



# HARRISBURG CROSSING

SUITE 102 FOR LEASE



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



1,690 SF +/-



\$12.00 / SF NNN  
Estimated NNN: \$5.14 / 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 roundabout, 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
- Available now
- Building and monument signage opportunities
- Surrounded by the Harrisburg School District with 2,913 students (2024-2025)
- S Cliff Ave/Willow St intersection attracts ~14,710 VPD
- Co-tenants include Avera, Quality Shoppe, Allen Homes, Tilghman's Academy of Music, and Sugar Palace
- Area neighbors include BP, Fareway, Sanford Health, Dollar General, Lewis Drug, Ace Hardware, B&G Milkyway, and McDonald's (under construction)
- Nearby Union Social & Air Madness serve as a destination with 192,000 annual visits from across the region

**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](https://www.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	\$5.14/SF	\$17.14/SF	\$28,966.60	\$2,413.88

UTILITY INFORMATION

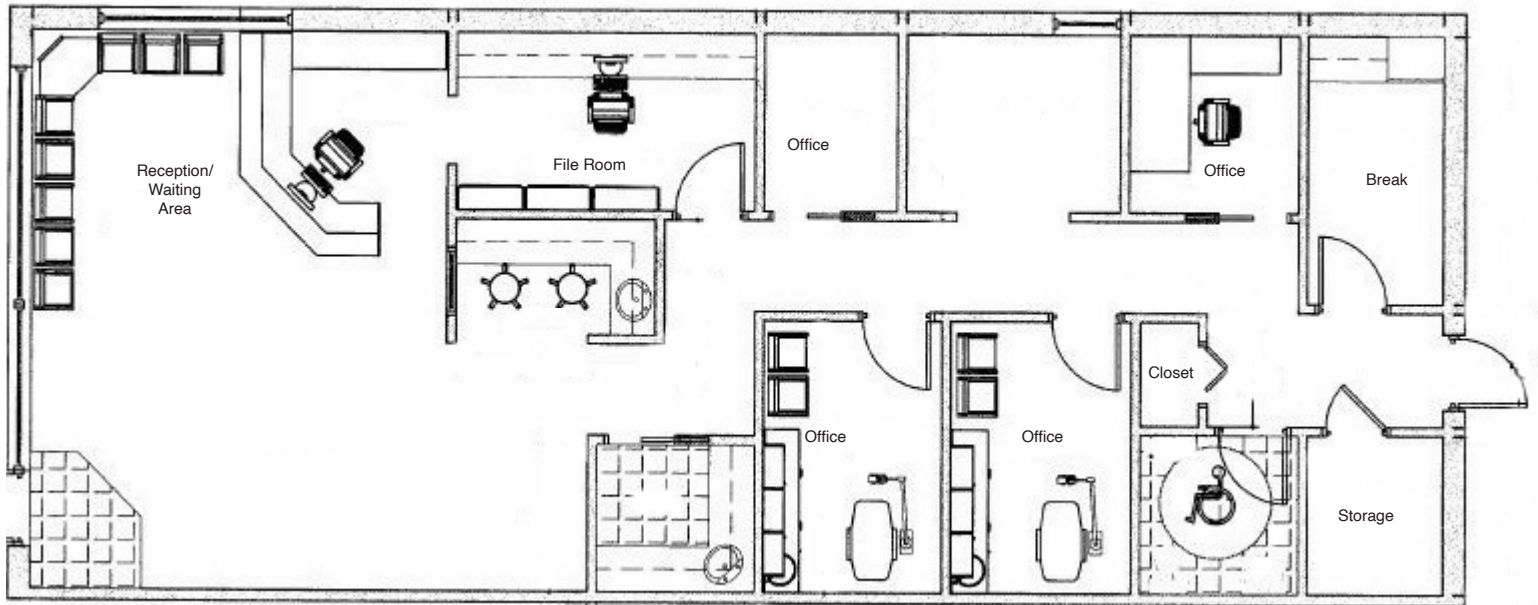
Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reim-bursed by Tenant	Mid-American Energy	No	Yes
Electricity	Paid by LL, Reim-bursed by Tenant	Xcel Energy	No	Yes
Water & Sewer	Paid by LL, Reim-bursed by Tenant	City of Harrisburg	No	Yes
Trash	Paid by LL, Reim-bursed by Tenant	RBS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

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## FLOOR PLAN

Concept only; subject to change



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### SITE PLAN

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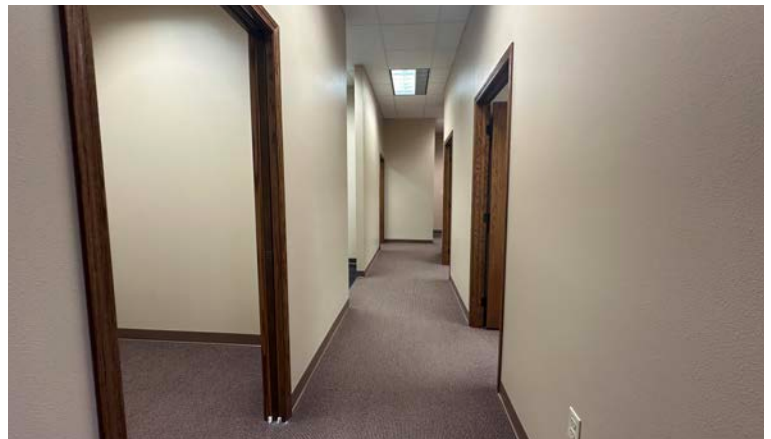
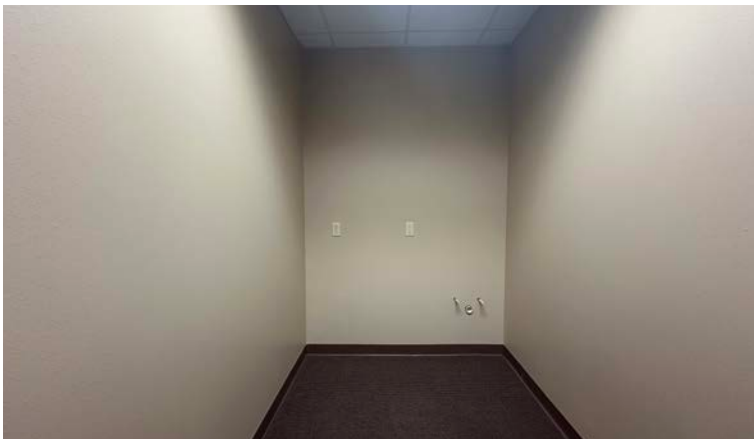


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## INTERIOR PHOTOS



**ALEXIS MAHLEN** 605.321.4861 | [alexis@lloydcompanies.com](mailto:alexis@lloydcompanies.com)

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## EXTERIOR PHOTOS



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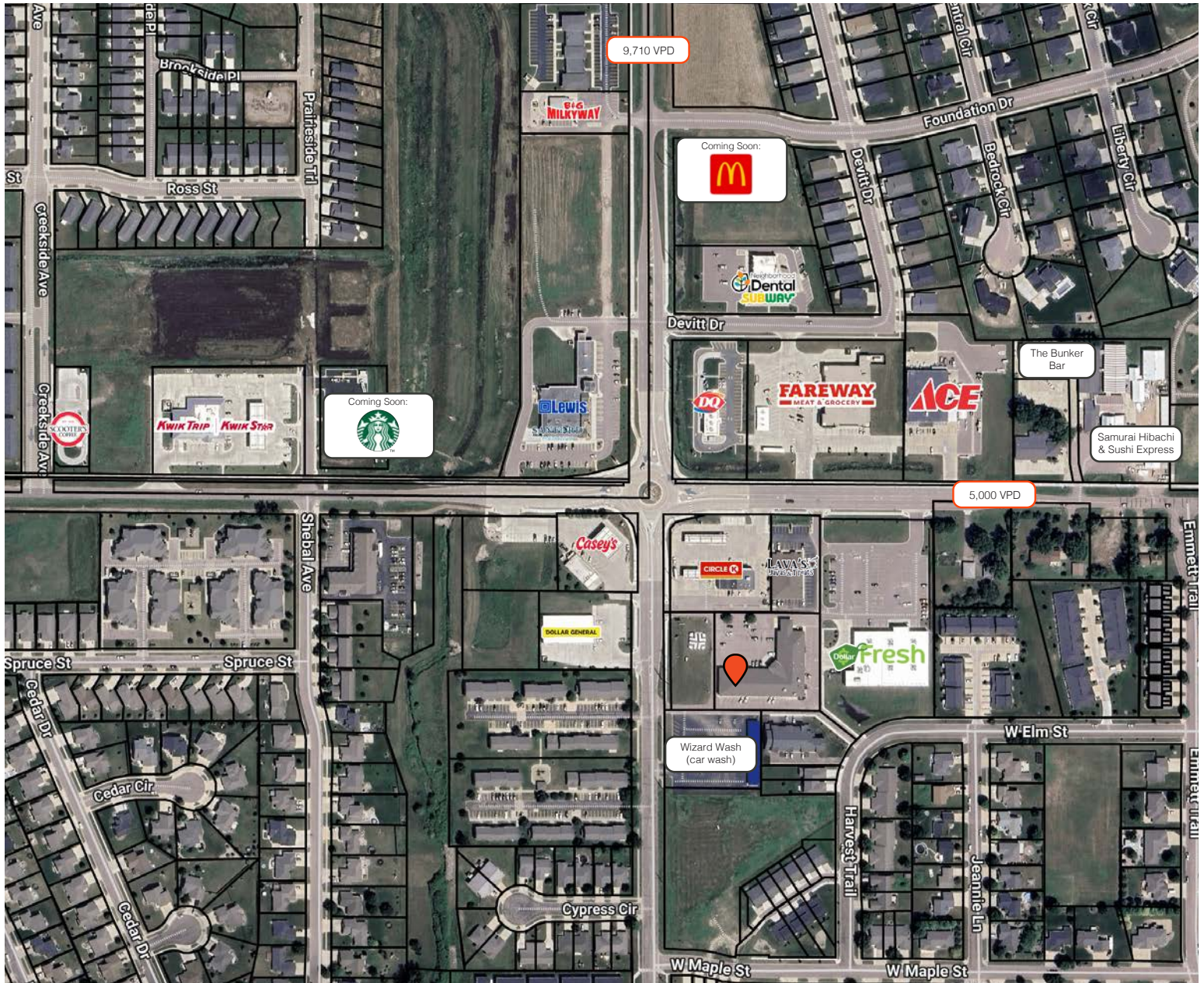


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## SITE MAP



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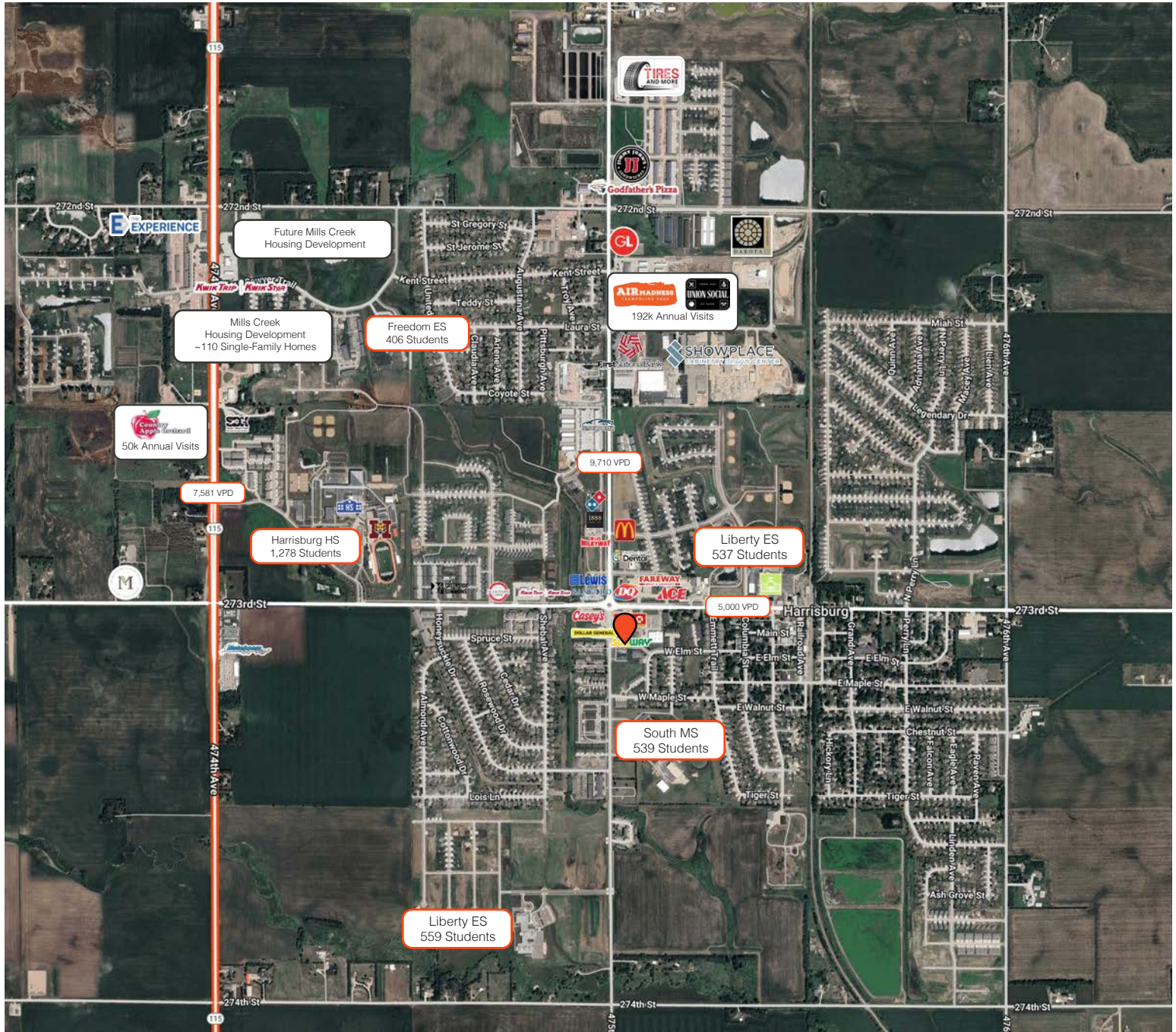


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## AREA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,131	4,883	22,091
2020 Total Population	6,362	7,735	38,031
2020 Group Quarters	0	0	119
2025 Total Population	7,332	8,870	44,414
2025 Group Quarters	0	0	118
2030 Total Population	8,535	10,367	52,805
2024-2029 Annual Rate	3.09%	3.17%	3.52%
2025 Total Daytime Population	5,464	6,539	32,928
Workers	1,993	2,336	11,747
Residents	3,471	4,203	21,181
Household Summary			
2010 Households	1,437	1,691	8,100
2010 Average Household Size	2.87	2.89	2.73
2020 Total Households	2,152	2,597	14,596
2020 Average Household Size	2.96	2.98	2.60
2025 Households	2,447	2,922	16,932
2025 Average Household Size	3.00	3.04	2.62
2030 Households	2,826	3,389	20,072
2030 Average Household Size	3.02	3.06	2.62
2024-2029 Annual Rate	2.92%	3.01%	3.46%
2010 Families	1,155	1,364	6,192
2010 Average Family Size	3.17	3.18	3.12
2025 Families	1,866	2,238	11,322
2025 Average Family Size	3.38	3.42	3.18
2030 Families	2,144	2,581	13,281
2030 Average Family Size	3.42	3.45	3.21
2024-2029 Annual Rate	2.82%	2.89%	3.24%
2025 Housing Units	2,653	3,180	18,201
Owner Occupied Housing Units	66.6%	66.4%	60.6%
Renter Occupied Housing Units	25.7%	25.5%	32.5%
Vacant Housing Units	7.8%	8.1%	7.0%
2025 Population 25+ by Educational Attainment			
Total	4,167	5,060	28,768
Less than 9th Grade	1.9%	2.0%	1.3%
9th - 12th Grade, No Diploma	1.1%	1.2%	1.3%
High School Graduate	17.4%	17.3%	16.3%
GED/Alternative Credential	6.6%	6.4%	2.3%
Some College, No Degree	12.5%	11.8%	14.5%
Associate Degree	17.7%	17.9%	10.4%
Bachelor's Degree	33.7%	33.7%	34.0%
Graduate/Professional Degree	9.1%	9.6%	19.9%
Median Household Income			
2025	\$102,939	\$104,279	\$108,822
2030	\$115,658	\$116,864	\$123,624
Median Age			
2010	27.6	27.7	33.2
2020	29.6	29.8	35.1
2025	30.8	30.9	35.9
2030	30.6	30.9	36.8
2025 Population by Sex			
Males	3,700	4,481	21,695
Females	3,632	4,389	22,719
2030 Population by Sex			
Males	4,294	5,218	25,700
Females	4,241	5,148	27,105
Data for all businesses in area			
Total Businesses:	115	182	1,230
Total Employees:	1,159	2,027	10,739