

INVESTMENT OPPORTUNITY **NORTH CLIFF PLAZA & STORAGE UNITS**



4914 - 4932 N. CLIFF AVENUE,
SIOUX FALLS, SD 57104



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North Cliff Plaza: Strategic Retail and Redevelopment Opportunity



North Cliff Plaza delivers a rare blend of immediate functionality and long-term potential for investors or an owner-occupant. With one 3,840 SF suite available for occupancy, the property offers a turnkey opportunity for a business seeking prominent visibility along Cliff Avenue while benefitting from the stability of existing rental income. At the same time, its 1.51-acre corner site, C-2 zoning, and proximity to the I-90 interchange position the asset for strategic redevelopment as north Sioux Falls continues its rapid growth. This combination of current cash flow, owner-user flexibility, and future upside makes North Cliff Plaza a compelling choice for those looking to secure a foothold in a high-demand commercial corridor.

Property Facts

- **Address:**
4914 - 4932 N. Cliff Avenue, Sioux Falls, SD 57104
- **County:**
Minnehaha
- **Pricing:**
\$2,800,000
- **Price / SF:**
\$154.12
- **Real Estate Taxes:**
\$22,280.18 (2025 Taxes payable in 2026)
- **Total Rentable Size:**
18,168 SF +/-
- **Strip Mall Size:**
13,320 SF +/-
- **Detached Storage Units Size:**
4,848 SF +/-
- **Site Size:**
1.51 Acres +/- (65,564 SF)
- **Strip Mall Vacant Suite Size:**
3,840 SF +/-
- **Strip Mall Occupancy:**
71.2%, or 3/4
- **Storage Unit Occupancy:**
85%, or 17/20

Key Points

- **Multiple Revenue Streams:** Retail tenants + storage units create diversified, steady income
- **Owner-Occupant Ready:** 3,840 SF suite is available for immediate use, ideal for a business seeking visibility and traffic.
- **High-Growth Corridor:** North Sioux Falls continues to expand, increasing demand for retail, services, and redevelopment opportunities.
- **Prime Visibility & Access:** Cliff Avenue frontage and proximity to I-90 drive strong daily traffic and long-term desirability.
- **Flexible Zoning:** Supports a wide range of commercial uses today and opens the door for future redevelopment concepts.
- **Long-Term Upside:** The combination of land size, location, and tenant mix positions the property for strategic repositioning over time.
- **Investment Performance:**

Year 1 NOI		Note
Annual - Year 1		
Strip Mall NOI	\$123,774	
Storage Unit NOI	\$14,388	
Total NOI (based on current rent)	\$138,162	
Sale Price	\$2,800,000	
Proforma Cap Rate	5.00%	

*NOI does not include proforma rent for vacant space

Parcel Map



Parcel ID

#011634101036000

Size

1.51 Acres

2025 Taxes (Payable 2026)

\$22,280.18



Tenant Overview



4914-4932 N. Cliff Avenue, Sioux Falls, SD 57104



First Interstate Bank is a full-service financial institution offering personal and business banking, lending, and wealth management services. The bank serves individuals and businesses with convenient financial solutions backed by a strong regional presence.

Address: 4914 N. Cliff Avenue

Number of Locations: 279

Headquarters: Billings, MT

Year Founded: 1968



Dollar Bill's Casino is a locally established Sioux Falls gaming destination offering video lottery entertainment in a casual, neighborhood setting. The business attracts a consistent base of local and repeat patrons.

Address: 4920 N. Cliff Avenue

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 1997



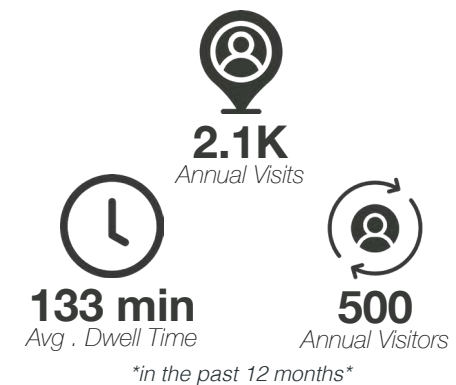
Go Green Pub is a locally owned Sioux Falls bar and entertainment venue offering food, drinks, and a lively social atmosphere. The pub regularly hosts DJs, live music, and themed events, attracting consistent evening and weekend traffic.

Address: 4930 N. Cliff Avenue

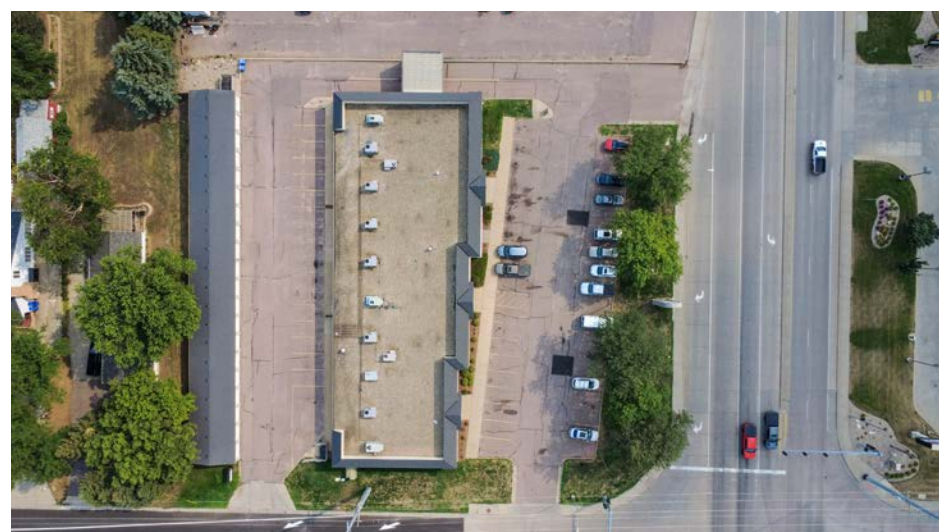
Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2025



Exterior Photos



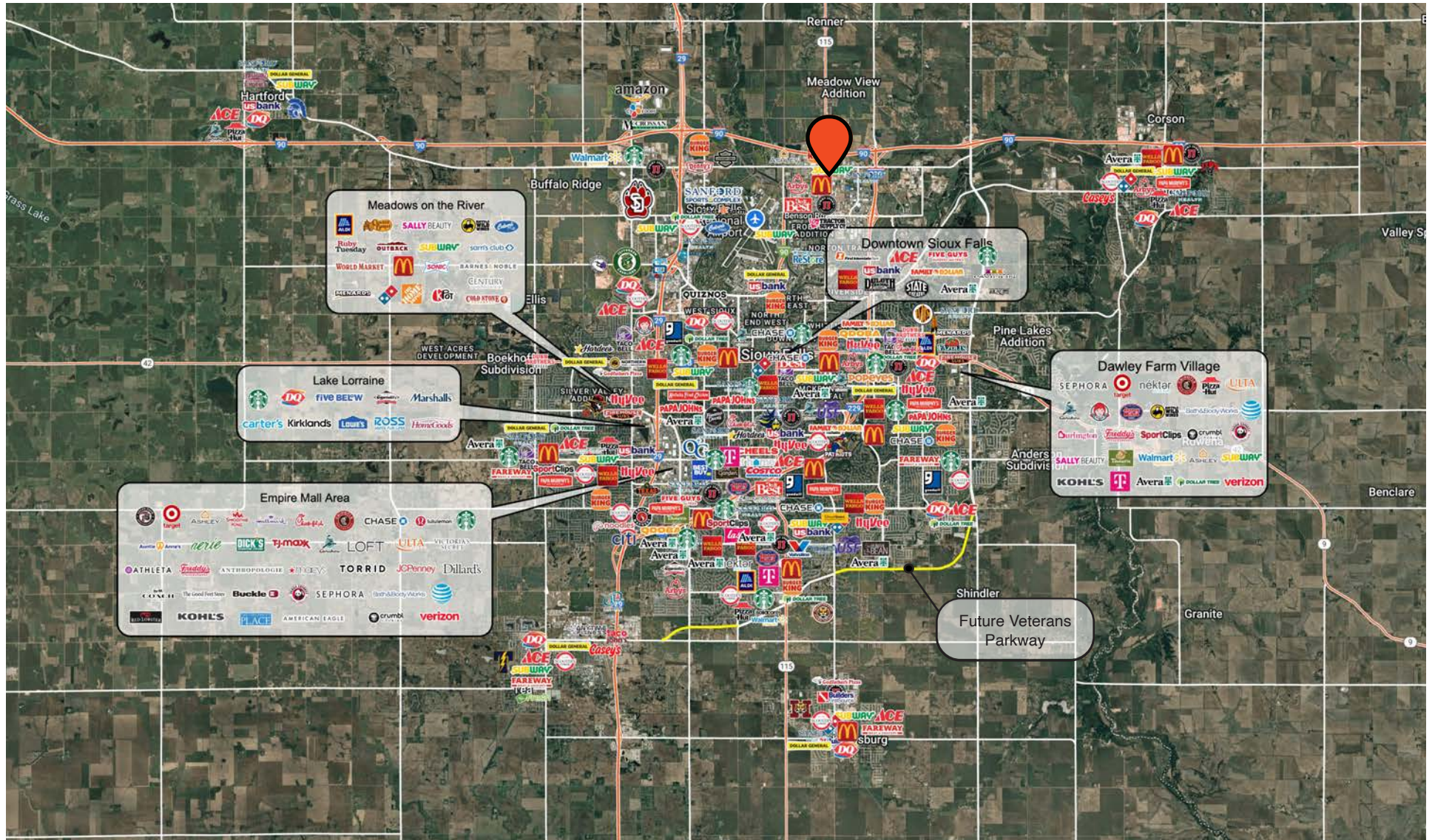
Neighboring Tenants



Area Map



City Map



2026 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	1,635	9,873	73,007	314,596
Projected Population (2031)	1,703	10,428	78,300	341,444
Daytime Population	9,100	26,515	109,547	314,319
Median Age	46.9	39.2	36.4	36.9
Area Households	741	3,544	30,778	124,541
Median Household Income	\$61k	\$63k	\$67k	\$83k
Median Home Value	\$222k	\$246k	\$274k	\$328k
Educational Attainment (Associates Degree +)	34.2%	28.8%	45.3%	52.2%

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. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

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
2026	224,676*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



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



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

1.9%

Sioux Falls MSA Unemployment Rate
(June 2026)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

KRISTEN ZUEGER SIOR

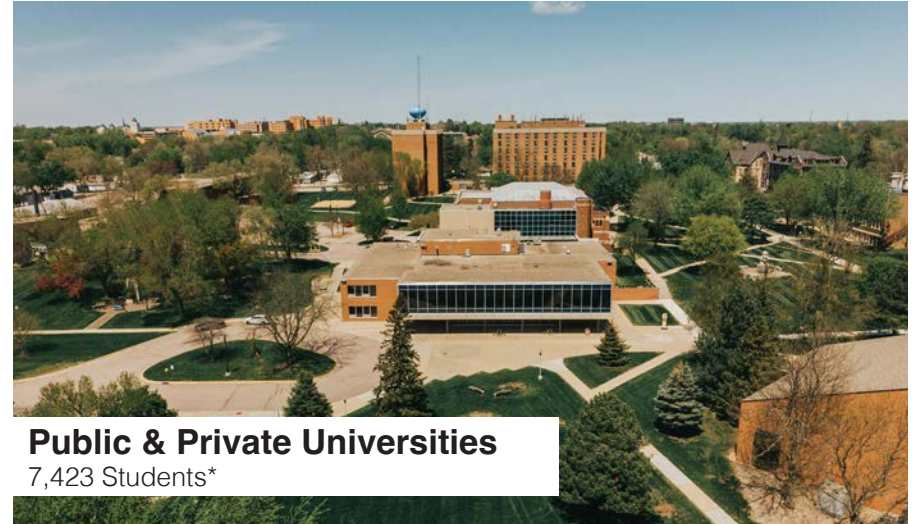
605.376.1903 | kristen.zueger@lloydcompanies.com

Sioux Falls Major Attractions



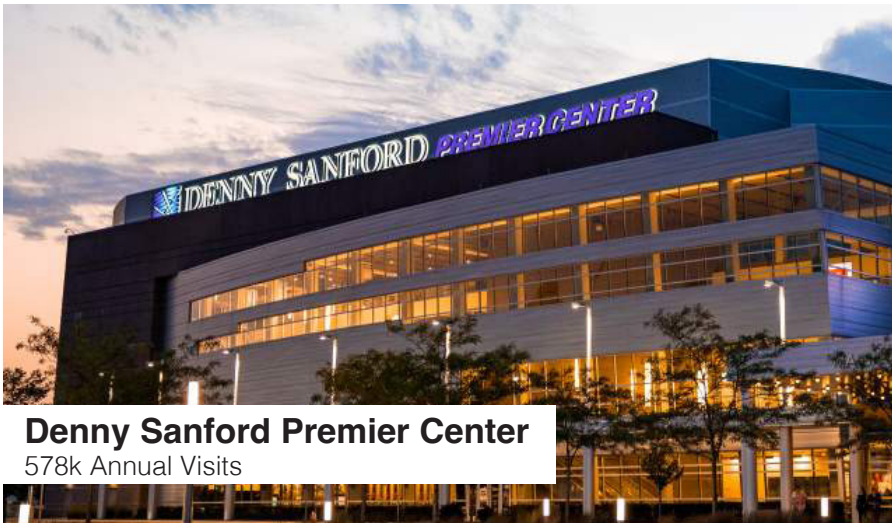
The Falls

636k Annual Visits



Public & Private Universities

7,423 Students*



Denny Sanford Premier Center

578k Annual Visits



Sanford Sports Complex

2.5M Annual Visits

Student count for the 2024-2025 academic year includes both full-time and part-time students. Data provided directly by the respective universities. The data on this page has been obtained by a third party provider and is based on tracking data from mobile/cellular devices. Lloyd Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective buyers must take appropriate measures to verify all the information set forth herein.

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KRISTEN ZUEGER, SIOB

Broker Associate

605.376.1903

kristen.zueger@lloydcompanies.com

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
605.323.2820 | LloydCompanies.com

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