

# FOR LEASE: RETAIL BUILDING #3 MARKETPLACE AT LAKE LORRAINE

2400 South Marion Road  
Sioux Falls, SD 57106

**TOTAL GLA:** 13,125 SF

**AVAILABLE:**

**Suite 100-110:** 4,233 USF

4,275 RSF

**Suite 140:** 1,876 USF

1,895 RSF

**Tenant Improvement Allowance**

\$25.00 PSF

*(Suite 140 with qualifying lease terms)*

**PRICE:** \$20.50 PSF

**TERMS:** NNN

**ZONING:** PO -PUD/C-4

**AVAILABILITY:** Immediate

**ESTIMATED NNN:** \$5.95 PSF

**For more information,  
please contact:**

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## PROPERTY INFORMATION

- Take advantage of this opportunity to be part of Sioux Fall's most exciting new retail development, LAKE LORRAINE LIFESTYLE CENTER!
- Newer construction.
- High quality design and build, indicative of Van Buskirk Construction Company.
- Convenient neighborhood strip center.
- Neighbors include the Sandbar & Grill, Mainstream Boutique, Westside Chiropractic Services, Cornerstone Eye Clinic, Anytime Fitness, Sioux Falls Lighthouse, Sioux Falls Cryo, Smallcakes, and Topper's Pizza.
- Unique opportunity to position your business on high-traffic Marion Road.

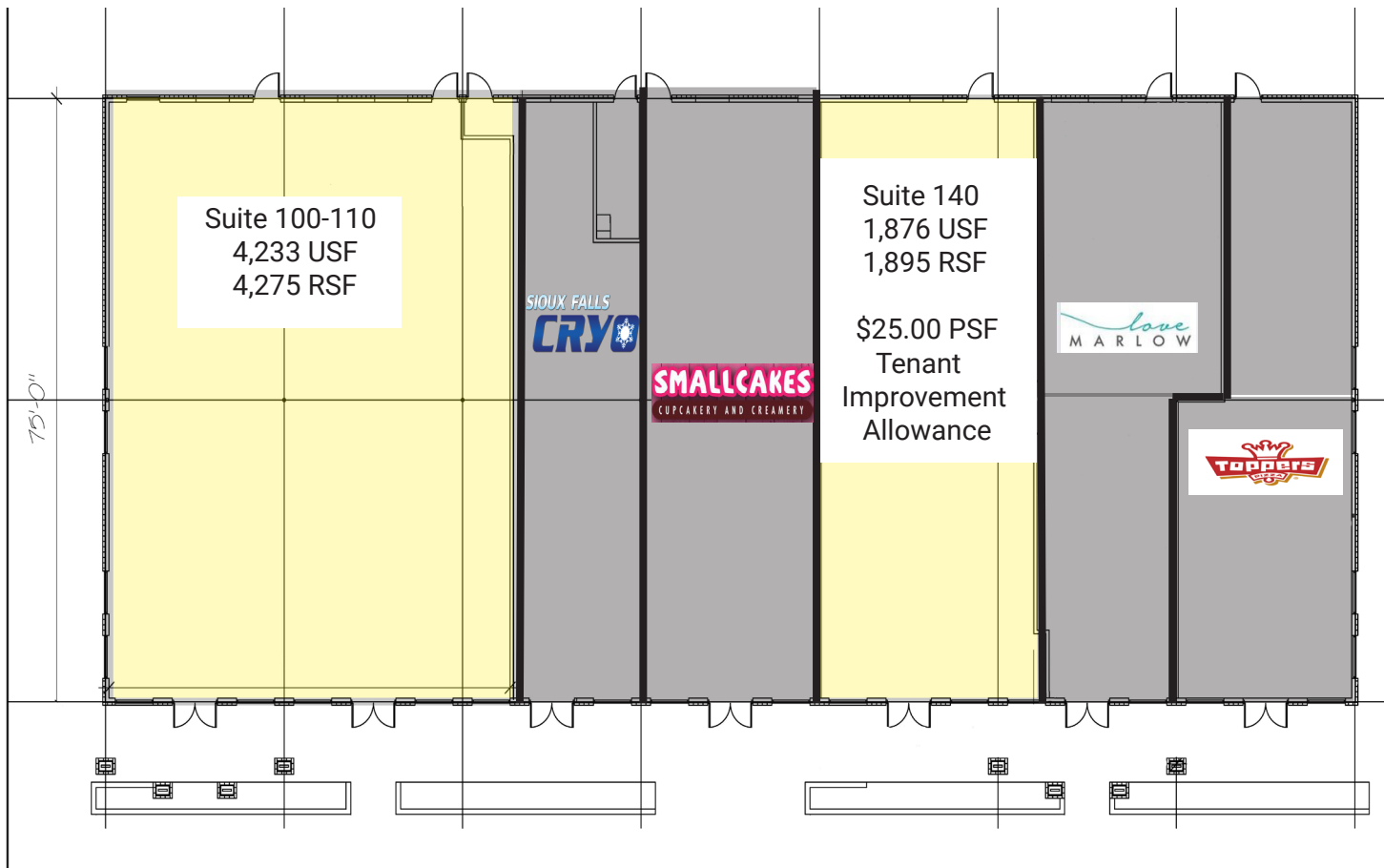
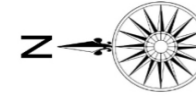
REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

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## FLOOR PLAN



**Fantastic opportunity to be in a unique location within walking distance from thriving retailers and restaurants.**

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COMPANIES

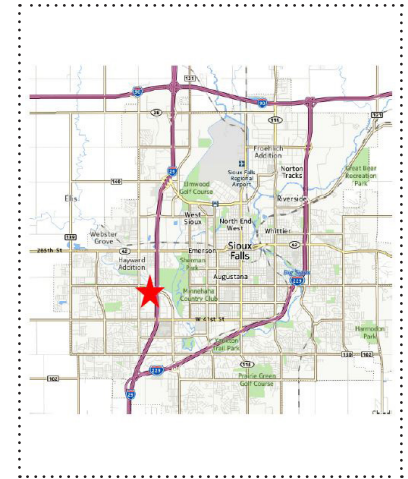
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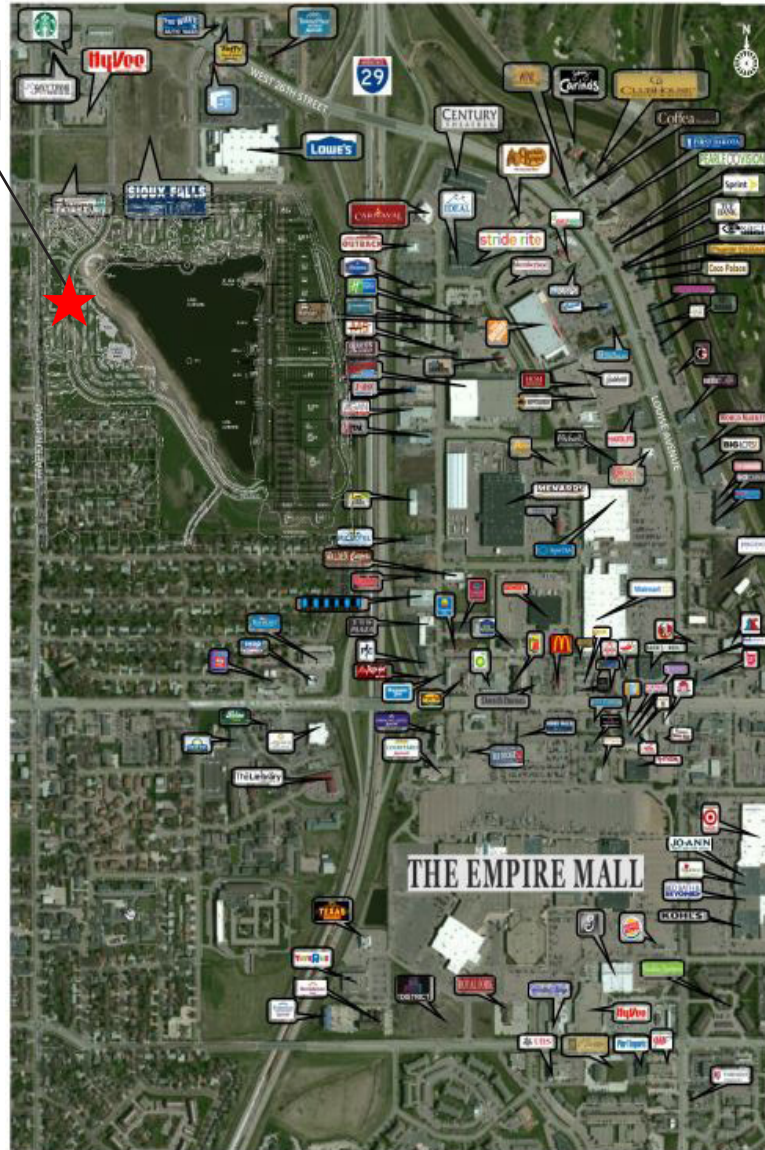
**Subject Site**

## 2017 Traffic Counts:

<u>Street(s)</u>	<u>Cars Per Day</u>
26th St between Marion Rd & Terry Ave	31,400
Lorraine Dr & I-29 West Ramps	30,200
Marion Rd 26th St & 32nd St	13,000

## MARKET HIGHLIGHTS

Sioux Falls is truly in the “Heart of America”, and is conveniently located at the junction of Interstates 29 and 90. A regional center of urban and rural interaction, Sioux Falls’ population has expanded by nearly 30,000 residents during the last decade and is projected to increase to over 250,000 by the year 2035. Sioux Falls is the major epicenter of corporate and retail business in a 250 mile radius, drawing visitors throughout the region.



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DEMOGRAPHIC STATS	5 Mile	10 Mile	15 Mile
2018 Population	125,153	202,625	226,429
2013 Population	135,916	185,690	226,249
Projected Growth	1.66%	1.76%	1.77%
Bachelor' Degree +	33.9%	32.7%	32.0%
# of Households	39,303	73,490	60,715
Incomes \$75,000 +	31.5%	35.0%	35.6%
Average Household Income	\$67,884	\$71,260	\$71,843
Median Household Income	\$51,077	\$54,396	\$55,333
Average Home Value	\$211,635	\$216,322	\$215,003
Owner Occupied Units	61.2%	65.0%	66.6%

## 2013 POPULATION 25 YEARS+ BY EDUCATIONAL ATTAINMENT:

	5-Mile	10-Mile	20-Mile
Total	54,726	118,643	141,281
Less than 9th Grade	3.0%	3.1%	3.0%
9th - 12th Grade, No Diploma	5.4%	5.3%	4.9%
High School Graduate	26.6%	27.1%	28.2%
Some College, No Degree	23.1%	21.6%	21.7%
Associate Degree	10.6%	10.3%	10.7%
Bachelor's Degree	22.3%	22.4%	21.9%
Graduate/Professional Degree	8.8%	10.2%	9.5%



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## ACCOLADES

- #1 on Forbes Best Small Places for Business and Careers (2018).
- Time Magazine lists Sioux Falls one of the Midwest's fastest-growing regions, with numerous tech startups and thousands of jobs at CitiBank, Wells Fargo, and Sanford Health. Business-ees and young residents (median age: 35) are drawn by the 3.2% unemployment rate and the absence of corporate and personal income taxes.
- Sioux Falls announced top of list in Forbe's "Best Small Cities for Business and Careers" for 10th time in 11 years.
- Minor sports leagues of Sioux Falls boost the city to #10 in top Minor League Markets study.
- 2012 State of Well Being reports Sioux Falls in the top five small communities.
- Sioux Falls ranks among the best performing cities in the US.
- Sioux Falls made the list of the top 100 best places to live in America, according to Relocate America.
- Sioux Falls has the 10th strongest local economy in the US, according to POLICOM Corporation's annual economic strength rankings, and one of only two metro areas in the Midwest to make the top 50 according to a US Census Bureau report.
- Sioux Falls is the fastest growing city in South Dakota according to Businessweek.com.
- CNN Money Magazine thinks Sioux Falls is one of America's Best Places to live.
- Sioux Falls is one of the best cities for families according to Parenting Magazine.
- Sioux Falls' residents are affluent and educated. Within a 5-mile radius, nearly 45,000 residents hold a Bachelor's degree or higher, and close to 40,000 have a household income over \$75,000 per year.



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