

MIXED USE LAND FOR SALE



join our
VISION



CONTENTS

PAGE 2
ABOUT LAKE LORRAINE

PAGE 3
PROPERTY HIGHLIGHTS

PAGE 4
SITE PLAN + PRICES

PAGE 5
HIGH TRAFFIC CORNER
OPPORTUNITIES

PAGE 6
HOTEL + RETAIL MALL
OUTLET OPPORTUNITIES

PAGE 7
LAKESIDE OPPORTUNITIES

PAGE 8
MARION ROAD + LAKE
VIEW OPPORTUNITIES

GET TO KNOW LAKE LORRAINE

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

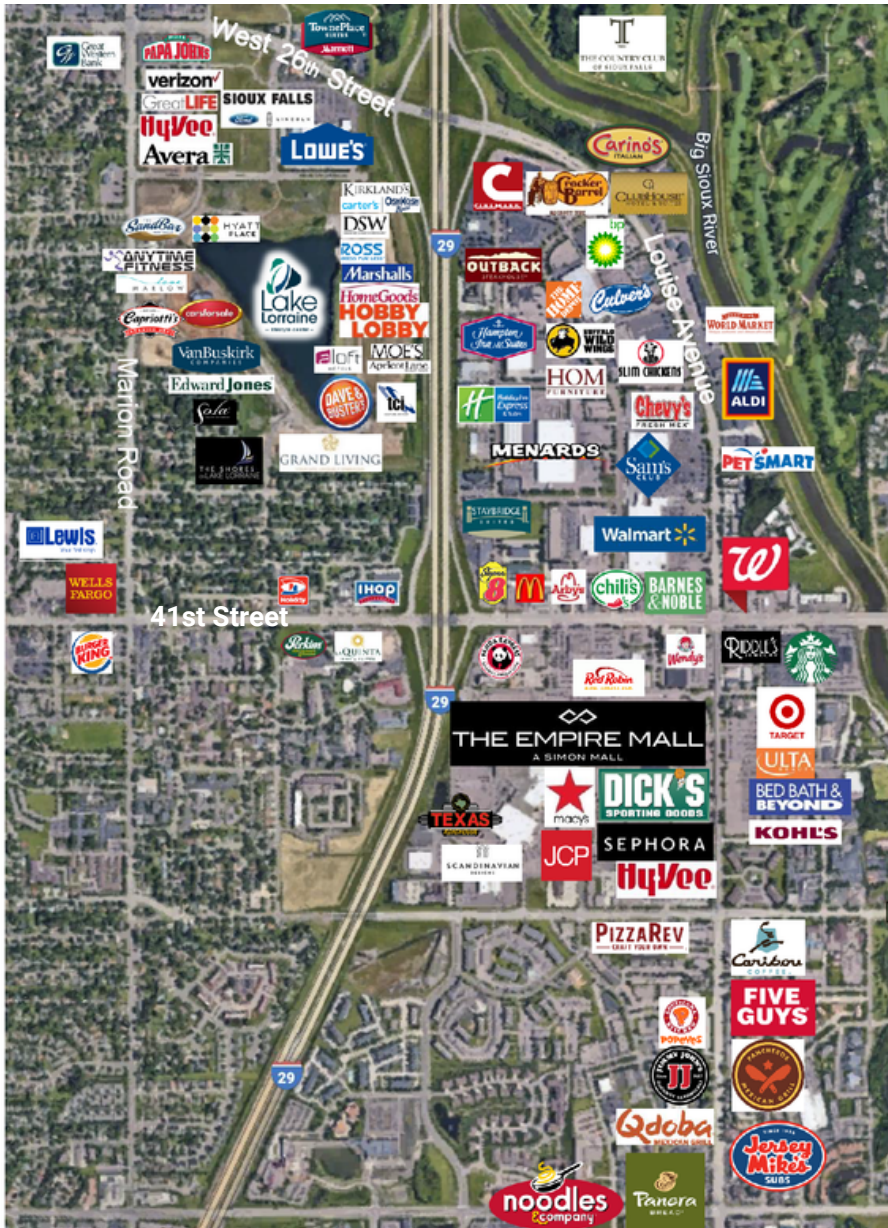
An additional building along the interstate opened with Apricot Lane, Moe's Furniture, Perfect Ten nail salon, and Child's Play Toys. Dave and Buster's announces its debut in South Dakota at Lake Lorraine.

2020

Hyatt Hotel has their Grand Opening. Pillar Dental commences construction along with more office space and retail.



PROPERTY HIGHLIGHTS



TRAFFIC COUNTS

Interstate 29	
Between 26th St and 41st St (N+S)	50,710
Marion Road	
Between 26th St and 32nd St	9,828
Between 32nd St and 41st St	12,689
26th Street	
Between Marion Rd and Lorraine Dr	22,672
Between Lorraine Dr and I-29 Ramp	30,223
32nd Street	
Between Valley View and Marion Rd	1,300
Terry Avenue	
Between 37th St and 41st Street	1,300

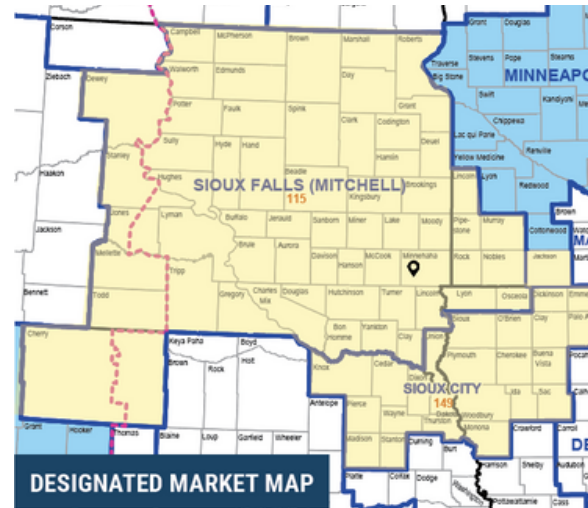
ZONED FOR MIXED USE PO-PUD

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%

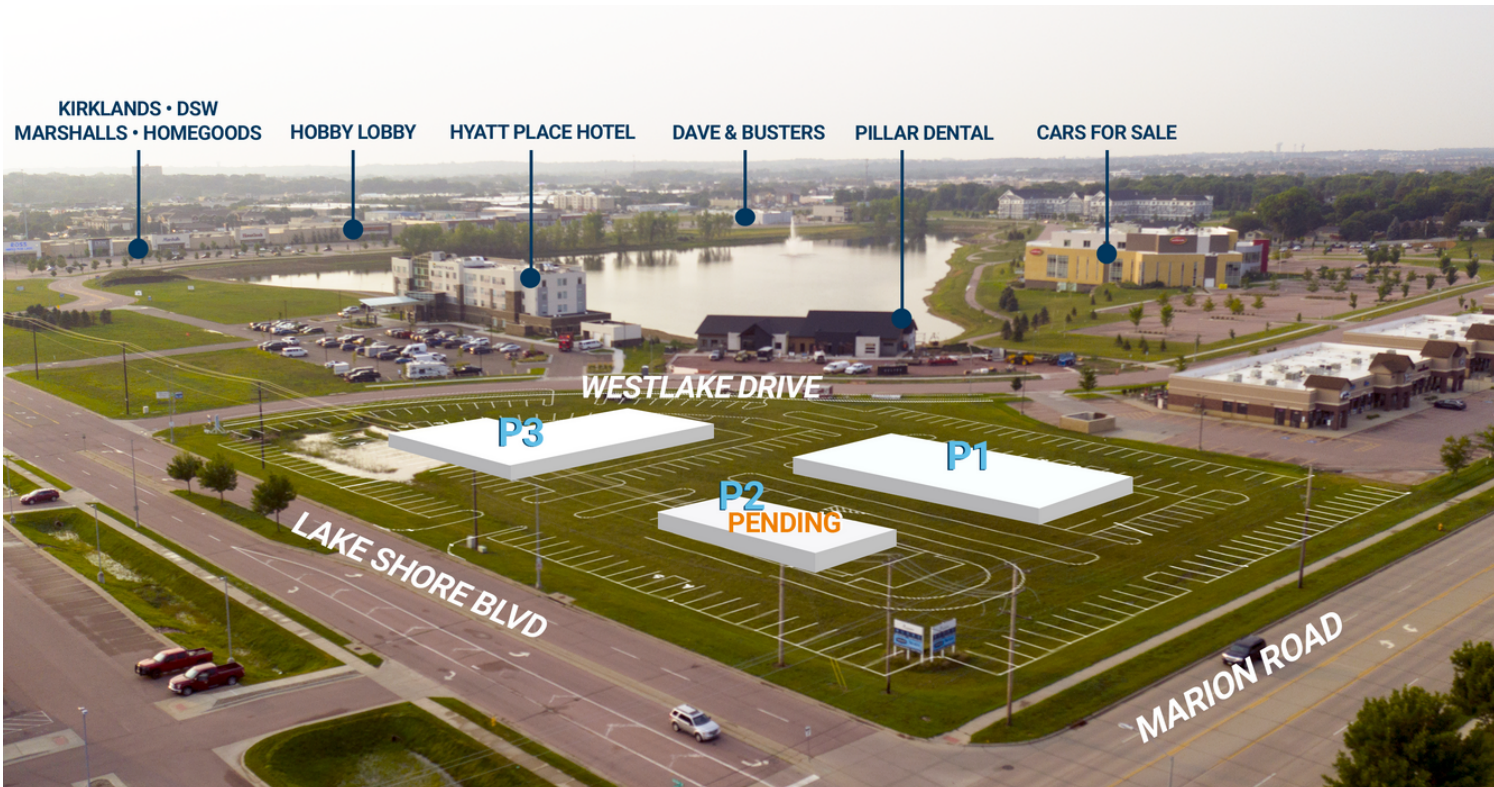
OF TOTAL LAND IS DEVELOPED
OR UNDER DEVELOPMENT

AVAILABLE LAND FOR SALE

Can be resized to fit your project.

P1	51,596 SF	\$18 PSF
P2	UNDER CONTRACT	
P3	67,442 SF	\$18 PSF
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	46,091 SF	\$20 PSF
P26	SOLD	
P27	53,050 SF	CONTACT
P32	29,704 SF	\$20 PSF

HIGH TRAFFIC CORNER OPPORTUNITIES

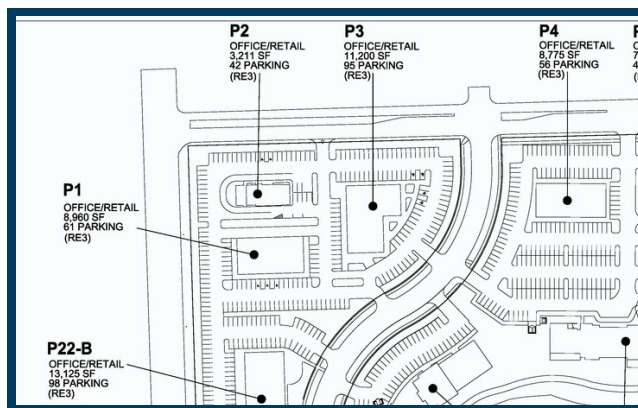


The corner parcels of Lake Lorraine offer high-traffic visibility and easy access - ideal for quick service restaurants or neighborhood services such as banks.

ZONED FOR MIXED USE - SEE PAGE 3

P1	51,596 SF	\$18 PSF
P2	UNDER CONTRACT	
P3	67,442 SF	\$18 PSF

Can be resized to fit your project.



HOTEL + RETAIL OUTLOT OPPORTUNITIES

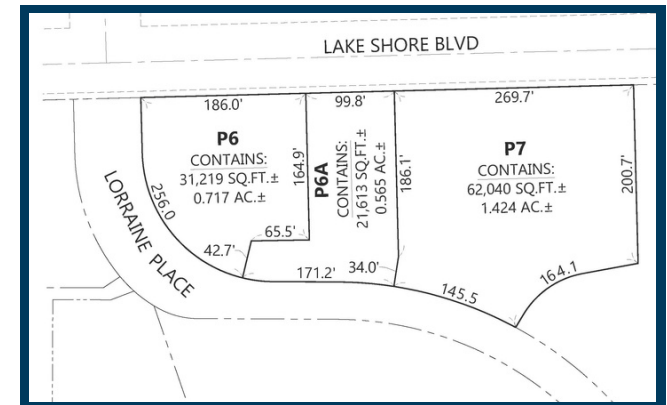
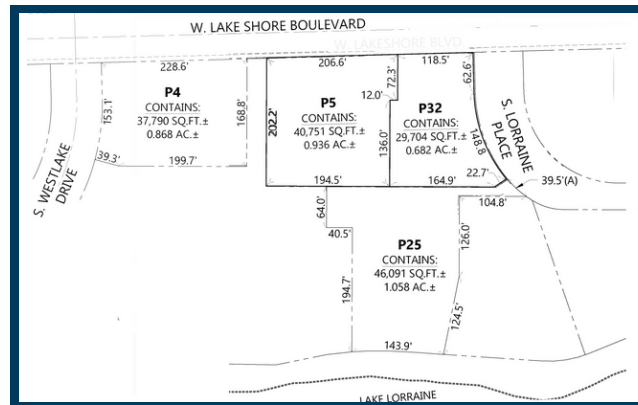
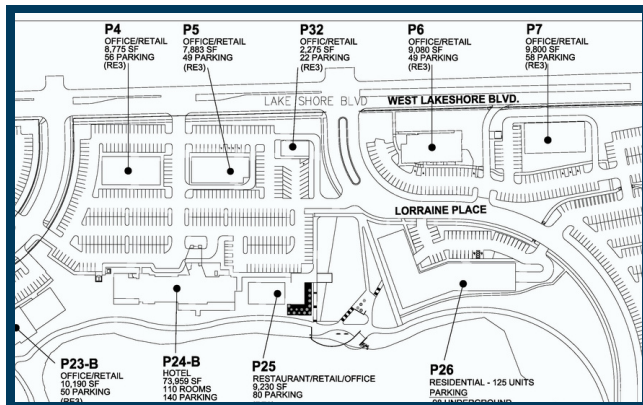


The north and east section is ideal for retailers, restaurants and drive thrus. Here you can choose from a location in the hotel outlot, major retail mall outlot, lakeside, and/or the opportunity for a restaurant to connect to Hyatt Hotel.

ZONED FOR MIXED USE - SEE PAGE 3

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
P25	46,091 SF	\$20 PSF
P27	53,050 SF	CONTACT
P32	29,704 SF	\$20 PSF

Can be resized to fit your project.



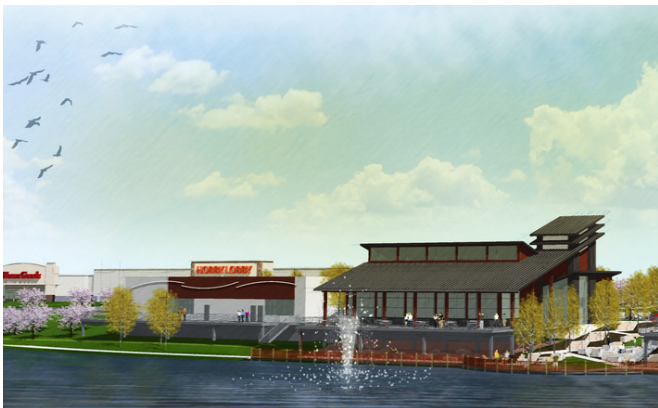
LAKE SIDE OPPORTUNITIES



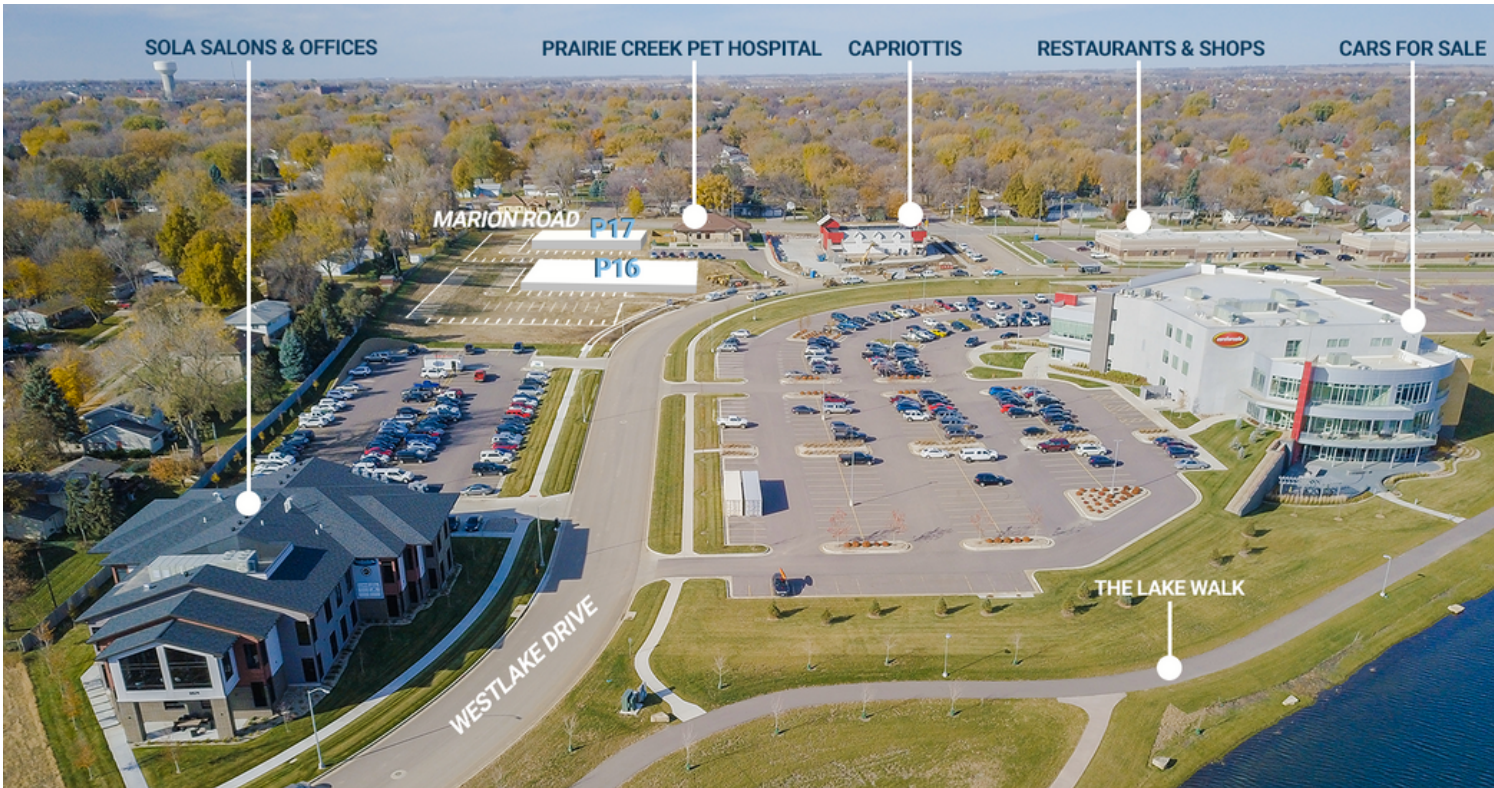
There are only two lakeside parcels left available. Both of these parcels would make excellent lakeside restaurant opportunities. P27 is located near major national retailers and new-to-town Dave & Busters. P25 has opportunity to connect with Sioux Falls' first Hyatt hotel. More details on P25 can be found on page 6 of this brochure.

ZONED FOR MIXED USE - SEE PAGE 3

P25	46,091 SF	\$20 PSF
P27	53,050 SF	CONTACT



MARION ROAD + LAKEVIEW OPPORTUNITIES

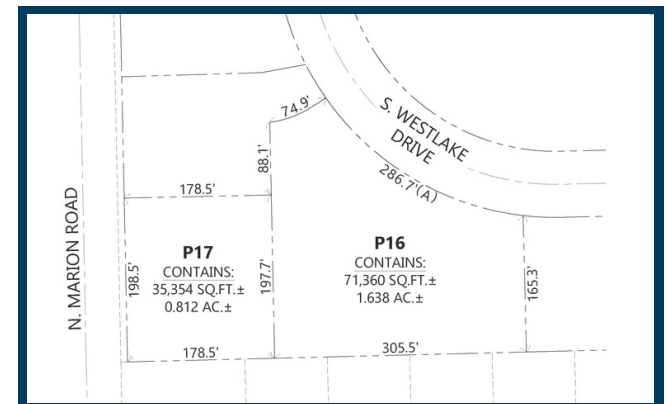
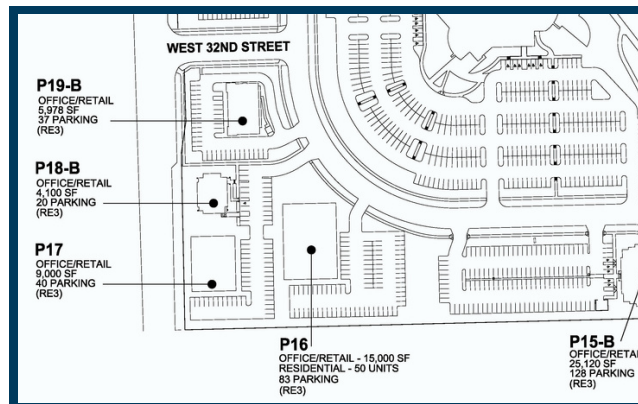


This section is ideal location for a professional office or multi-tenant building. The sloped site offers views of the lake while simultaneously having Marion Road visibility. A multi-family building on P16 would enjoy being nestled next to a quiet neighborhood and walking distance from restaurants, 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