

## Retail Space in Harrisburg, SD



## Creekside Retail II

TBD S. Cliff Avenue, Harrisburg, SD 57032

### Property Features

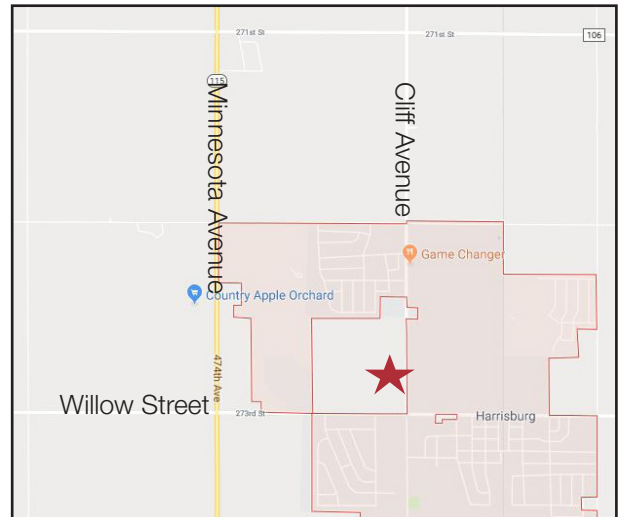
- **Delivering November 2021**
- 9,104 sq. ft. retail center with 7 suites
- Suite sizes range from 985 - 1,792 sq. ft.
- End caps with drive-thru capability
- Building and monument signage
- 14'- 16' ceilings
- 5 year minimum leases
- Landlord will fully build out space with agreeable lease terms to a standard finish

### Pricing

- Lease Rates:
  - End cap units: \$16.50/ sq. ft. NNN
  - In-line units: \$15.50/ sq. ft. NNN
- Estimated NNN: \$4.50/ sq. ft.

### 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:

**Gregg Brown, MBA, SIOR**

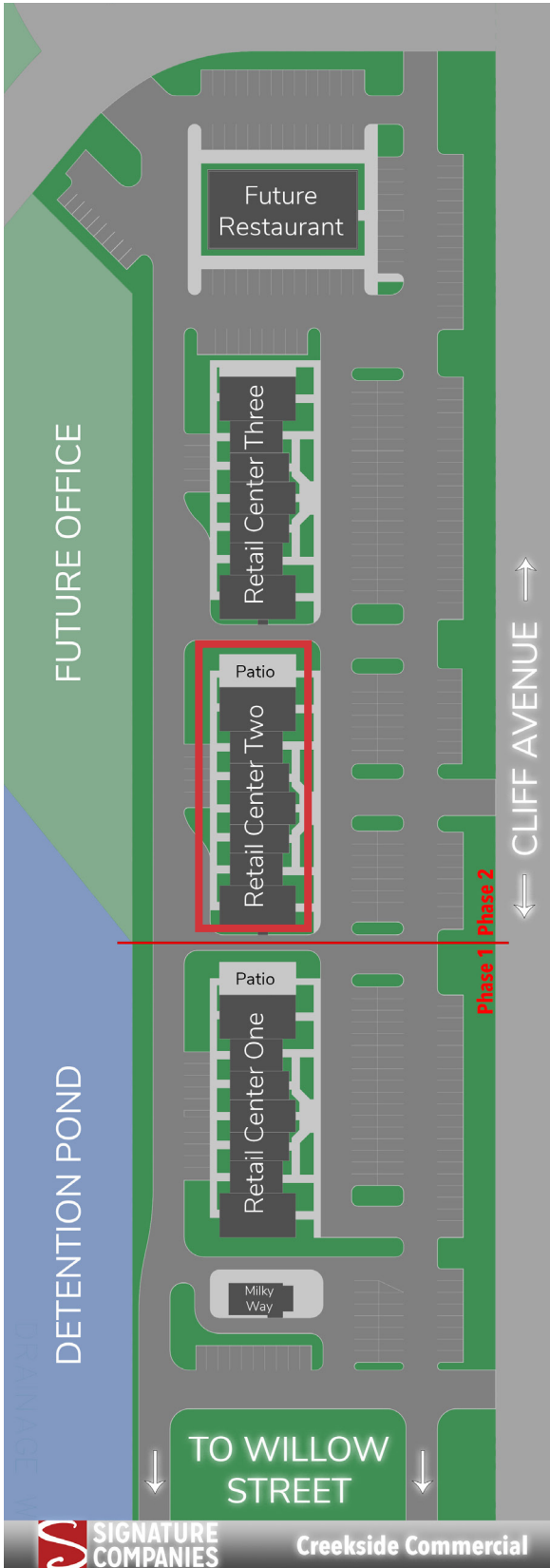
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FOR LEASE



Monument will look similar



Building will look similar



Building will look similar

FOR LEASE



Cliff Avenue

Devitt Farms  
266 dwelling units  
planned

Retail II  
Site

273rd St./ Willow Street

