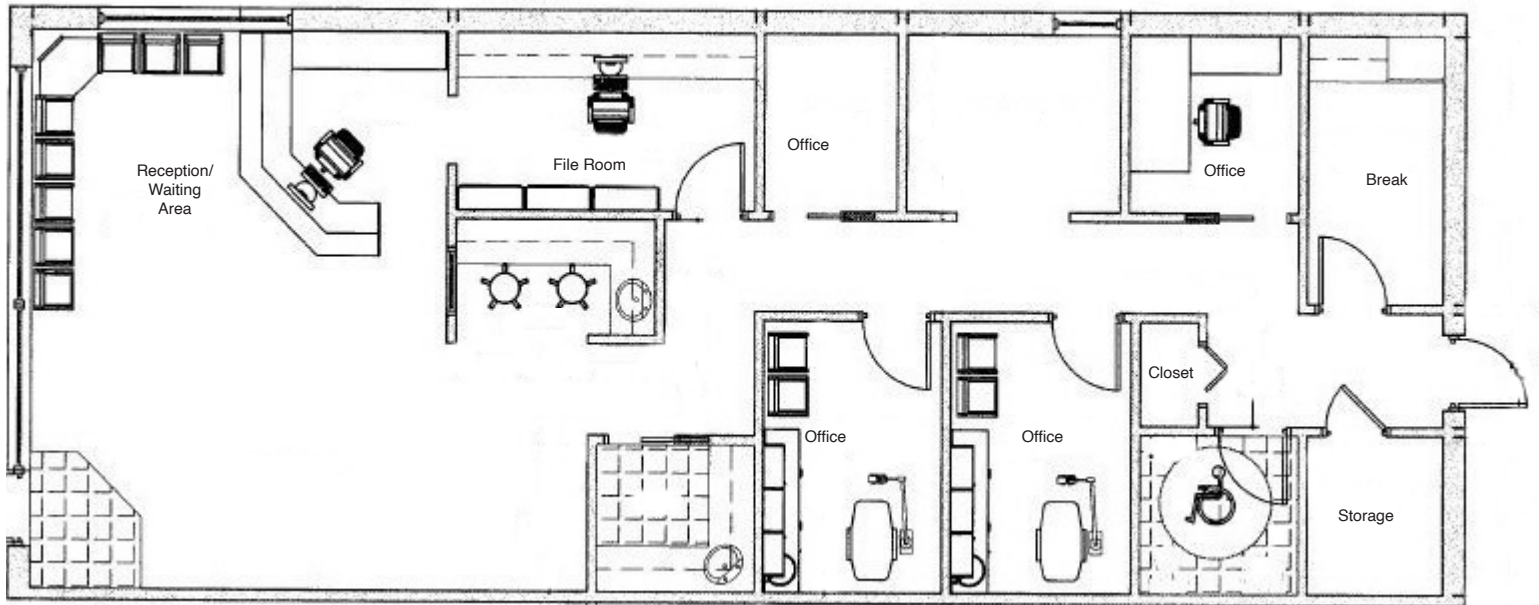
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FLOOR PLAN

Concept only; subject to change



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SITE PLAN

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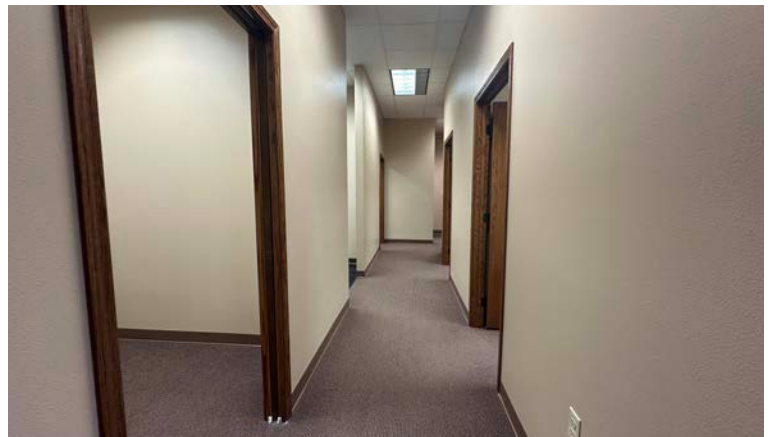
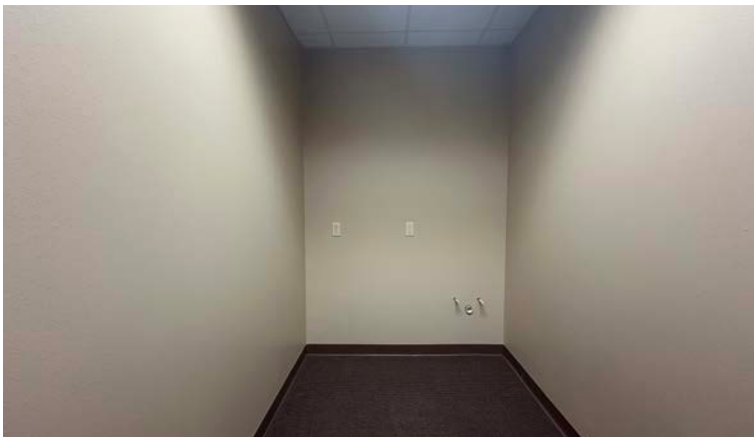
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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SITE MAP



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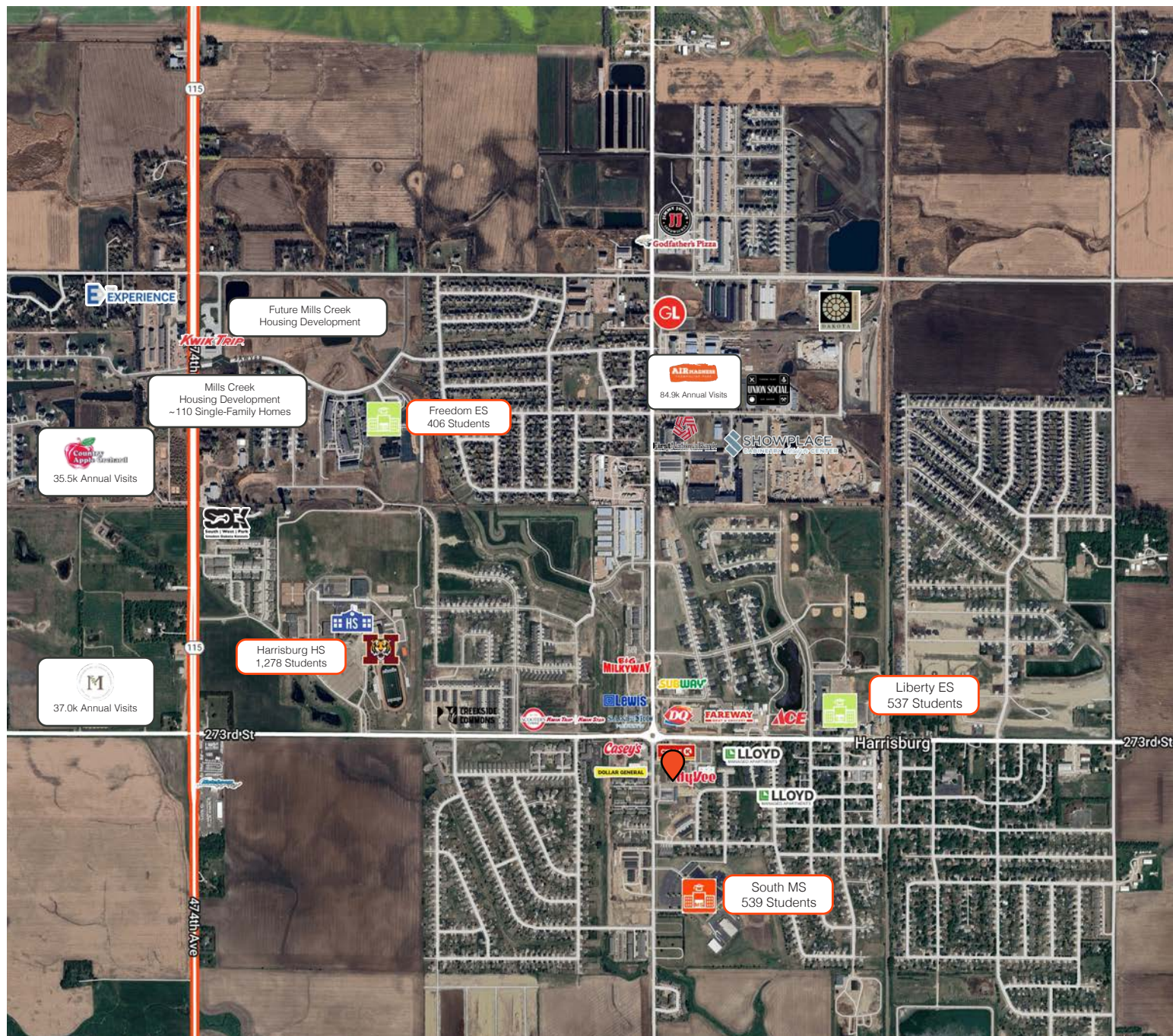
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AREA MAP



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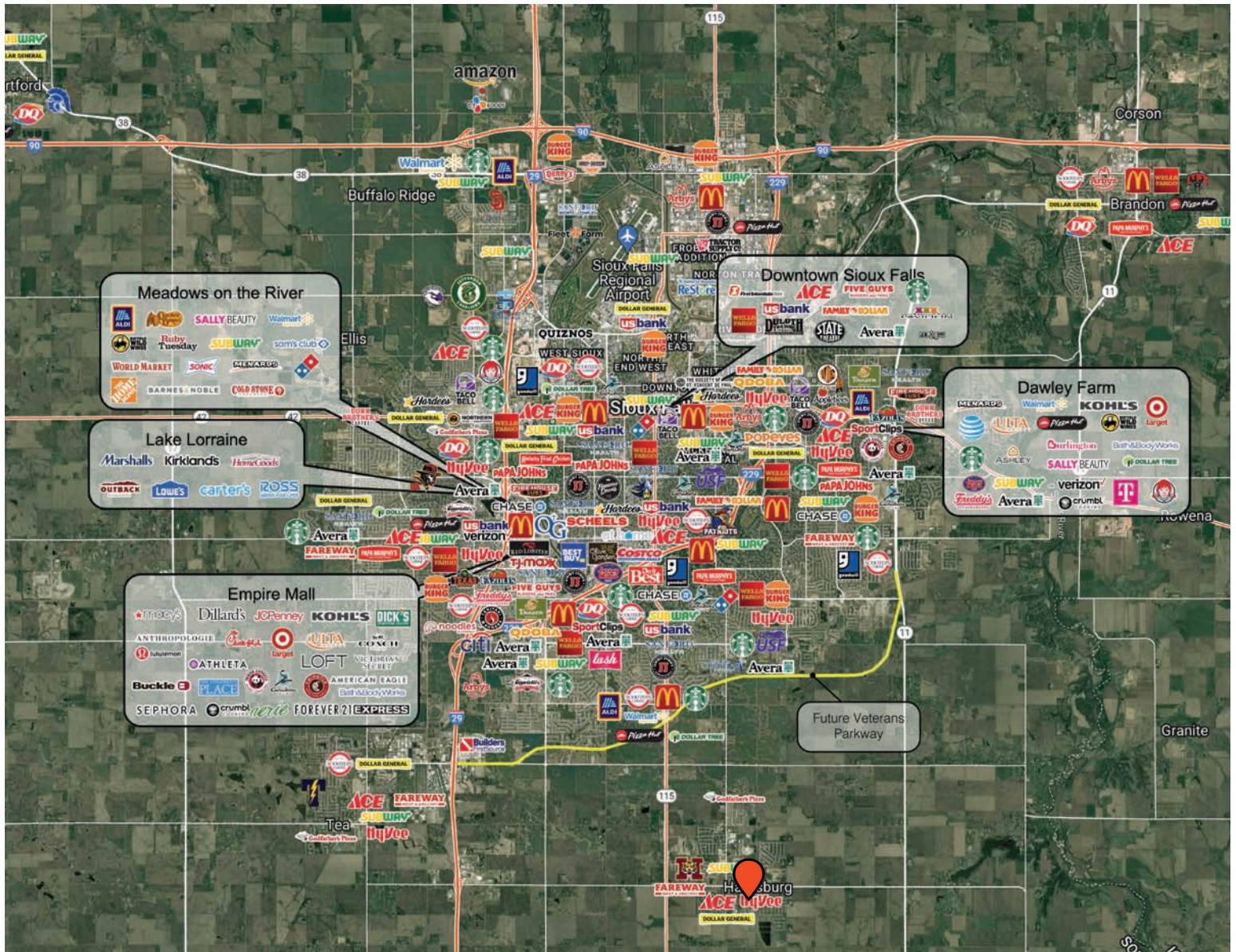
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MSA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,132	7,111	28,519
2020 Total Population	2,078	12,390	45,808
2020 Group Quarters	0	0	218
2024 Total Population	2,353	14,603	53,535
2024 Group Quarters	0	0	216
2029 Total Population	2,731	16,693	61,680
2023-2028 Annual Rate	3.02%	2.71%	2.87%
2024 Total Daytime Population	1,571	11,001	48,123
Workers	406	3,843	22,193
Residents	1,165	7,158	25,930
Household Summary			
2010 Households	384	2,422	11,015
2010 Average Household Size	2.95	2.94	2.58
2020 Total Households	672	4,247	18,004
2020 Average Household Size	3.09	2.92	2.53
2024 Households	754	4,895	20,494
2024 Average Household Size	3.12	2.98	2.60
2029 Households	852	5,474	23,174
2029 Average Household Size	3.21	3.05	2.65
2023-2028 Annual Rate	2.47%	2.26%	2.49%
2010 Families	309	1,956	7,934
2010 Average Family Size	3.24	3.25	3.05
2024 Families	587	3,609	13,288
2024 Average Family Size	3.51	3.48	3.22
2029 Families	661	3,991	14,867
2029 Average Family Size	3.61	3.57	3.30
2023-2028 Annual Rate	2.40%	2.03%	2.27%
2024 Housing Units	860	5,364	22,104
Owner Occupied Housing Units	64.3%	64.4%	60.7%
Renter Occupied Housing Units	23.4%	26.8%	32.0%
Vacant Housing Units	12.3%	8.7%	7.3%
Median Household Income			
2024	\$92,855	\$90,611	\$91,273
2029	\$105,016	\$103,907	\$103,395
Median Age			
2010	27.1	28.8	34.3
2020	29.0	31.0	35.6
2024	30.5	31.8	36.0
2029	29.3	31.8	37.2
2024 Population by Sex			
Males	1,200	7,269	26,213
Females	1,153	7,334	27,322
2029 Population by Sex			
Males	1,389	8,228	29,993
Females	1,343	8,465	31,687
Data for all businesses in area			
Total Businesses:	50	336	2,012
Total Employees:	745	3,339	20,215

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