



HARRISBURG CROSSINGS

SUITE FOR LEASE



220 S. Cliff Avenue
Harrisburg, SD 57032

FOR LEASE

\$10.00 / SF NNN
1,625 - 7,413 SF

SIZE

- Suite 100: 1,625 SF
- Suite 102: 1,690 SF
- Suite 108: 3,016 SF
- Suite 114: 4,397 SF
- Suites 100 & 102 may be combined for 3,315 SF
- Suites 108 & 114 can be combined for 7,413 SF

PRICE

- \$10.00 / SF NNN
- Estimated NNN: \$3.47 / SF

LOCATION

- Cliff Avenue is the main thoroughfare for Harrisburg residents to get to Sioux Falls. Centrally located in a growing and active area of Harrisburg near the corner of Willow Street and Cliff Avenue.

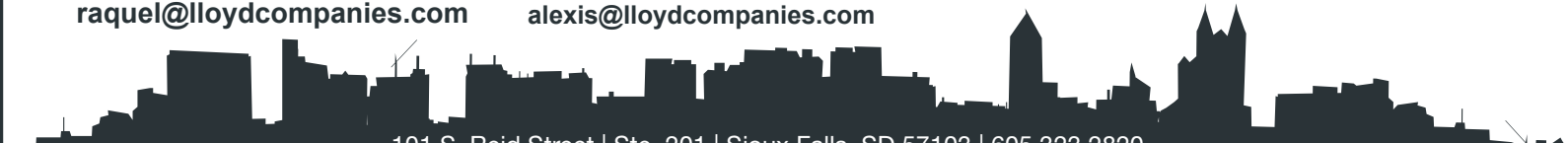
DESCRIPTION

- Suite 100: 1,625 SF - formerly used as a quick-serve restaurant with a drive-up window available!
- Suite 102: 1,690 SF - floor plan includes a welcoming built-in reception desk with workroom behind, waiting area, coffee bar, six offices, mechanical room, and en suite restroom
- Suite 108: 3,016 square feet - open retail area, 3 dressing rooms, restroom and large storage room
- Suite 114: 4,397 square feet - large open area with bar and an area formerly utilized for a kitchen (no hood or sink)
- Building and monument signage opportunities
- Less than a quarter mile from Harrisburg South Middle School and a half mile to Harrisburg High School
- Traffic counts on South Cliff Avenue are approximately 4,924 vpd
- Co-tenants include Numbers & Such, Allen Homes, Glamour Defined, Evolve Chiropractic, Avera and Harrisburg Catholic Community
- Area neighbors include BP, Fareway Grocery, Harrisburg Family Chiropractic, Casey's General Store, Sanford Health, Dollar General, Lewis Drug and B&G Milkyway
- Contact Broker for additional information

Find out more at lloydcompanies.com

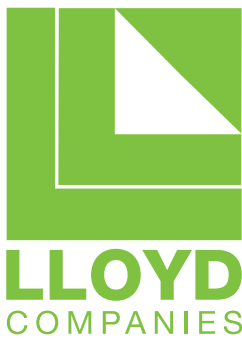
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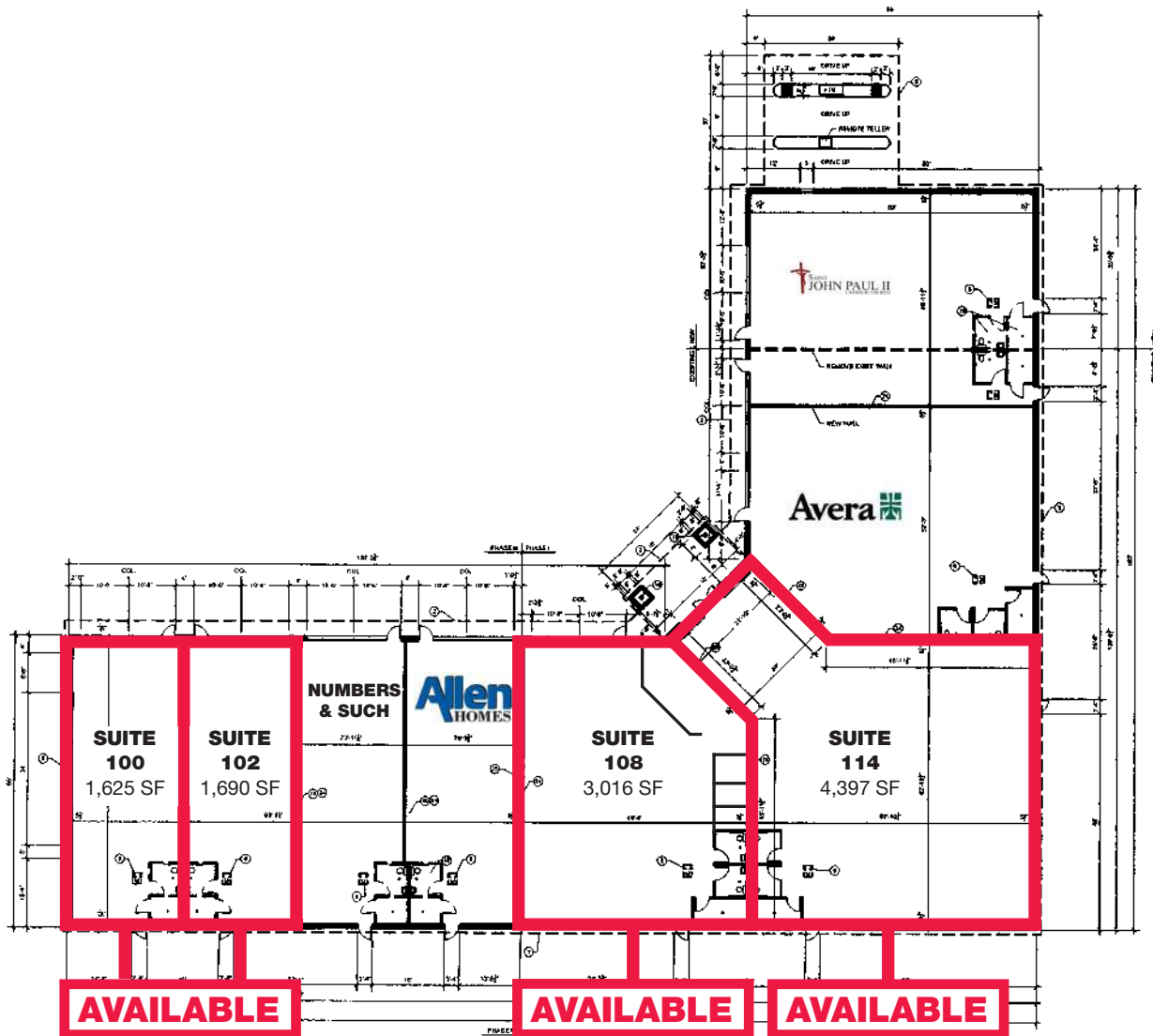
101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



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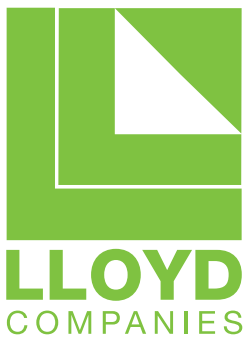


SITE PLAN

Concept only;
subject to change

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SUITE FOR LEASE



SUITE 100 PICTURES

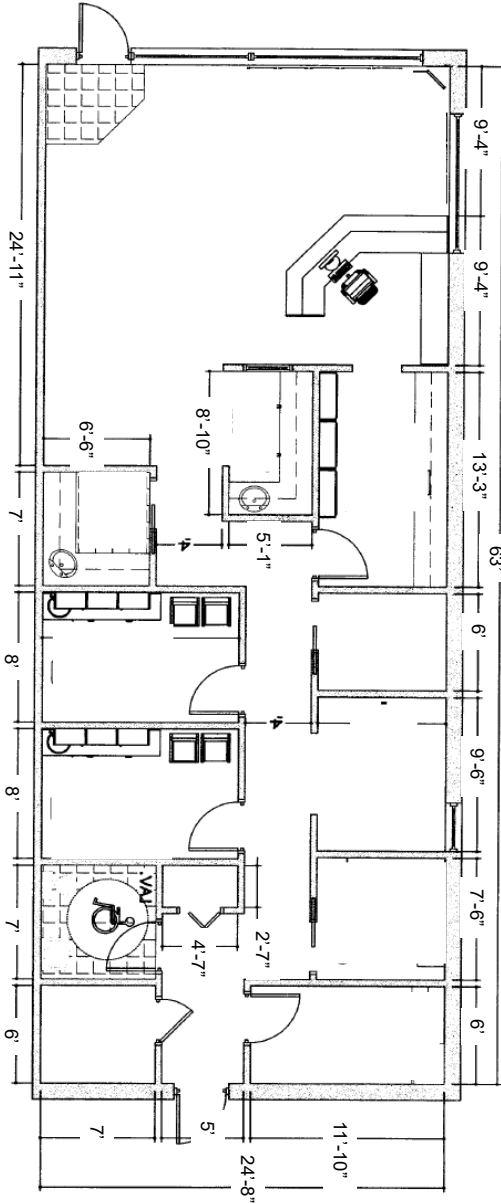
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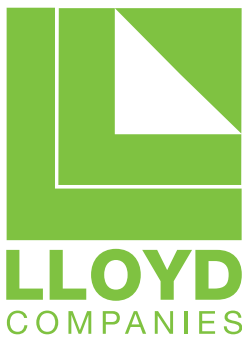


SUITE 102 FLOOR PLAN

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SUITE FOR LEASE



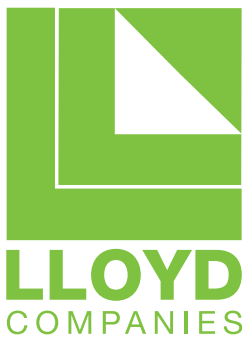
SUITE 102 INTERIOR PICTURES

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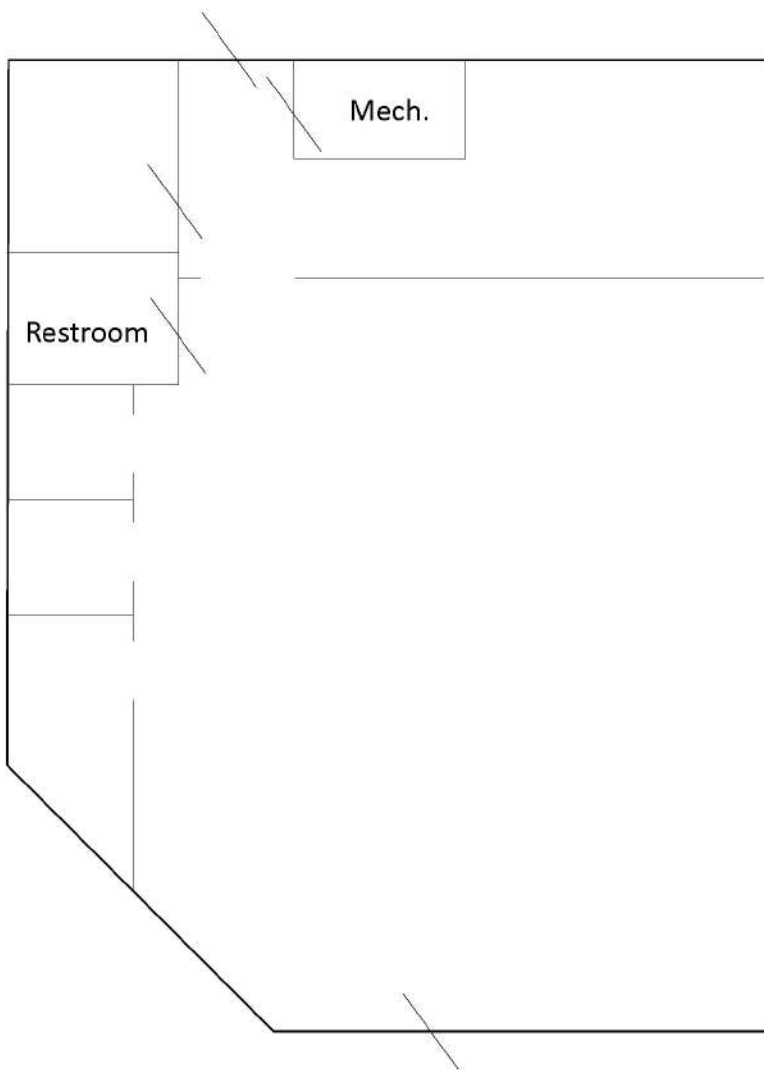
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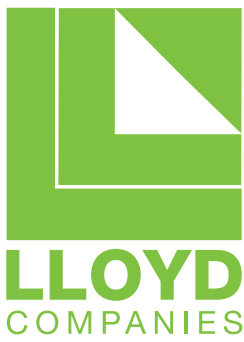
SUITE 108

FLOOR PLAN

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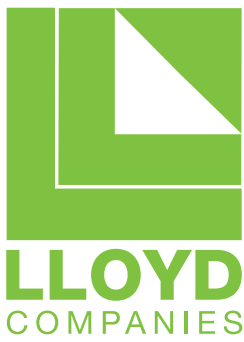
SUITE 108 INTERIOR PICTURES

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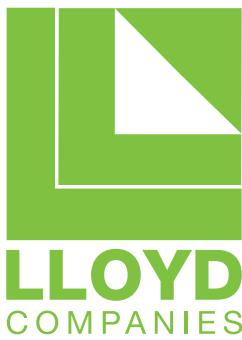
SUITE 114 INTERIOR PICTURES

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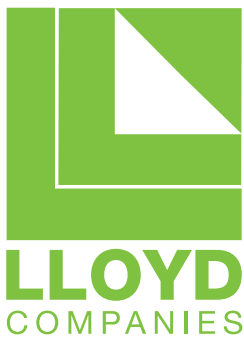
EXTERIOR & MONUMENT SIGNAGE

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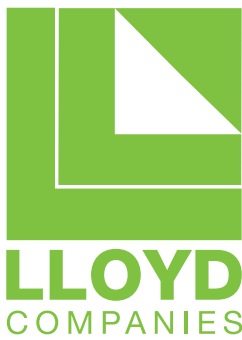
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AREA MAP

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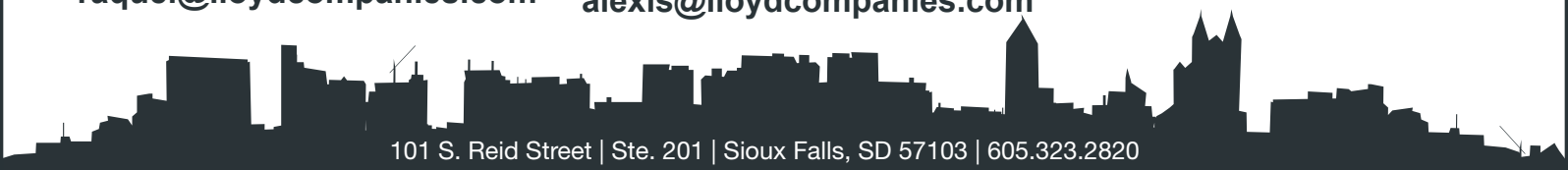
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AERIAL VIEW

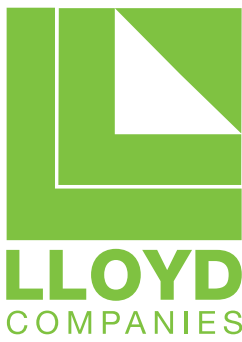
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,129	1,565	9,689
2010 Total Population	3,644	4,976	22,637
2020 Total Population	5,607	7,432	34,780
2020 Group Quarters	0	0	13
2025 Total Population	6,668	8,840	41,120
2020-2025 Annual Rate	3.53%	3.53%	3.41%
2020 Total Daytime Population	4,426	5,847	26,101
Workers	1,636	2,136	8,304
Residents	2,790	3,711	17,797
Household Summary			
2000 Households	370	525	3,393
2000 Average Household Size	3.05	2.98	2.84
2010 Households	1,254	1,731	8,280
2010 Average Household Size	2.91	2.87	2.73
2020 Households	1,973	2,627	12,818
2020 Average Household Size	2.84	2.83	2.71
2025 Households	2,355	3,135	15,188
2025 Average Household Size	2.83	2.82	2.71
2020-2025 Annual Rate	3.60%	3.60%	3.45%
2010 Families	1,004	1,385	6,294
2010 Average Family Size	3.21	3.18	3.14
2020 Families	1,554	2,079	9,554
2020 Average Family Size	3.16	3.14	3.14
2025 Families	1,846	2,469	11,243
2025 Average Family Size	3.15	3.14	3.15
2020-2025 Annual Rate	3.50%	3.50%	3.31%
Housing Unit Summary			
2000 Housing Units	374	528	3,472
Owner Occupied Housing Units	82.6%	82.2%	76.0%
Renter Occupied Housing Units	16.3%	17.2%	21.7%
Vacant Housing Units	1.1%	0.6%	2.3%
2010 Housing Units	1,329	1,827	8,880
Owner Occupied Housing Units	78.4%	79.5%	74.0%
Renter Occupied Housing Units	16.0%	15.3%	19.3%
Vacant Housing Units	5.6%	5.3%	6.8%
2020 Housing Units	2,021	2,690	13,173
Owner Occupied Housing Units	83.8%	84.5%	74.7%
Renter Occupied Housing Units	13.8%	13.2%	22.6%
Vacant Housing Units	2.4%	2.3%	2.7%
2025 Housing Units	2,410	3,207	15,599
Owner Occupied Housing Units	84.5%	85.2%	74.9%
Renter Occupied Housing Units	13.2%	12.6%	22.4%
Vacant Housing Units	2.3%	2.2%	2.6%
Median Household Income			
2020	\$77,498	\$78,133	\$87,075
2025	\$79,547	\$80,255	\$90,614
Median Home Value			
2020	\$207,254	\$209,079	\$277,613
2025	\$223,442	\$226,430	\$315,199
Per Capita Income			
2020	\$29,010	\$29,808	\$41,216
2025	\$31,254	\$32,088	\$44,008
Median Age			
2010	27.5	27.8	33.3
2020	30.1	30.5	35.4
2025	31.0	31.5	35.9

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