

MIXED USE LAND FOR SALE



join our
VISION



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VIEW OPPORTUNITIES

Adjacent to I-29 and near the Empire Mall, Lake Lorraine has established itself as Sioux Falls' premiere mixed-use development by offering diverse retail, new exciting hotels, inventive housing, lakeside dining, and Class A office. Our visitor experience surrounds the 33-acre lake with its meandering walk. Located in the heart of the region's core retailing area, Lake Lorraine has delivered our region's top desires - Homegoods, DSW, Dave and Buster's, Hyatt Place and others. The master development plan has proven its flexibility and will accommodate what comes next.

SUPER-REGIONAL RETAIL TRADE AREA

With ten million customer visits to the Sioux Falls' trade area, Lake Lorraine was a natural expansion for national and local retailers. A destination shopping center supported by interstate visibility, high traffic counts, and an environment that focuses on planned spaces, creates a unique shopping experience.

STAY AND PLAY

Recreation and consumer engagement are supported by Lake Lorraine's own marketing Collaborative. The Collaborative organizes special events and sales to ignite the imagination of the market and increase visitor engagement. With the addition of Dave and Buster's and Flow & Paddle, our preeminence as a destination is assured. Access via the heavily used bike trail system, recreationists can engage with the lake and its businesses.

A PLACE TO INNOVATE

Office on or near the lakes edge provide private patios and roof top relaxation. These visual connections to the lake walk transform the workplace culture. Breaktime now rejuvenates the employee after a casual walk around the lake. Employees are also able to dine, shop or just relax without leaving Lake Lorraine.

LIVING ENHANCED

Lake Lorraine is not only an experience, it's a place to call home. People find comfort in the luxury townhomes overlooking the lake, Grand Living assisted living community and Sioux Falls' newest hotel, Hyatt Place.

LAKESIDE DINING IN SIOUX FALLS

Lake Lorraine offers a mix of American grill and international cuisine and atmosphere. Indoor and outdoor dining opportunities are a pillar of the Lake Lorraine vision.

A COMMUNITY VISION

Our architecture is unique, the outdoor environment welcoming, the materials and design deliver *An Adventure Every Day*.

www.LakeLorraineSiouxFalls.com



- 1970 - 1985**
The land was acquired by Warren Friessen over 15 years.
- 2001**
The Lake is officially named Lake Lorraine in honor of Warren's wife.
- 2008**
After decades of excavating gravel, the lake is fully formed.
- 2013**
Friessen Development partners with Van Buskirk Companies to develop the land into a lifestyle center.
- 2014-2015**
The first retail buildings opened along Marion Road. Westside Chiropractic Center, The SandBar and Grill, Anytime Fitness, Sanford Optical, Prairie Creek Pet Hospital.
- 2016**
Lake Lorraine welcomed Carsforsale.com and Grand Living to the lake.
- 2017**
The Shores on Lake Lorraine began showing their first townhome. The addition brings high-tech living to the area.
- 2018**
National retailers join the Lake Lorraine Lifestyle center: Hobby Lobby, Home Goods, Kirklands, DSW, Marshalls, Oshkosh and Carter's, Ross.
- 2019**
An additional building along the interstate opened with Apricot Lane, Moe's Furniture, Perfect Ten nail salon, and Child's Play Toys. Dave and Buster's announces its debut in South Dakota at Lake Lorraine.
- 2020**
Hyatt Hotel has their Grand Opening. Pillar Dental commences construction along with more office space and retail.
- 2023**
Additions including Dairy Queen, Starbucks, Chick N Max, and the highly anticipated Five Below retail store. The Blu also had it's grand opening, offering luxury living apartments at the lake.

PROPERTY HIGHLIGHTS



TRAFFIC COUNTS

Interstate 29	
Between 26th St and 41st St (N+S)	53,940
Marion Road	
Between 26th St and 32nd St	10,300
Between 32nd St and 41st St	9,100
26th Street	
Between Marion Rd and Lorraine Dr	24,700
Between Lorraine Dr and I-29 Ramp	30,100
32nd Street	
Between Valley View and Marion Rd	3,100
Terry Avenue	
Between 37th St and 41st Street	2,900

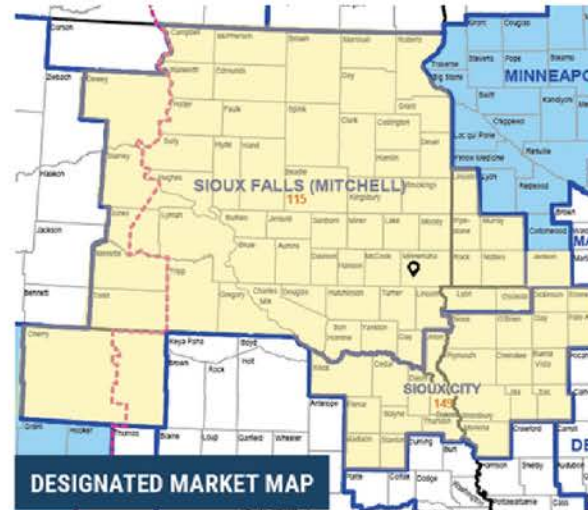
ZONED FOR MIXED USE PO-PUD

SF Zoning Website - bit.ly/SFzoning



WIDE MARKET AREA

The state's largest city and largest retail center between Denver and the Twin Cities with a metro population of nearly 250,000. Sioux Falls has low business costs with a high quality of life. Sioux Falls is one of America's crossroads cities, located at the junction of two Interstate highways, I-90 and I-29 which brings in consumers from a four state area.
 -2021 Sioux Falls Community Profile



LAKE LORRAINE DEVELOPMENT MAP



130 TOTAL ACRES **33** ACRES OF LAKE

90% OF TOTAL LAND IS DEVELOPED OR UNDER DEVELOPMENT

AVAILABLE LAND FOR SALE
Can be resized to fit your project.

P4	37,790 SF	\$20 PSF
P5	40,751 SF	\$20 PSF
P6	31,219 SF	\$25 PSF
P6a	21,613 SF	\$25 PSF
P7	62,040 SF	\$25 PSF
P16	71,360 SF	\$10 PSF
P17	35,354 SF	\$15 PSF
P25	SOLD: BIG LOST	
P28	78,008 SF	CONTACT
P33	21,780 SF	\$18 PSF

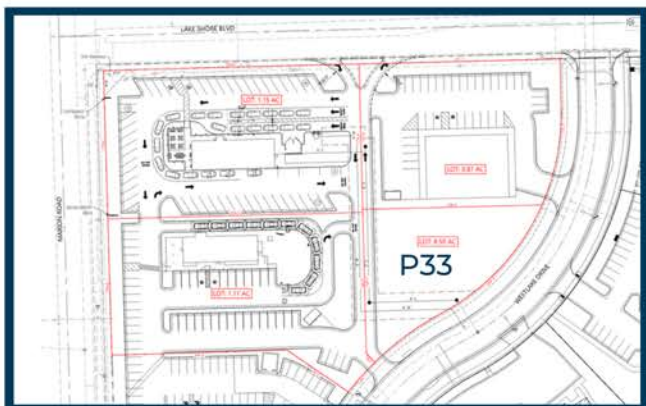
HIGH TRAFFIC CORNER OPPORTUNITIES



Professional office with a view. Own your own future with an investment in a building that allow you to park inside and sit on a deck to watch the ducks land on the lake. A little reprieve from the daily duties will build your team's culture.

ZONED FOR MIXED USE - SEE PAGE 3

P1	SOLD: STARBUCKS
P2	SOLD: DAIRY QUEEN
P3	SOLD: AUTOZONE
P33	21,780 SF \$18 PSF



HOTEL + RETAIL OUTLOT OPPORTUNITIES

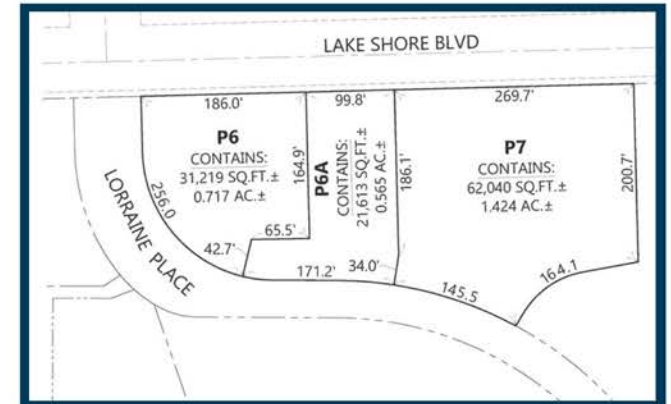
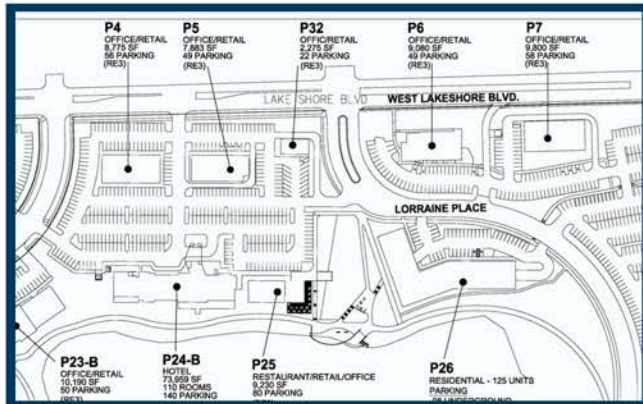


Don't miss the opportunity to have one of the few places for an anchor lot in front of a power center that continues to break records with national retailers. This is the spot to get the eyes that you need on your business. These lots are an ideal location for additional QSR's, service, or retail operations.

ZONED FOR MIXED USE - SEE PAGE 3

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P25	SOLD	
P28	78,008 SF	CONTACT

Can be resized to fit your project.



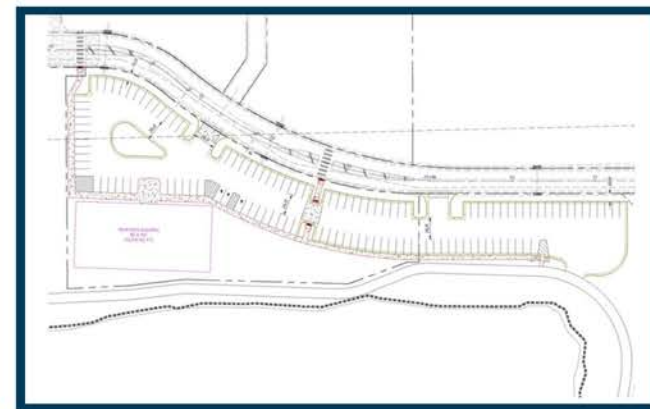
LAKE SIDE OPPORTUNITIES



This is the last lakeside parcel left available at Lake Lorraine, ever. Think about the opportunity happening right now. This parcel would make an ideal location for a fine dining restaurant that you can promote an experience like no other in Sioux Falls. Sunset views, patrons, lake walk, daytime lunch crowds, good parking all in the heart of a regional retailing power center that SMASHES sales forecasts. This is the place for the dining experience Sioux Falls is missing. P28 is located near major national retailers and Dave & Busters.

ZONED FOR MIXED USE - SEE PAGE 3

P25	SOLD
P28	78,008 SF CONTACT



MARION ROAD + LAKEVIEW OPPORTUNITIES



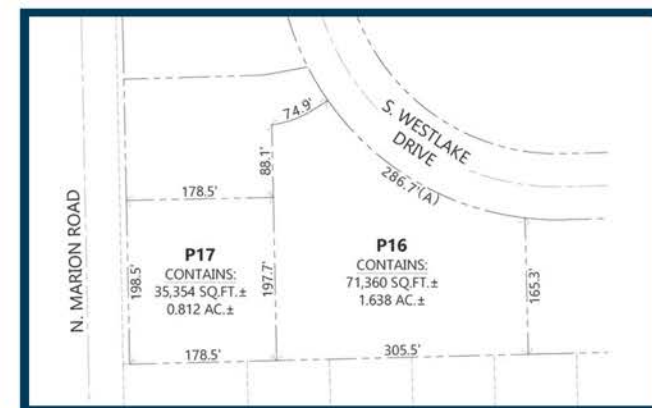
This section is an ideal location for a professional office or multi-tenant building. The sloped site offers elevated views of the lake while simultaneously having Marion Road visibility. This is a developer's dream of vertical mixed use with living on top floors and office on the first floor next to a quiet neighborhood and walking distance from restaurants, shops, salons, gym, groceries, dentist, chiropractor, eye doctor, and even lake walk and water recreation!

ZONED FOR MIXED USE - SEE PAGE 3

P16 71,360 SF \$10 PSF

P17 35,354 SF \$15 PSF

Can be resized to fit your project.



MIXED USE LAND FOR SALE



LAND SALE

Steve Van Buskirk
605-366-0939

LEASE SPACE

Autumn Kaufhold
605-351-5512

DEVELOPERS

**FRIESSEN
DEVELOPMENT
INC.**

**VanBuskirk
COMPANIES**

www.LakeLorraineSiouxFalls.com