



Creekside Land

TBD Cliff or Willow Avenue, Harrisburg, SD 57032

Property Features

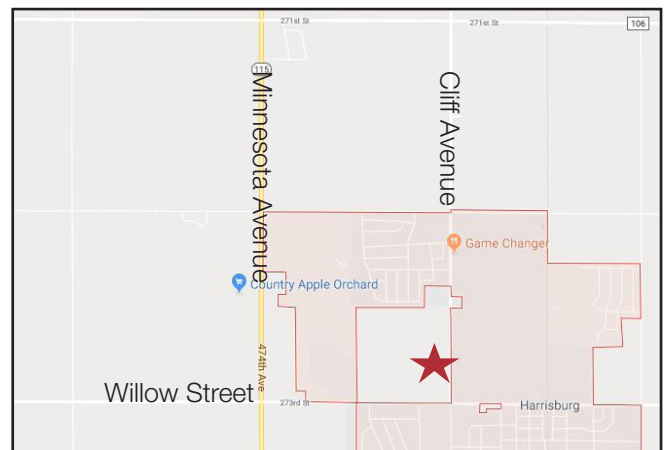
- Commercial lots available for purchase
- See page 2 for details
- Build-to-suit opportunities for sale or lease as well
- Zoning: General Commercial

Pricing

- List price: \$7.00 - \$14.00/ sq. ft.

Location

- Located in the fastest growing community in South Dakota
- Near 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



Gregg Brown, MBA, SIOR

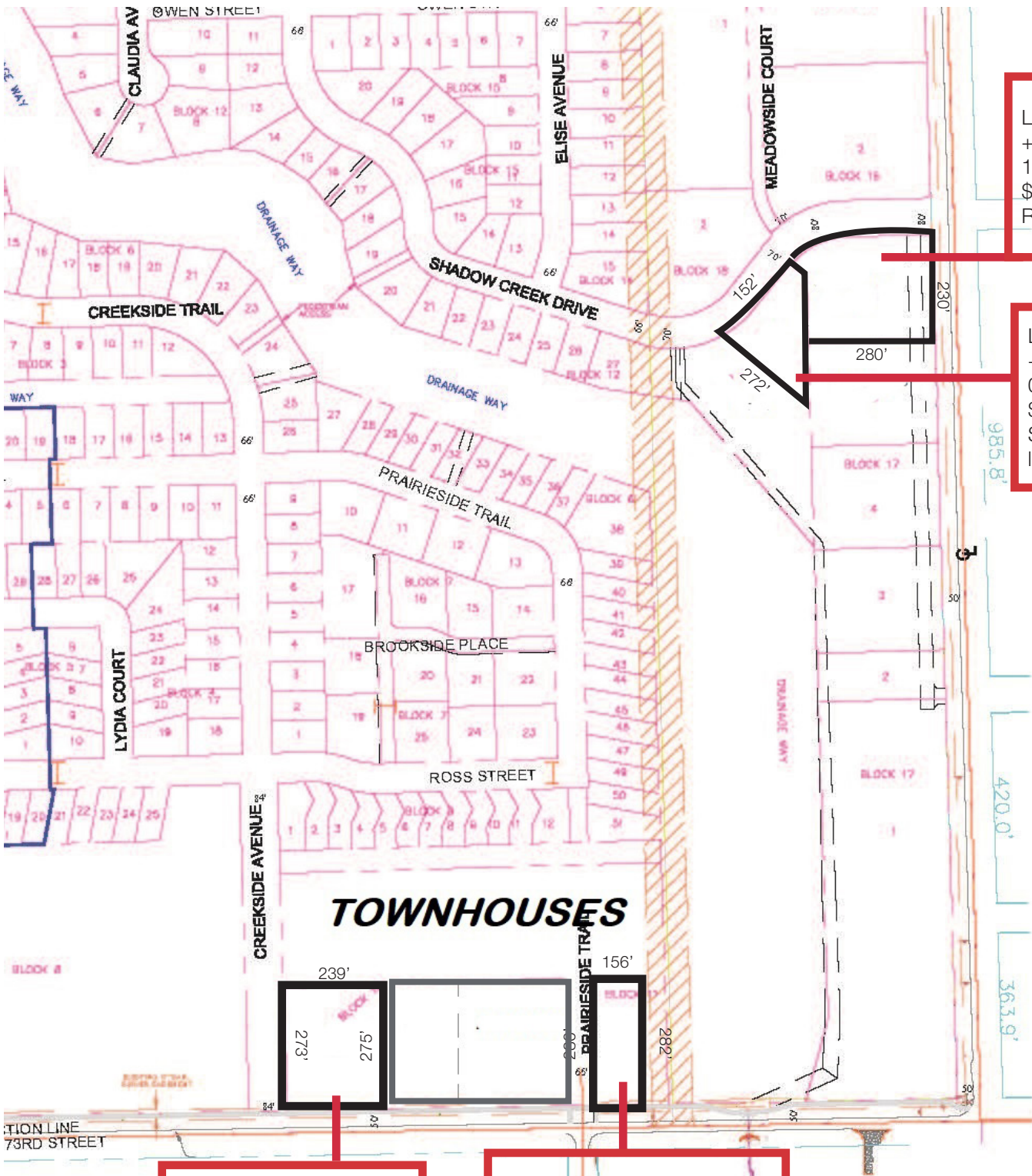
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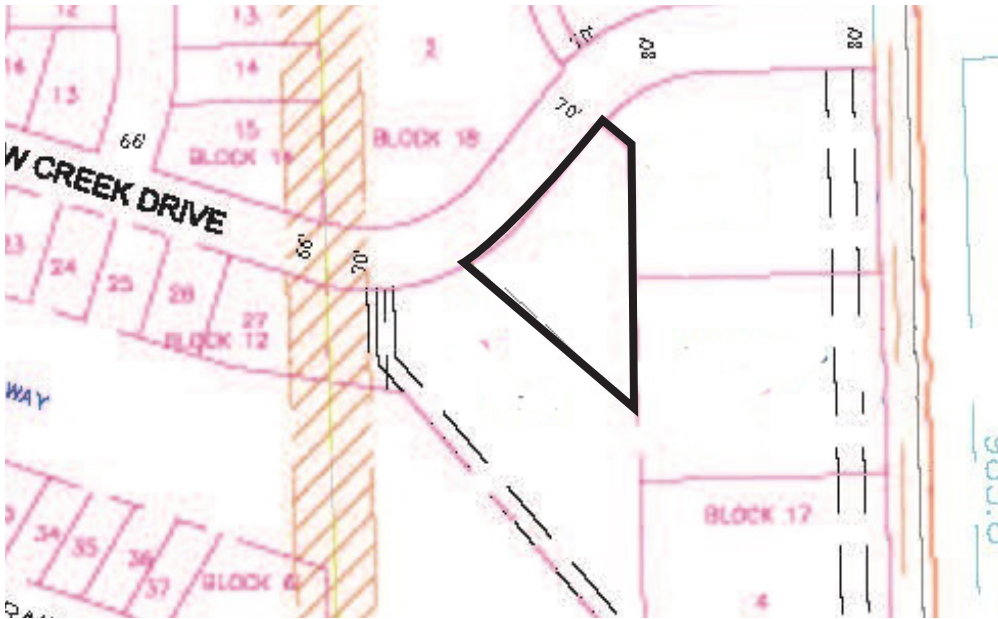


Lot 1
 +/- 64,490 sq. ft.
 1.48 acres
 \$12.00/ sq. ft.
 Restaurant or bank

Lot 7B
 +/- 33,069 sq. ft.
 0.76 acres
 \$7.00/ sq. ft.
 Stand alone office lot

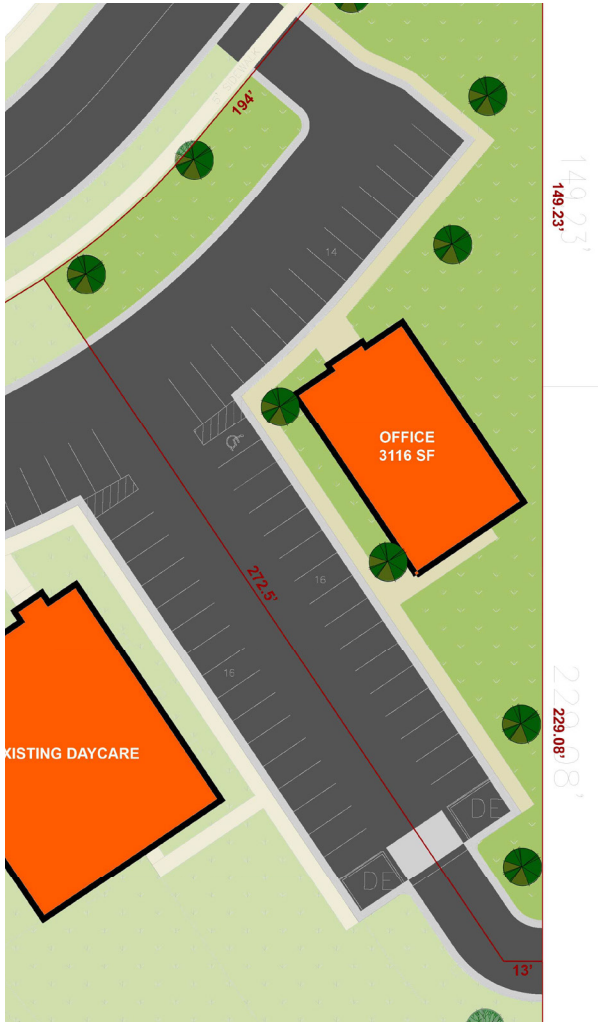
Lot 3
 +/- 52,985 sq. ft.
 1.22 acres
 May be subdivided
 \$12.00/ sq. ft.
 \$14.00/ sq. ft. hard corner

Lot 2
 +/- 41,500 sq. ft.
 0.95 acres
 \$12.00/ sq. ft.
 Quick serve restaurant, fast food,
 small retail lot



Lot 7B

+/- 33,069 sq. ft.
 0.76 acres
 \$7.00/ sq. ft.
 Built-to-suite for lease or
 built-to-suit for sale contact broker
 for details





KEY FACTS		EDUCATION		
6,541 Population	29.8 Median Age	2% No High School Diploma	16% High School Graduate	43% Some College
2.9 Average Household Size	\$74,532 Median Household Income			38% Bachelor's/Grad/Prof Degree
BUSINESS		EMPLOYMENT		
108 Total Businesses	1,433 Total Employees	69% White Collar	17% Blue Collar	0.7% Unemployment Rate
				15% Services

