



SPENCER PARK RETAIL

3401 - 3405 S CLIFF AVE | SIOUX FALLS, SD



OWNER OCCUPANT/INVESTMENT

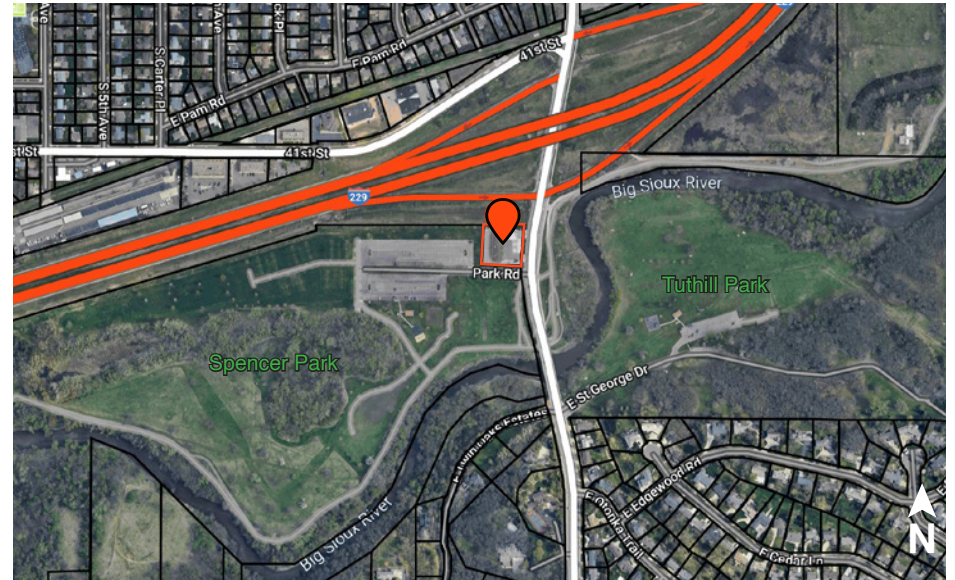
Opportunity for an owner-occupant investor to acquire a prime retail property near the I-229/Cliff Avenue intersection. This property is located along the Greenway Recreation Bike Loop, a 19.13 mile trail that follows the scenic Big Sioux River. Strategically positioned between Spencer Park and Tuthill Park, this property benefits from significant foot and vehicle traffic year round. This site presents an excellent investment opportunity, with 2,316 usable square feet available for immediate occupancy with a drive through available. A portion of the building (2,484 SF) is leased to Spoke-n-Sport through August 2026. 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 +/-
- **Vacant Usable Square Feet (USF):**
2,316 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

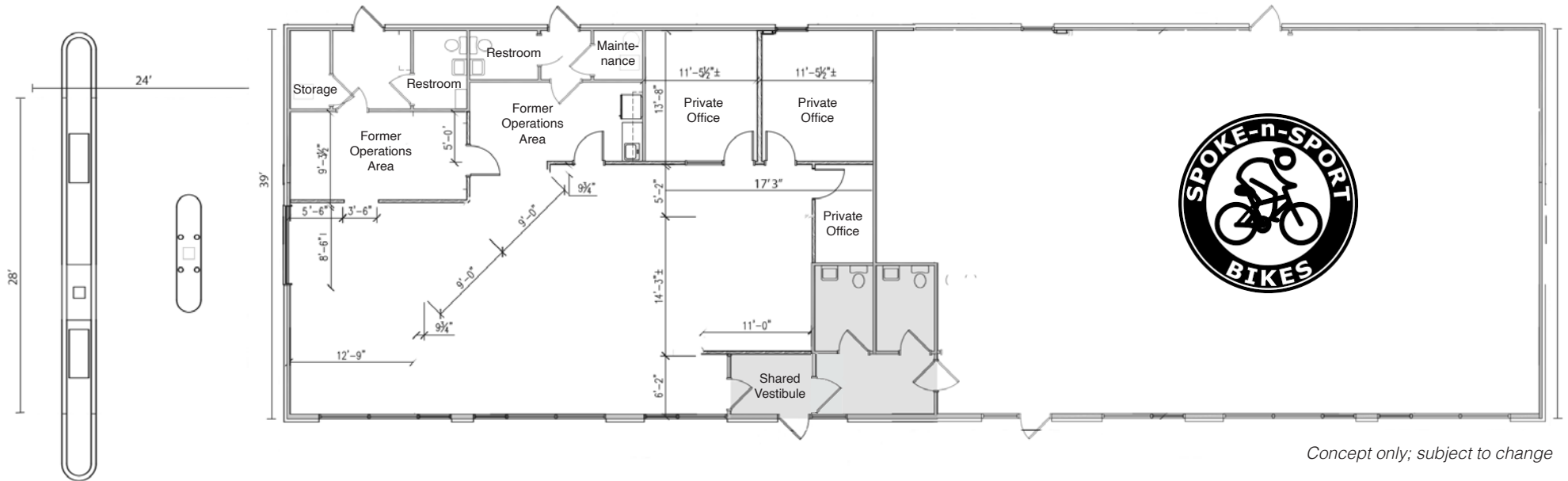
SCOTT BLOUNT BROKER ASSOCIATE

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





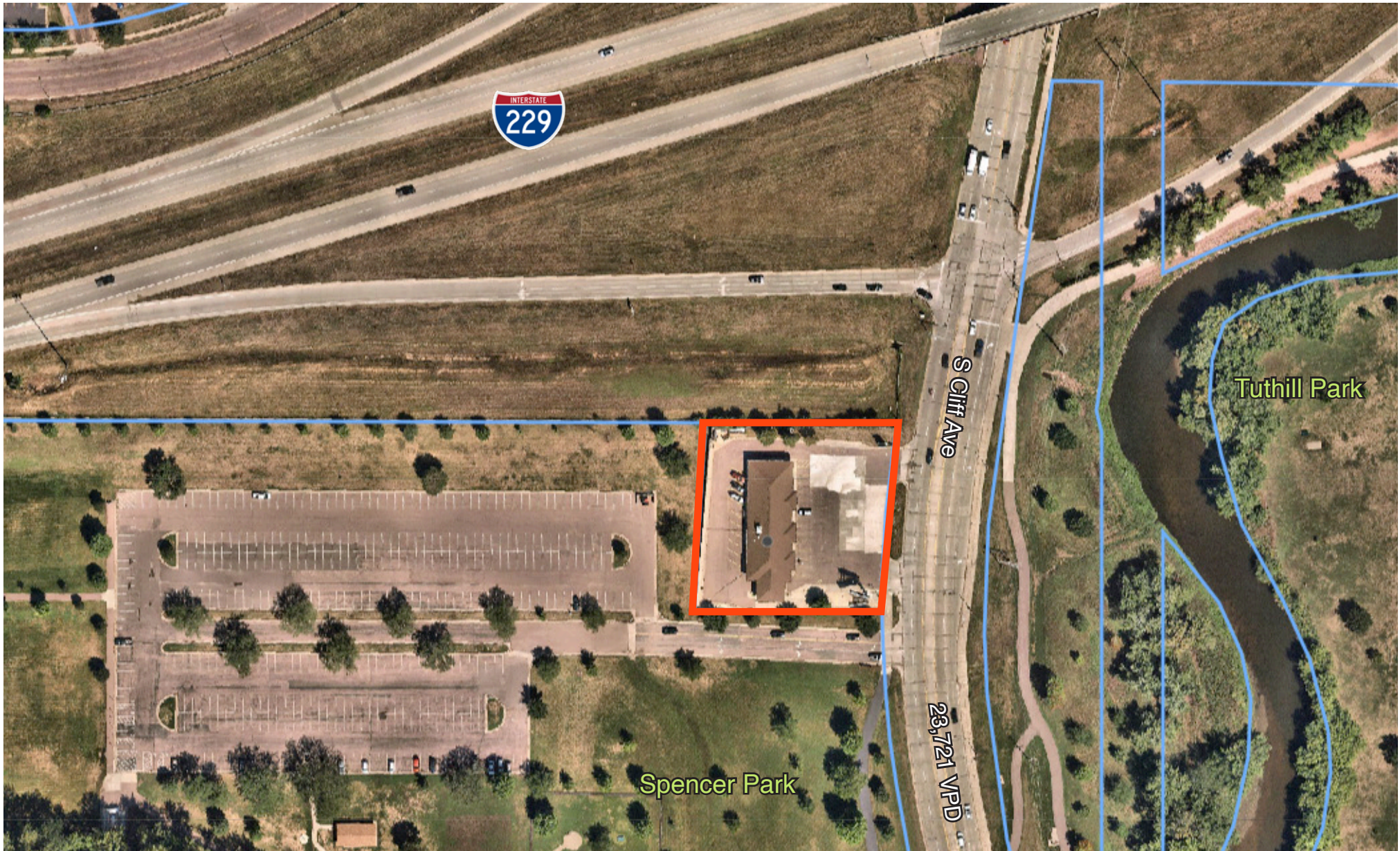


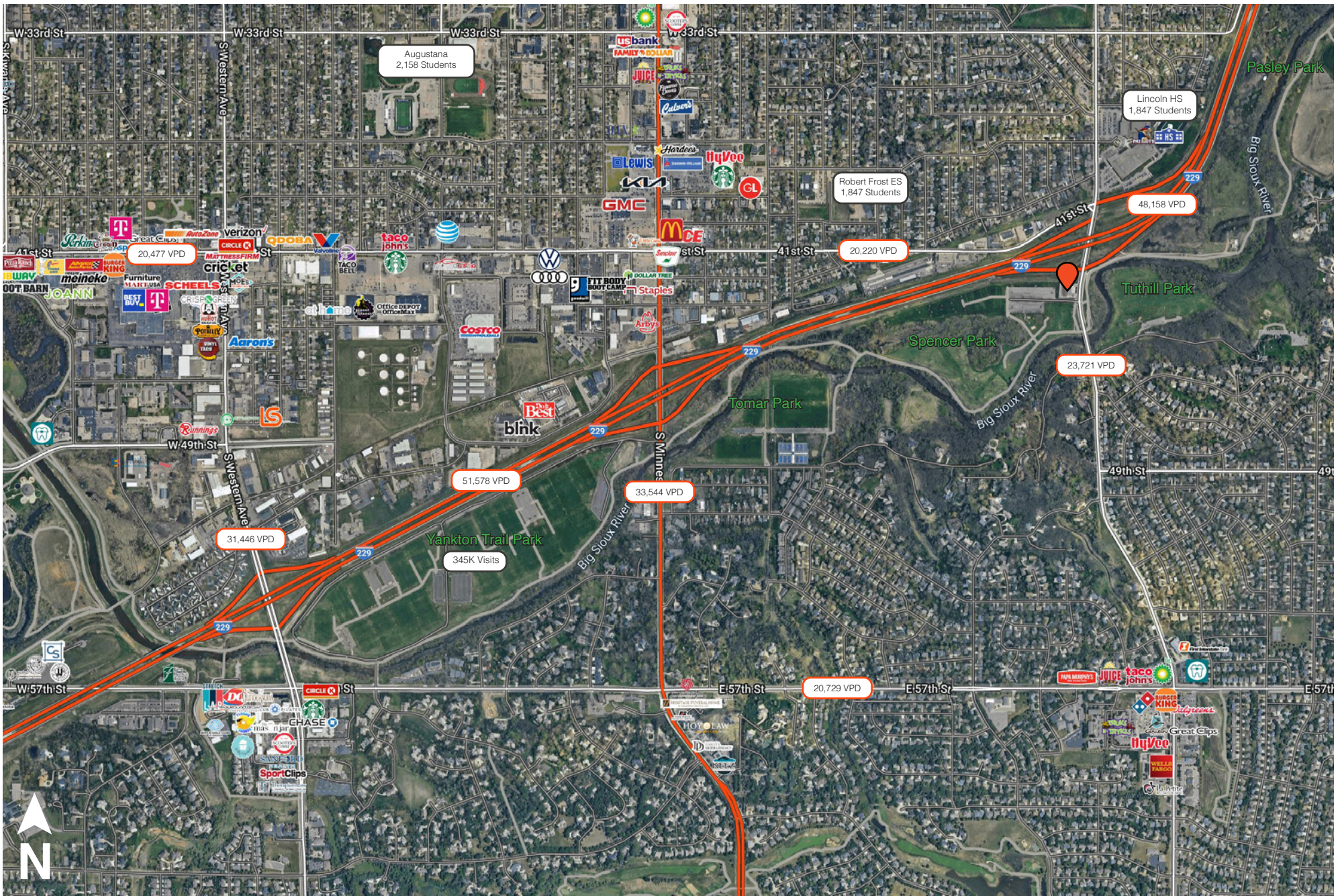


Concept only; subject to change



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)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS

SANFORD HEALTH
10,750

Avera
8,298

SIoux FALLS SCHOOL DISTRICT
3,688

Smithfield
3,600

HyVee
EMPLOYEE OWNED
2,939

amazon
2,505

	0.5 miles	1 mile	3 miles
Population Summary			
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
Household Summary			
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%
Median Household Income			
2024	\$108,575	\$103,833	\$73,859
2029	\$120,459	\$115,084	\$87,125
Median Age			
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
2024 Population by Sex			
Males	856	3,999	50,476
Females	866	4,097	51,049
2029 Population by Sex			
Males	863	4,025	53,674
Females	876	4,140	55,108
Data for all businesses in area			
	0.5 miles	1 mile	3 miles
Total Businesses:	63	311	5,394
Total Employees:	1,004	3,894	77,517



MARKET PROFILE

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BROKER ASSOCIATE

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CONTACT INFO



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