

### Retail Space in Harrisburg, SD



## Creekside Retail II

TBD Cliff Avenue, Harrisburg, SD 57032

#### Property Features

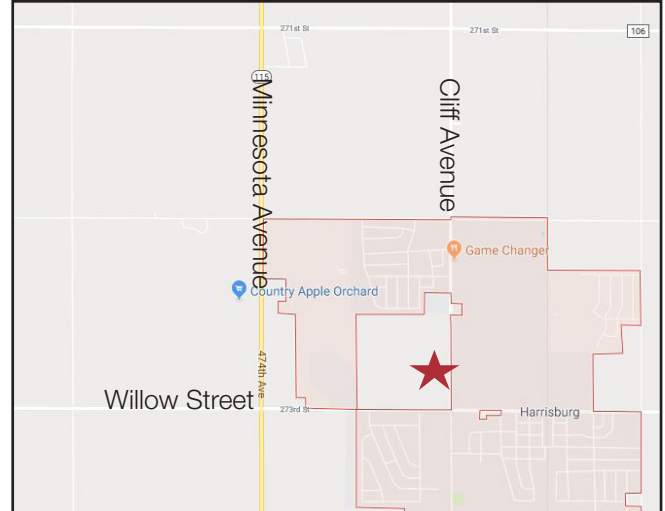
- Delivering 2022
- 9,241 sq. ft. retail center with 7 suites
- Suite sizes range from 1,020 - 1,775 sq. ft.
- End caps with drive-thru capability
- Building and monument signage
- 14' - 16' ceilings
- 5 year minimum leases

#### Pricing

- Lease rates end cap units: \$16.50/ sq. ft. NNN
- Lease rates in-line units: \$15.50/ sq. ft. NNN
- Estimated NNN: \$4.50/ sq. ft.
- TI breakdown: see next page

#### Location

- Located in the fastest growing community in South Dakota. 229 Single Family homes to be built in Creekside. In addition, there will be 37 villas and 47 townhome units for sale within the development.
- Just north of the intersection of Cliff Ave. & Willow Street in Harrisburg, SD
- 2020 Cars Per Day:
  - Willow Street: 5,591
  - Cliff Avenue: 4,924
- Area neighbors include: B&G Milkyway, Fareway, Ace Hardware, Sanford Health, Lewis Drug, Harrisburg Family Dental, Edward Jones, Evolve Chiropractic, RightQuote, Serenity Nail Spa



For more information:

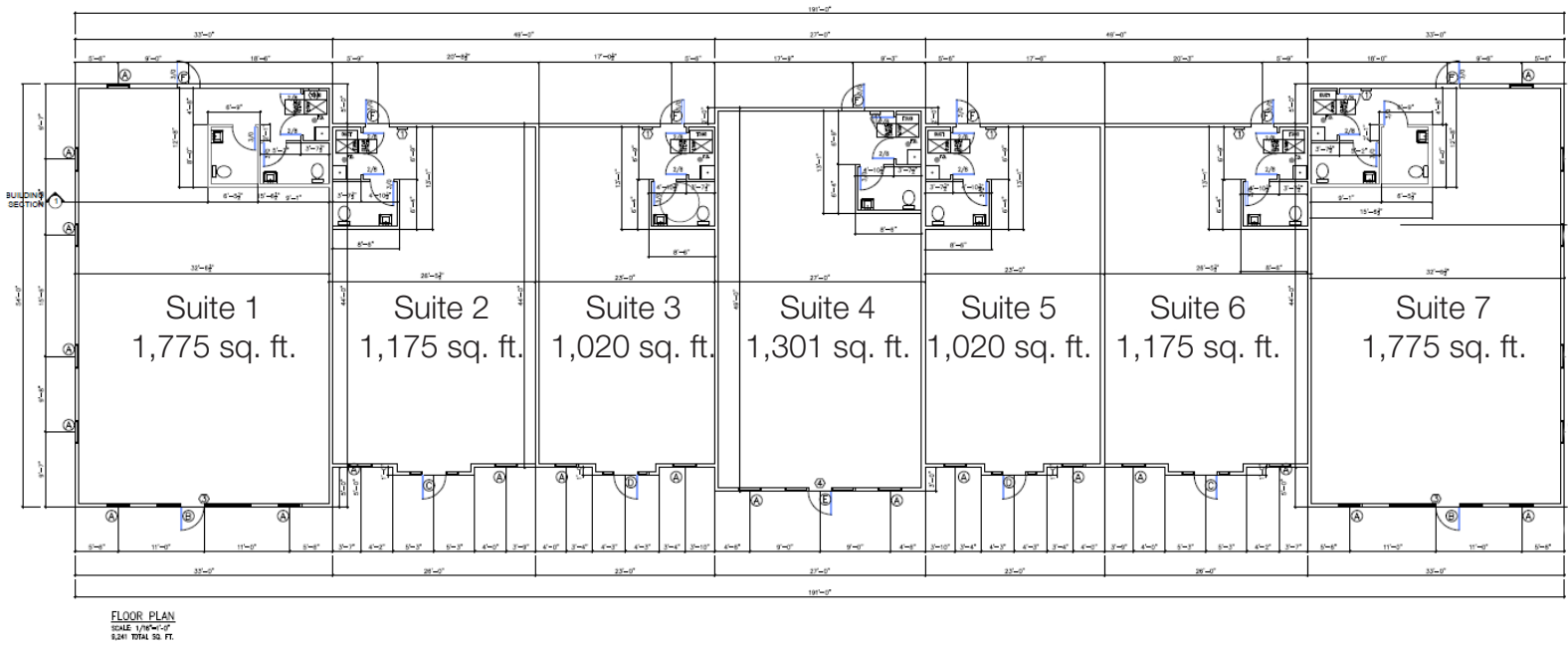
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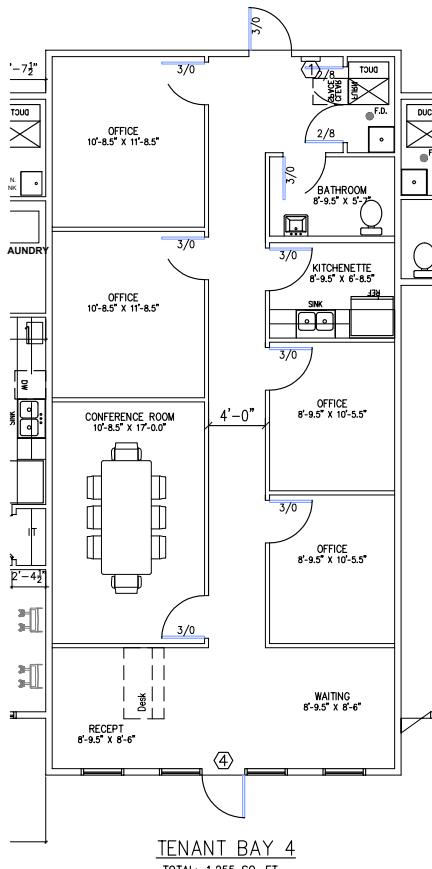
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FOR LEASE



Hypothetical Office Floorplan

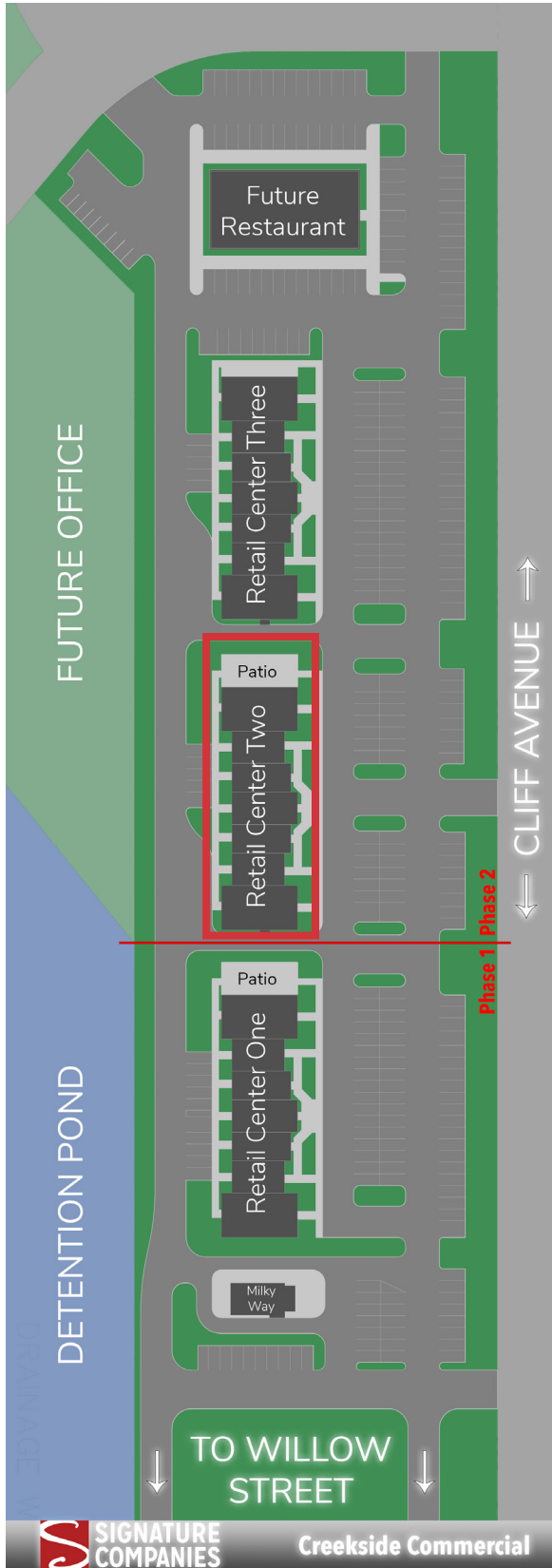


**Tenant improvement allowances provided per bay:**

Suite 1	1,775 sq. ft.	\$45,000.00
Suite 2	1,175 sq. ft.	\$30,000.00
Suite 3	1,020 sq. ft.	\$25,500.00
Suite 4	1,301 sq. ft.	\$33,000.00
Suite 5	1,020 sq. ft.	\$25,500.00
Suite 6	1,175 sq. ft.	\$30,000.00
Suite 7	1,775 sq. ft.	\$45,000.00



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Monument will look similar



Building will look similar



Building will look similar

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# FOR LEASE

