

For Sale: Cliff Avenue Neighborhood Office Land

5201 South Cliff Avenue | Sioux Falls, SD | US | Lincoln County
Available Acres: 31,996 | Sale Price: \$383,600



Zoning:	Office
Within City Limits:	Yes
Site Dimensions:	31966
Sale Price:	\$383,600
Last Updated:	Jun 4, 2024


Realtor/Owner Contact

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Property and Area Description


31,966 SF (.73 Acres) \$383,600 Corner lot on S Cliff Ave & E 61st St, with great visibility on a busy commuter street and easy access to I-229. Zoned for any office business type. Close to a variety of thriving businesses & residential neighborhoods and access from 61st Street. Traffic on S Cliff Ave between 57th St & 69th St in 2021 was 17,800 VPD. Neighboring businesses include HyVee Grocery, Walgreens, Wells Fargo Bank, Great Western Bank, Wermerson Orthodontics, First Adventure Learning Center, VanHofwegen Dental, Burger King, Dakota Dry Cleaners, Taco Johns + more.

Population

	250,531 10 Mile Radius	286,038 20 Mile Radius	325,453 30 Mile Radius
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Source: ESRI®, 2024

Households

	100,207 10 Mile Radius	113,333 20 Mile Radius	128,574 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Property Images



SITE PLAN

NOTES:
1. SEE PLAN FOR DIMENSIONS

