



**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	280.85	3,370.20
Property Insurance*	1.10	92.25	1,107.00
<b>Total</b>	<b>\$ 20.45</b>	<b>\$ 1546.77</b>	<b>\$ 20,572.70</b>

\*Estimate



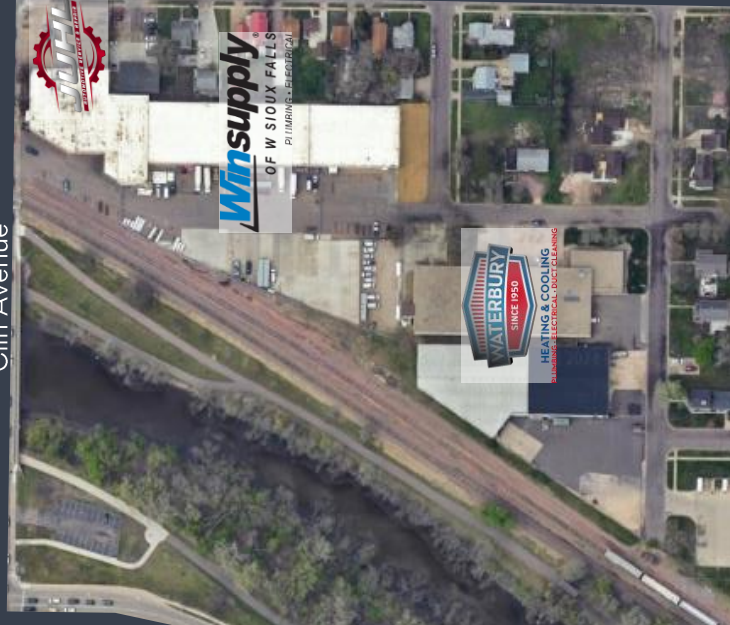
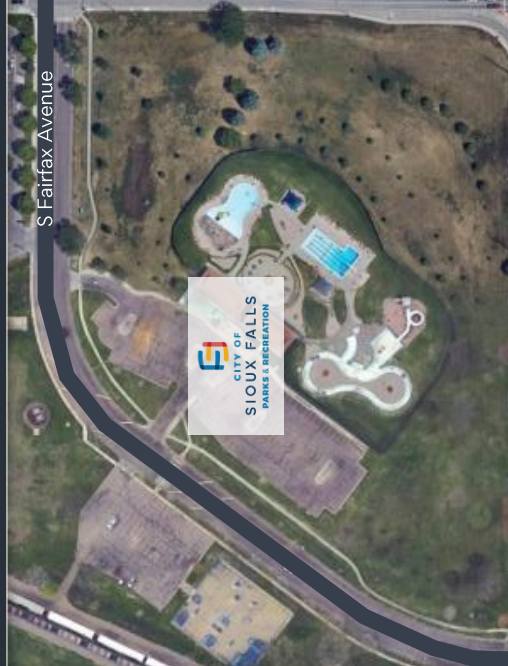
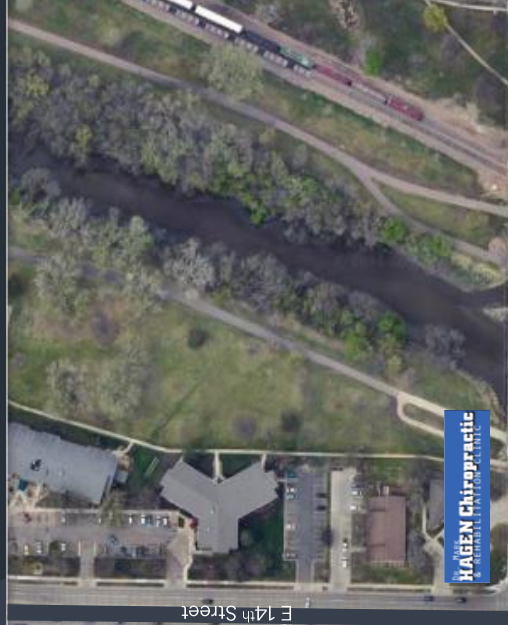
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## Photo Gallery



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Information deemed reliable, but not guaranteed



## ≡ 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.
- 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

### FAST FACTS



**#2 Best Tax  
Climate in the U.S.**  
*(Tax Foundation 2024)*



**Best City for Young  
Professionals**  
*(SmartAsset 2023)*

**2.1%**  
**Minnehaha  
Unemployment Rate**  
*(January 2024)*



**#3 Hottest  
Job Market**  
*(ZipRecruiter 2023)*

**1.19M**  
**# of Visitors to  
Sioux Falls in 2022**



**Third City in  
Economic Strength**  
*(Policom 2023)*



**No Corporate  
Income Tax**



**Top Eight Happiest  
Cities in America**  
*(WalletHub 2023)*

### TOP EMPLOYERS

**SANFORD<sup>®</sup>  
HEALTH**  
10,750

**Avera**   
8,298



3,688

**Smithfield**  
3,600

**HyVee**  
EMPLOYEE OWNED  
2,939

**amazon**  
2,505



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