



**ASSAM**<sup>TM</sup>  
COMPANIES

**South Cliff Ave and Prospect St  
Restaurant | Retail**



**803 S Cliff Ave  
Sioux Falls, SD 57104**



## Size

**1,006**

Square Feet +/-



## Price

Base Rent:

**\$ 16.00 PSF**

NNN: \$4.45 PSF



## Zoning

**C-2**

Neighborhood  
Commercial

## ≡ Space Summary

- Drive-up window
- Highly visible corner lot on a main arterial road, Avera Hospital and downtown only minutes away!
- Just south of East 10<sup>th</sup> Street (6 blocks); Avera (4 blocks)
- Easy access to Interstate I-229
- Pylon and Marquee signage available
- Traffic count is approximately 13,900 vehicles per day
- Tenant improvement allowance available for qualified Tenants



**Samuel R. Assam | President**

**Phone:** (605) 334-8040

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**Address:** 530 S. Phillips Ave, Sioux Falls, SD 57104



## Rent Summary

| Component           | PSF             | Monthly            | Annually            |
|---------------------|-----------------|--------------------|---------------------|
| Base Rent           | \$ 16.00        | \$ 1,341.33        | \$ 16,096.00        |
| Real Estate Taxes*  | 3.35            | 280.84             | 3,370.10            |
| Property Insurance* | 1.10            | 92.22              | 1,106.60            |
| <b>Total</b>        | <b>\$ 20.45</b> | <b>\$ 1,714.40</b> | <b>\$ 20,572.70</b> |

\*Estimate



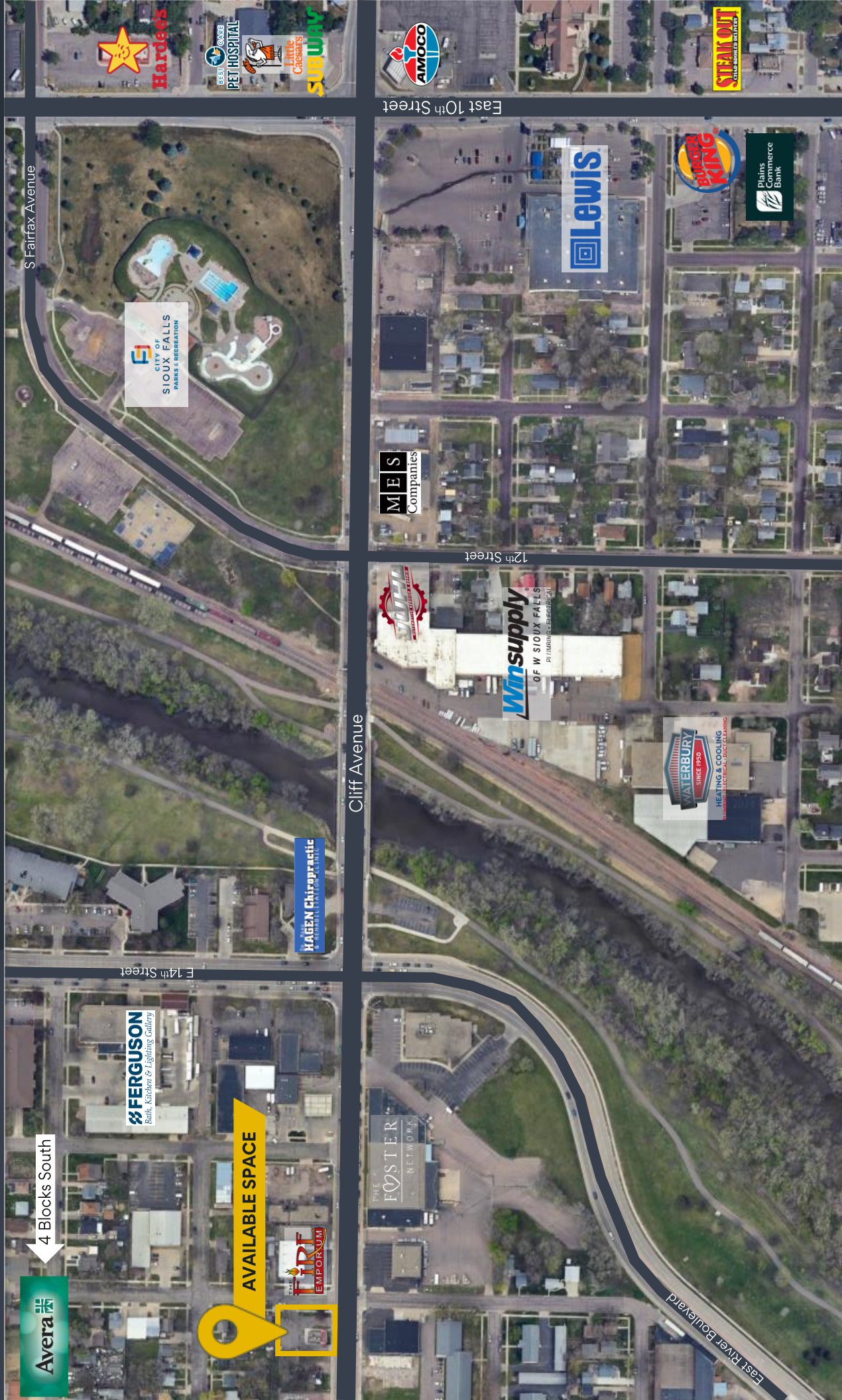
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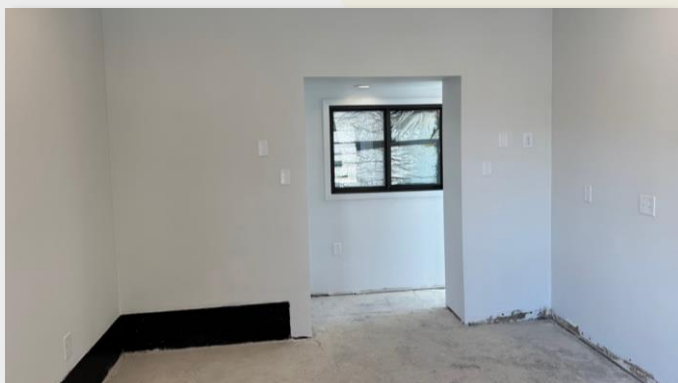
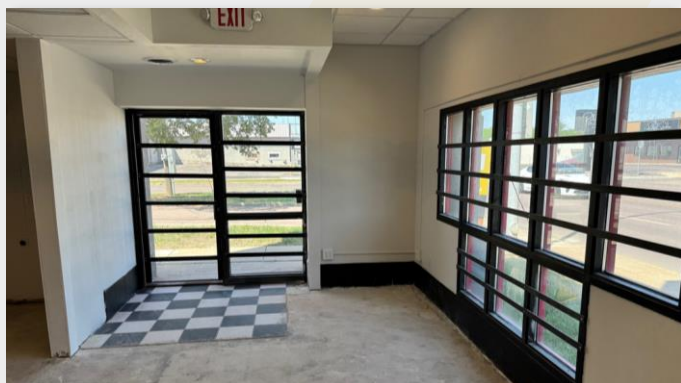




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## Photo Gallery



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## ≡ Sioux Falls Demographics

- Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.
- Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

| POPULATION PROJECTION |             |         |
|-----------------------|-------------|---------|
| Year                  | Sioux Falls | MSA     |
| 2024                  | 213,891     | 311,500 |
| 2029                  | 230,570     | 336,494 |



**#1 City for Small Businesses**

*(B2B Review 2025)*



**#2 Best Tax Climate in the U.S.**

*(Tax Foundation 2024)*



**#3 Hottest Job Market**

*(ZipRecruiter 2023)*



**Top 25 Safest Cities in America**

*(WalletHub 2025)*

**2.2M**

**# of Visitors to Sioux Falls in 2023**

**1.4%**

**Minnehaha Unemployment Rate**

*(September 2024)*



**No Corporate Income Tax**



**Third City in Economic Strength**

*(Policom 2023)*



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## ≡ Sioux Falls Major Attractions



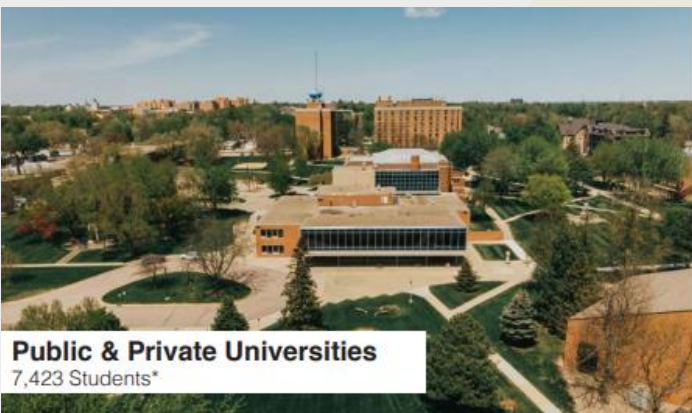
**The Falls**

636k Annual Visits



**Denny Sanford Premier Center**

578k Annual Visits



**Public & Private Universities**

7,423 Students\*



**Sanford Sports Complex**

2.5M Annual Visits

*Student count for the 2024-2025 academic year includes both full-time and part-time students. Data provided directly by the respective universities. The data on this page has been obtained by a third-party provider and is based on tracking data from mobile/cellular devices. Assam Commercial Real Estate, Inc. makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective buyers must take appropriate measures to verify all the information set forth herein.*



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