



# SPENCER PARK RETAIL

3401 - 3405 S CLIFF AVE | SIOUX FALLS, SD

 **LLOYD**

FOR SALE

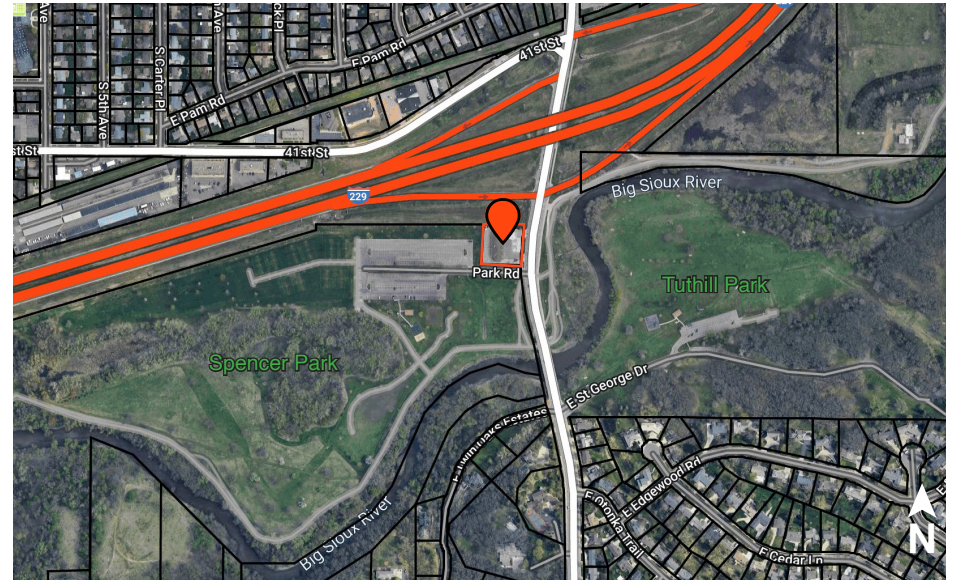
Opportunity for an investor(s) to acquire a prime retail property near the I-229/Cliff Avenue intersection. This property is located along the Greenway Recreation Bike Loop, a 19.13 mile trail that follows the scenic Big Sioux River. Strategically positioned between Spencer Park and Tuthill Park, this property benefits from significant foot and vehicle traffic year round. The building is fully leased to Spoke-n-Sport with Bluestone FCU leasing the drive-thru ATM. This property is located in one of Sioux Falls' most vibrant areas, known for its foot traffic and thriving recreational activities. The surrounding area holds a dense residential population further enhancing the potential for business growth. Excellent signage opportunities include building and monument signage facing I-229 and Cliff Avenue, maximizing visibility. Property has a deed restriction (c-store, car wash, gas station); contact Broker for details.

## QUICK FACTS

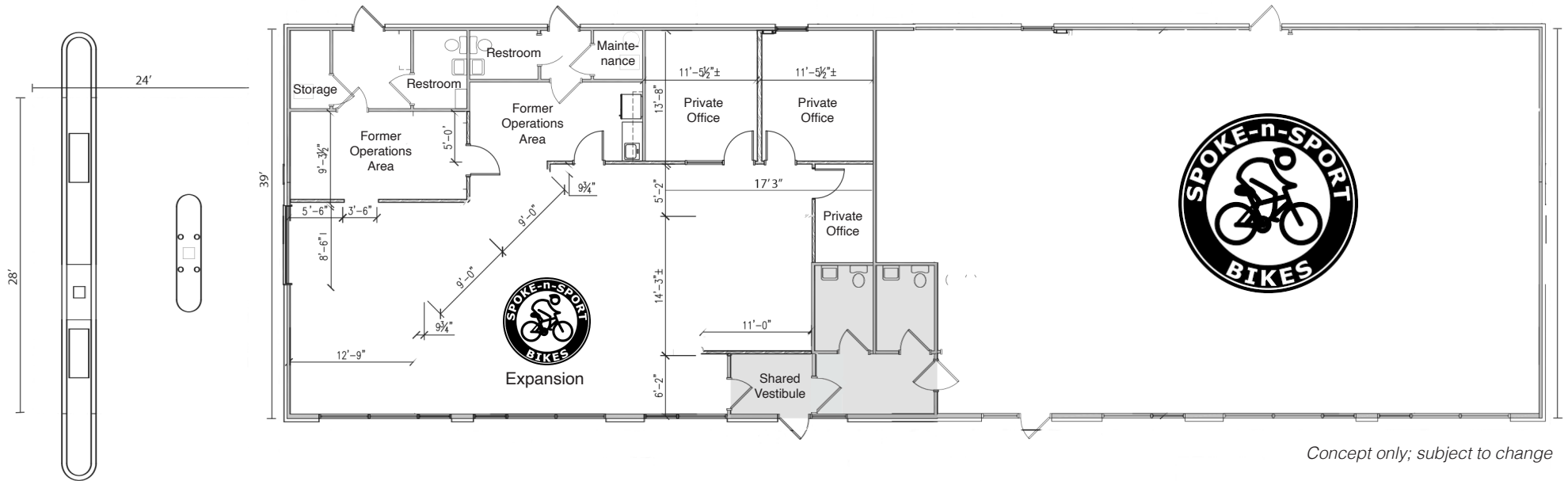
- **Address:**  
3405 S Cliff Ave, Sioux Falls, SD 57105
- **Pricing:**  
\$1,350,000
- **Price / SF:**  
\$130.57
- **Year Built:**  
1985
- **Total Building Size (GBA/RSF):**  
4,800 SF +/-
- **Site Size:**  
0.92 Acres +/- (40,000 SF +/-)
- **Parking:**  
~30 parking spaces
- **Real Estate Taxes:**  
\$10,718.54 (2023 Taxes payable in 2024)
- **Zoning:**  
C-2 Commercial
- **Occupancy:**  
100%: Spoke-N-Sport & ATM drive-thru (Bluestone FCU).  
Contact Broker for Rent Roll.

### SCOTT BLOUNT BROKER ASSOCIATE

605.231.1882 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



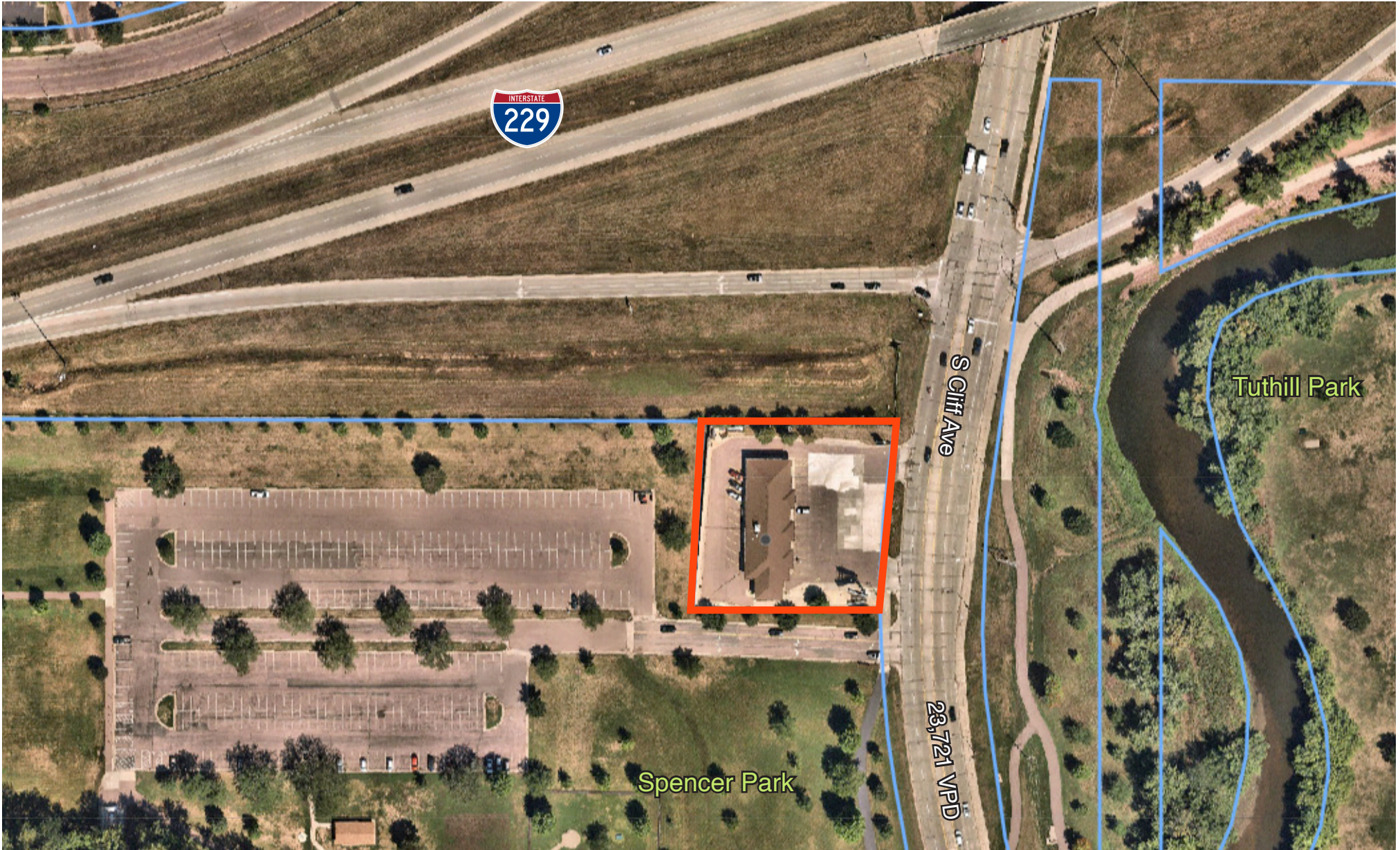


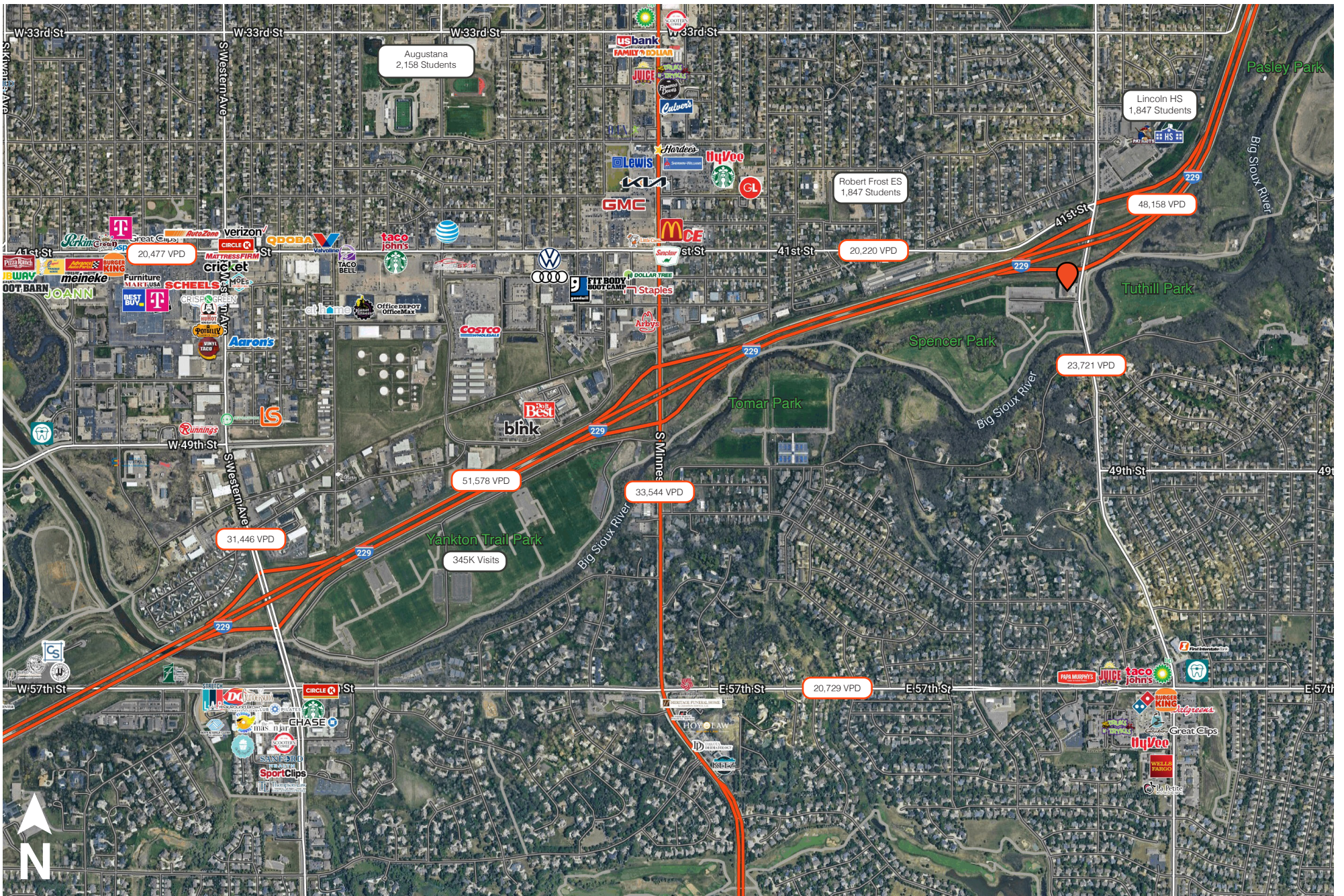


Concept only; subject to change



# FLOOR PLAN





# AREA MAP



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# SIoux FALLS DEMOGRAPHICS

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

## FAST FACTS



#2 Best Tax Climate in the U.S.  
*(Tax Foundation 2024)*



Best City for Young Professionals  
*(SmartAsset 2023)*

1.4%

Minnehaha Unemployment Rate  
*(September 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*

2.2M

# of Visitors to Sioux Falls in 2023



Third City in Economic Strength  
*(Policom 2023)*



No Corporate Income Tax



#1 Most Accessible Financing  
*(WalletHub 2024)*

## TOP EMPLOYERS

**SANFORD**  
HEALTH  
10,750

**Avera**  
8,298



3,688

**Smithfield**  
3,600

**HyVee**  
EMPLOYEE OWNED  
2,939

**amazon**  
2,505

	0.5 miles	1 mile	3 miles
<b>Population Summary</b>			
2010 Total Population	1,635	7,659	82,666
2020 Total Population	1,682	7,947	94,497
2020 Group Quarters	0	37	2,263
2024 Total Population	1,722	8,096	101,525
2024 Group Quarters	0	37	2,245
2029 Total Population	1,739	8,166	108,782
2023-2028 Annual Rate	0.20%	0.17%	1.39%
2024 Total Daytime Population	1,946	7,830	119,415
Workers	1,109	4,102	74,155
Residents	837	3,728	45,260
<b>Household Summary</b>			
2010 Households	638	3,123	33,741
2010 Average Household Size	2.56	2.44	2.35
2020 Total Households	643	3,167	39,665
2020 Average Household Size	2.62	2.50	2.33
2024 Households	661	3,232	42,663
2024 Average Household Size	2.61	2.49	2.33
2029 Households	670	3,271	45,597
2029 Average Household Size	2.60	2.48	2.34
2023-2028 Annual Rate	0.27%	0.24%	1.34%
2010 Families	489	2,235	20,214
2010 Average Family Size	2.91	2.88	2.99
2024 Families	479	2,211	23,956
2024 Average Family Size	3.05	3.05	3.06
2029 Families	482	2,220	25,385
2029 Average Family Size	3.05	3.05	3.09
2023-2028 Annual Rate	0.12%	0.08%	1.17%
2024 Housing Units	675	3,306	45,668
Owner Occupied Housing Units	85.8%	81.7%	55.3%
Renter Occupied Housing Units	12.1%	16.1%	38.2%
Vacant Housing Units	2.1%	2.2%	6.6%
<b>Median Household Income</b>			
2024	\$108,575	\$103,833	\$73,859
2029	\$120,459	\$115,084	\$87,125
<b>Median Age</b>			
2010	46.0	45.2	36.0
2020	40.7	40.5	37.1
2024	41.0	40.6	37.5
2029	41.6	41.7	38.7
<b>2024 Population by Sex</b>			
Males	856	3,999	50,476
Females	866	4,097	51,049
<b>2029 Population by Sex</b>			
Males	863	4,025	53,674
Females	876	4,140	55,108
<b>Data for all businesses in area</b>			
	<b>0.5 miles</b>	<b>1 mile</b>	<b>3 miles</b>
Total Businesses:	63	311	5,394
Total Employees:	1,004	3,894	77,517





**SCOTT BLOUNT**  
**BROKER ASSOCIATE**

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## CONTACT INFO



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