

**FOR
LEASE**

712 S. CLIFF AVE

FREESTANDING RETAIL BUILDING

ARNOLD RIDDLE
I N T E R I O R S

**712 S. CLIFF AVENUE
SIOUX FALLS, SD 57104**



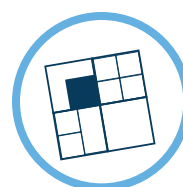
SIZE

4,320 sq. ft.



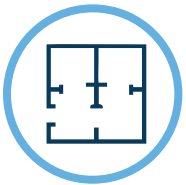
PRICE

\$16 PSF NNN
NNN Estimated
at \$2.82 PSF



ZONING

RE3: Retail



LAYOUT

Large retail showroom
area with 7 offices,
break area and
storage/shop area
with 10' overhead door.



TRAFFIC

Daily traffic count
of 14,200 vehicles



COTENANCY

Foster Network,
Fire Emporium,
Get 'n' Go, Numotion
and Mr. Goodcents

Information deemed reliable, but not guaranteed.



2571 S Westlake Drive #100
Sioux Falls, SD 57106
605.361.8211 | VBCcommercial.com

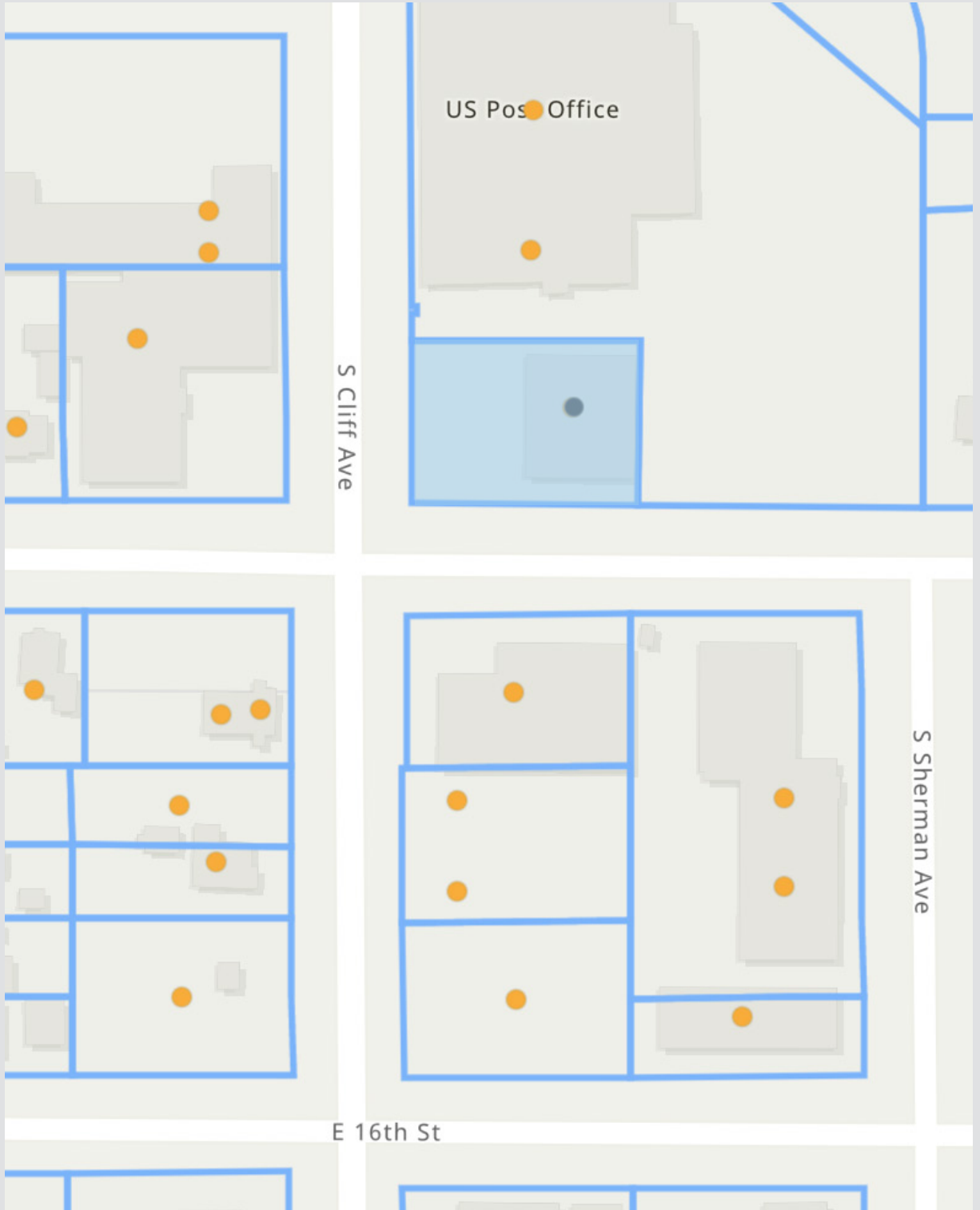


605.310.4509
mike.knudson@vbclink.com

AERIAL MAP



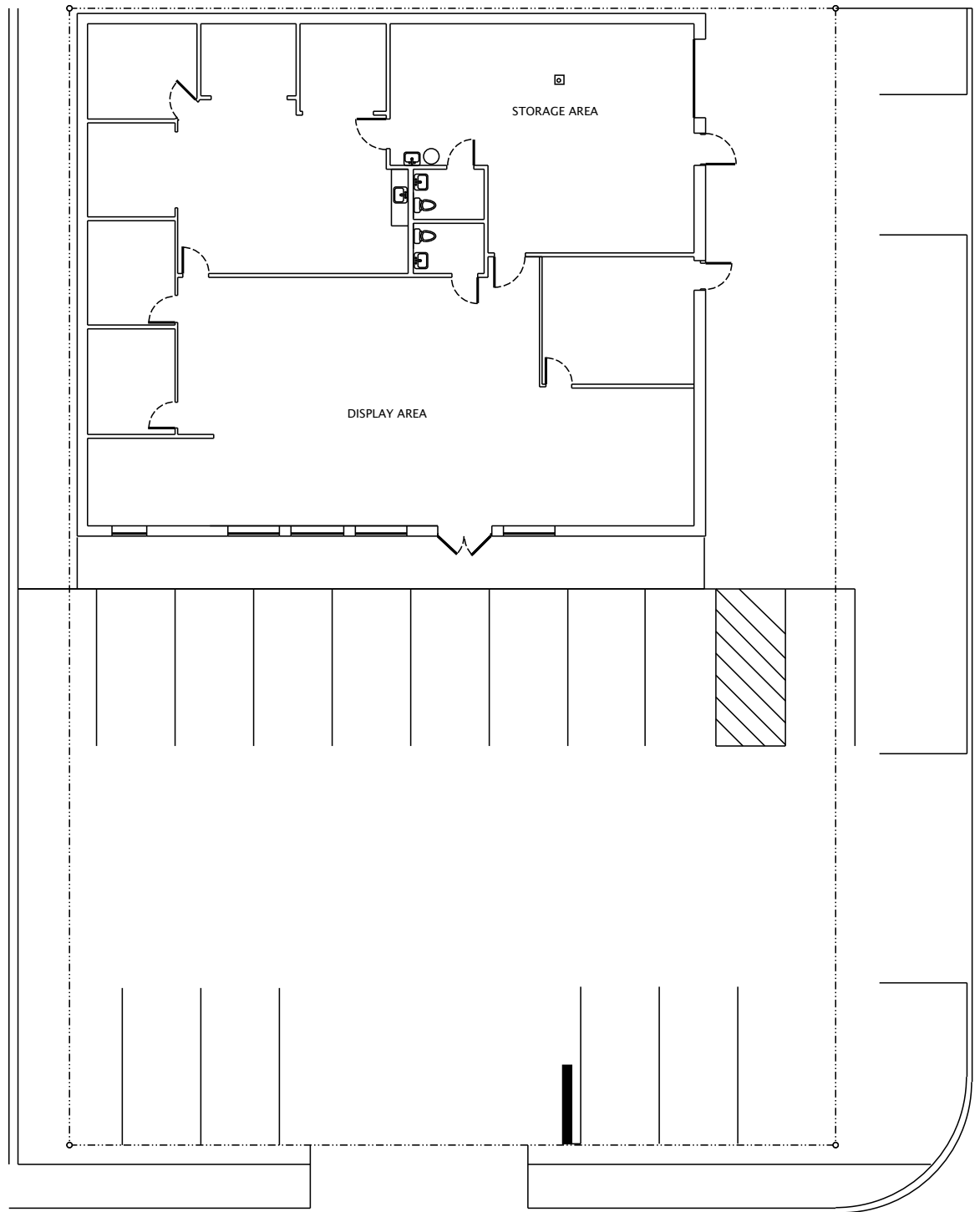
PARCEL MAP



SITE PLAN

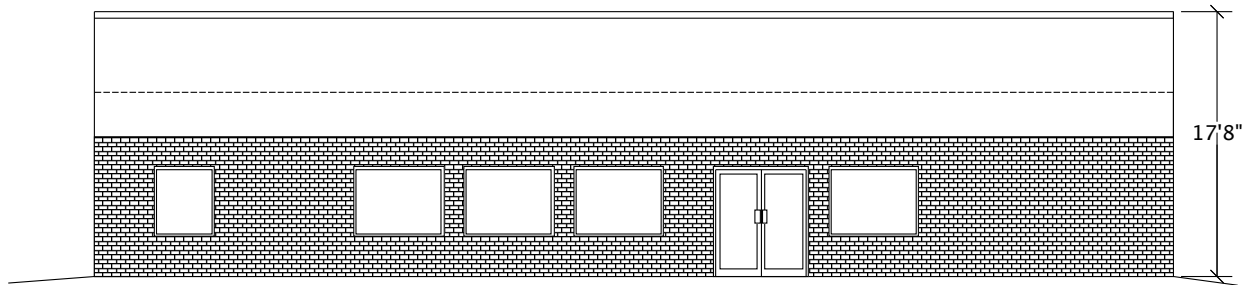
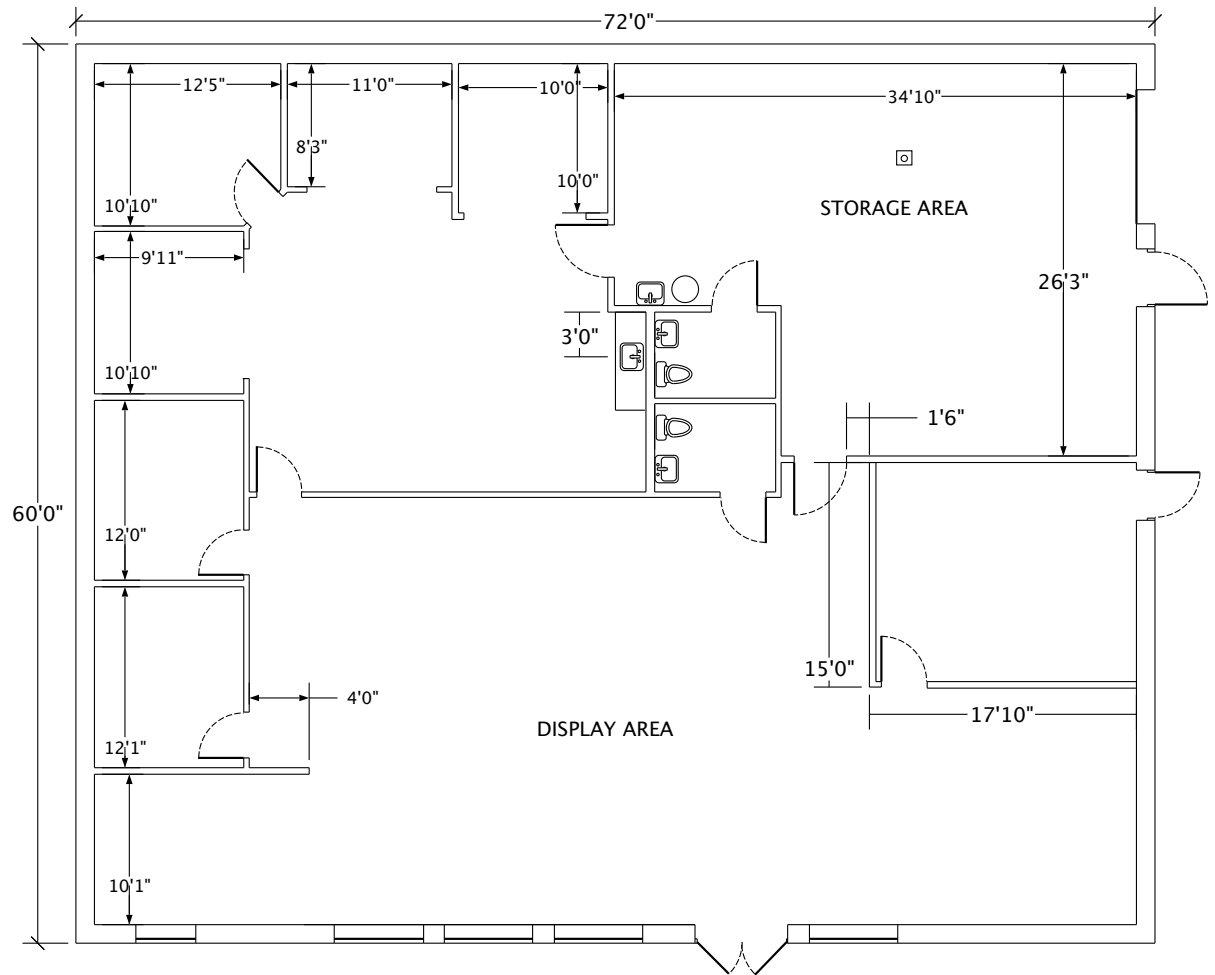
← NORTH

SITE PLAN: 712 S CLIFF AVENUE

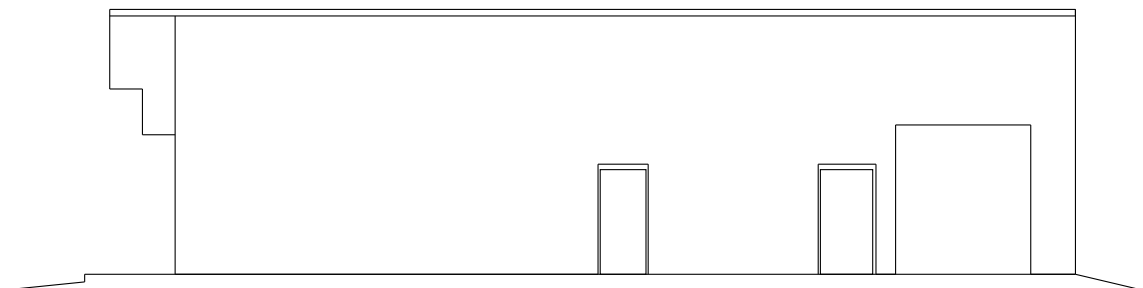


---CLIFF AVENUE---

FLOOR PLAN



WEST ELEVATION



SOUTH ELEVATION

ADDRESS: 712 S Cliff Avenue
BUILDING SIZE: 4,320'

PHOTOS

