



HARRISBURG CROSSING

SUITE 100 FOR LEASE



220 S. Cliff Ave, Suite 100,
Harrisburg, SD 57032



1,625 SF +/-



\$12.00 / SF NNN
Estimated NNN: \$5.12 / 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

- Endcap floor plan includes a customer service and display area, seating space, commercial kitchen and food-prep area, and dedicated back-of-house workspace
- Operable drive-thru service window provides flexibility for quick-service or carryout concepts
- Available February 1, 2027
- Rear entrance and parking for employee convenience
- Building and monument signage opportunities
- South Cliff Avenue and Willow Street intersection attracts ~14,710 VPD
- Co-tenants include Avera, Quality Shoppe, and Tilghman's Academy of Music
- Area neighbors include BP, Fareway, Sanford Health, Dollar General, Lewis Drug, Ace Hardware, Hy-Vee, B&G Milkyway, and McDonald's
- Nearby Union Social & Air Madness serve as a destination with 192,000 annual visits from across the region

ALEXIS MAHLEN | 605.321.4861 | alexis@lloydcompanies.com

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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.
1,625 SF	\$12.00/SF NNN	\$5.12/SF	\$17.12/SF	\$27,820.00	\$2,318.33

UTILITY INFORMATION

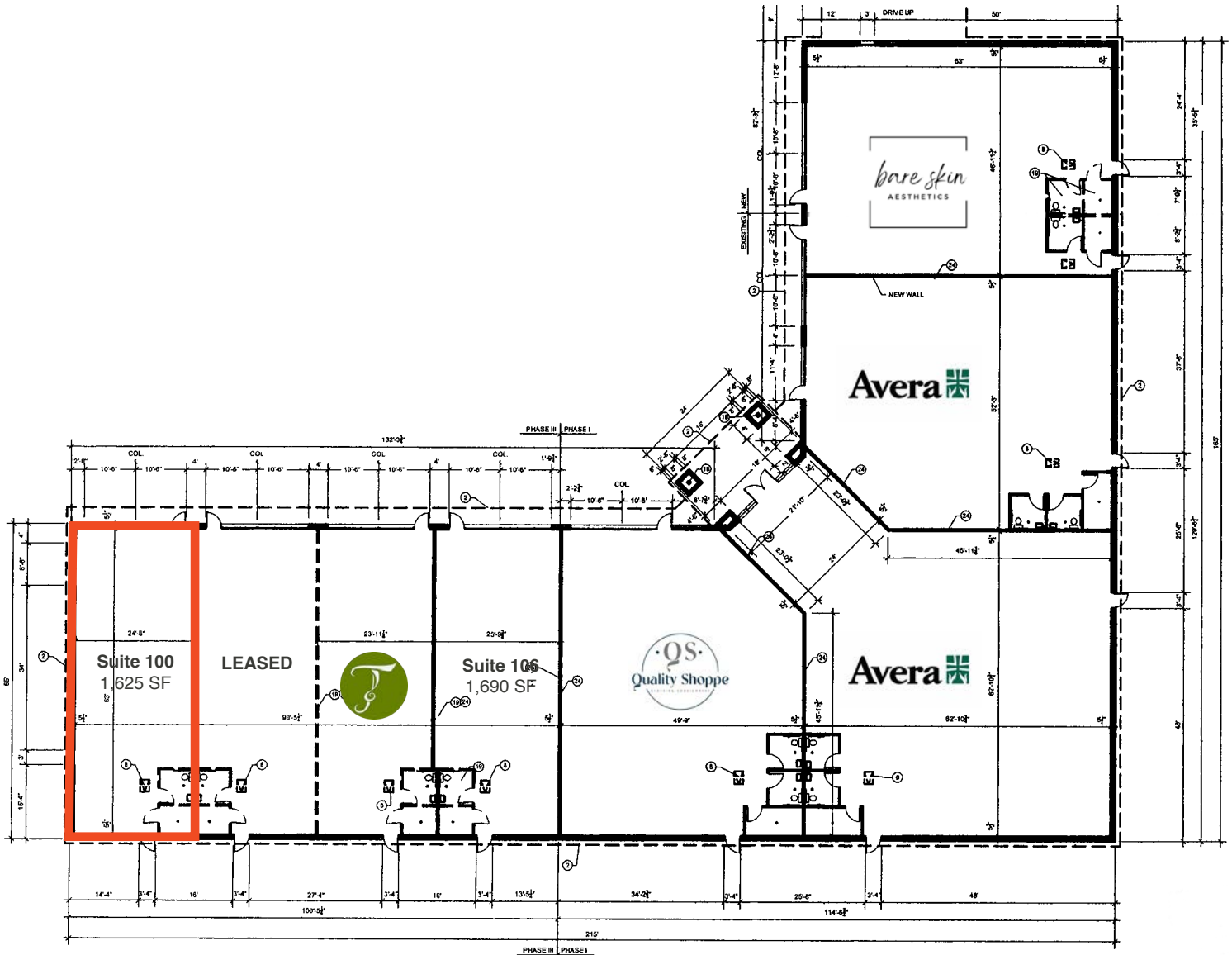
Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
In-Suite Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant directly to Provider	City of Harrisburg	No	Yes
Trash	Paid by LL, Reimbursed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

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SITE PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

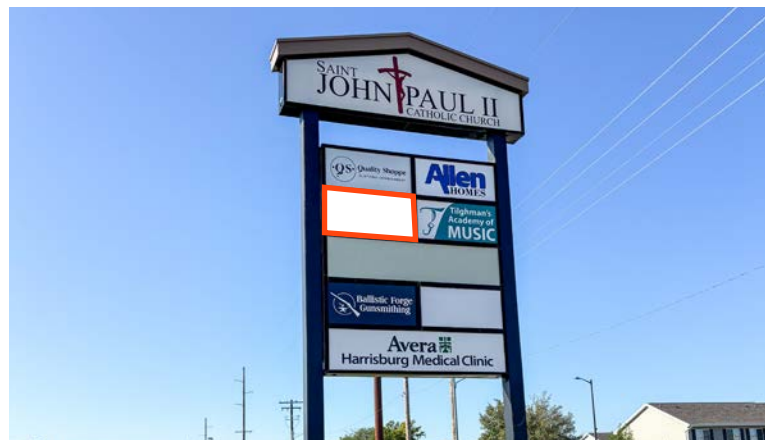
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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EXTERIOR PHOTOS



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NEIGHBORING TENANTS



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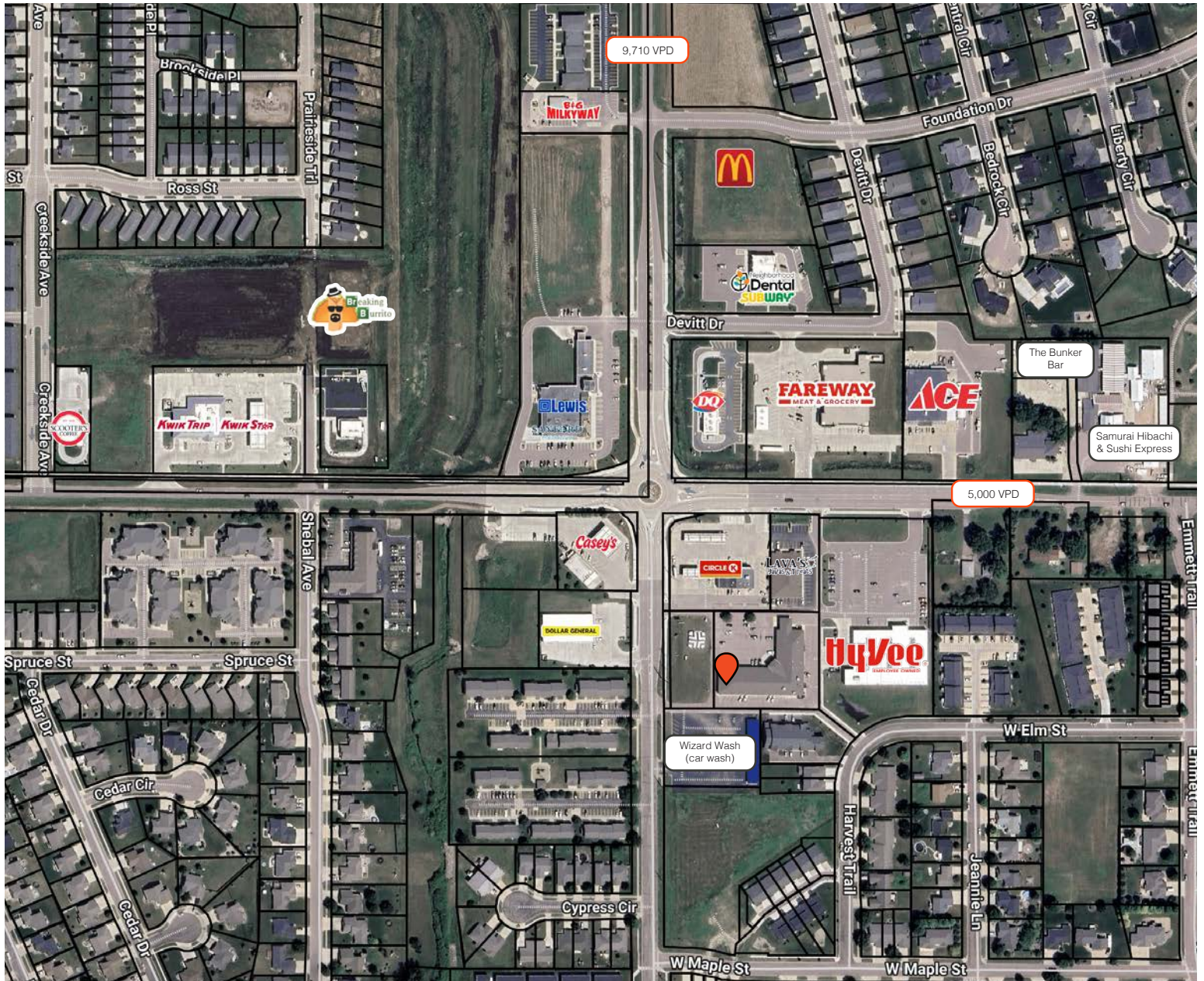
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SITE MAP



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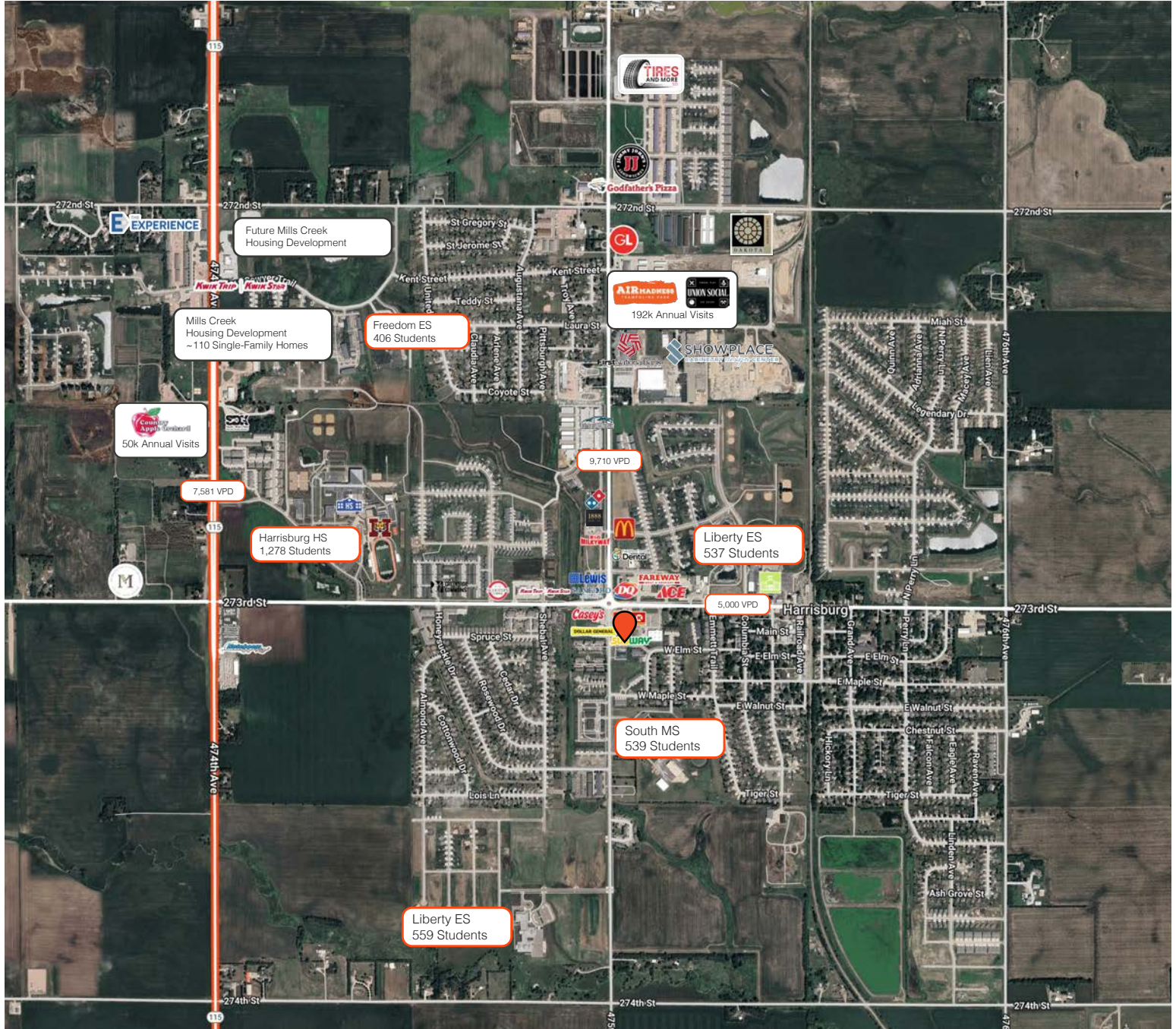
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AREA MAP



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SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,727	4,812	22,736
2020 Total Population	5,777	7,651	39,047
2020 Group Quarters	0	0	98
2026 Total Population	7,345	9,576	43,952
2026 Group Quarters	0	0	95
2031 Total Population	8,941	11,680	51,878
2024-2029 Annual Rate	4.01%	4.05%	3.37%
2026 Total Daytime Population	4,987	6,197	30,667
Workers	2,226	2,616	13,179
Residents	2,761	3,581	17,488
Household Summary			
2010 Households	1,304	1,668	8,305
2010 Average Household Size	2.86	2.88	2.74
2020 Total Households	1,962	2,571	14,932
2020 Average Household Size	2.94	2.98	2.61
2026 Households	2,516	3,217	17,178
2026 Average Household Size	2.92	2.98	2.55
2031 Households	3,063	3,923	20,403
2031 Average Household Size	2.92	2.98	2.54
2024-2029 Annual Rate	4.01%	4.05%	3.50%
2010 Families	1,044	1,345	6,336
2010 Average Family Size	3.16	3.18	3.14
2026 Families	1,922	2,463	11,490
2026 Average Family Size	3.30	3.35	3.10
2031 Families	2,331	2,993	13,549
2031 Average Family Size	3.30	3.36	3.10
2024-2029 Annual Rate	3.93%	3.97%	3.35%
2026 Housing Units	2,628	3,364	18,447
Owner Occupied Housing Units	65.3%	65.3%	58.1%
Renter Occupied Housing Units	30.4%	30.3%	35.0%
Vacant Housing Units	4.3%	4.4%	6.9%
2026 Population 25+ by Educational Attainment			
Total	4,180	5,474	28,689
Less than 9th Grade	1.1%	1.2%	0.7%
9th - 12th Grade, No Diploma	0.7%	0.8%	1.2%
High School Graduate	13.4%	13.6%	15.2%
GED/Alternative Credential	4.7%	4.6%	2.1%
Some College, No Degree	10.8%	10.7%	13.1%
Associate Degree	21.6%	21.5%	12.2%
Bachelor's Degree	38.7%	38.3%	36.1%
Graduate/Professional Degree	8.9%	9.2%	19.4%
Median Household Income			
2026	\$113,220	\$115,286	\$111,539
2031	\$129,550	\$130,363	\$127,713
Median Age			
2010	27.5	27.7	33.3
2020	29.5	29.7	35.0
2026	31.1	31.3	35.8
2031	31.0	31.3	36.9
2026 Population by Sex			
Males	3,705	4,835	21,456
Females	3,640	4,741	22,496
2031 Population by Sex			
Males	4,493	5,872	25,235
Females	4,448	5,809	26,643