



MARION ROAD RETAIL

Building #3 Endcap

4,275-sqft Endcap For Lease



2400 South Marion Road, Suite 100
Sioux Falls, SD 57106



size

4,275 sqft



price

\$18.50 per foot NNN
(Estimated NNN is \$7.25)



traffic

West 26th Street:
24,200 cars per day
Marion Road:
14,200 cars per day



layout

Great turnkey retail studio! This space features a wide open retail sales floor, with polished concrete floors and fantastic natural light. Back room includes office (with window), storage, sink/counter and utility room.



location

New retail building situated on Marion Road, on the west side of the Lake Lorraine Lifestyle Center. Lake Lorraine is one of the fastest growing mixed-use developments in South Dakota, including a mix of national and local retailers, offices, medical buildings and condos.



co-tenancy

HyVee, Avera Health, Verizon, Anytime Fitness, Love Marlow Boutique, Capriotti's Sandwich Shop, Sandbar and Grill, Hobby Lobby, Dave & Buster's, Homegoods, Marshalls, Kirkland's, Moe's Home Collection, A Perfect 10, Child's Play Toys, Apricot Lane, Lowe's

Co-listed with Mike Van Buskirk

Information deemed reliable but not guaranteed.



Lake Lorraine | 2571 S. Westlake Drive #100
Sioux Falls, South Dakota 57106
VBClink.com | 605.361.8211



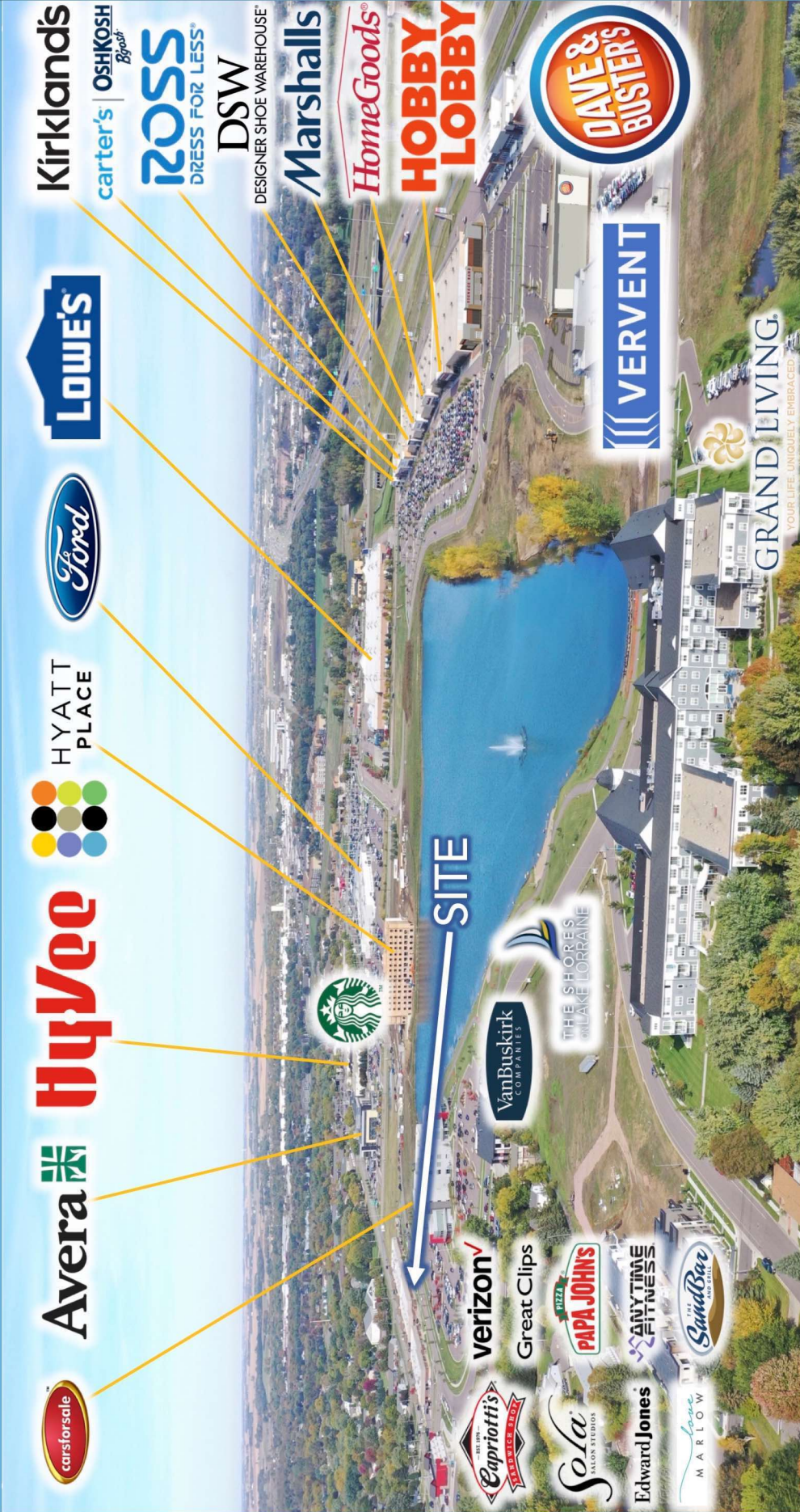
605.351.5512

Autumn.Kaufhold@VBClink.com

AREA RETAIL MAP

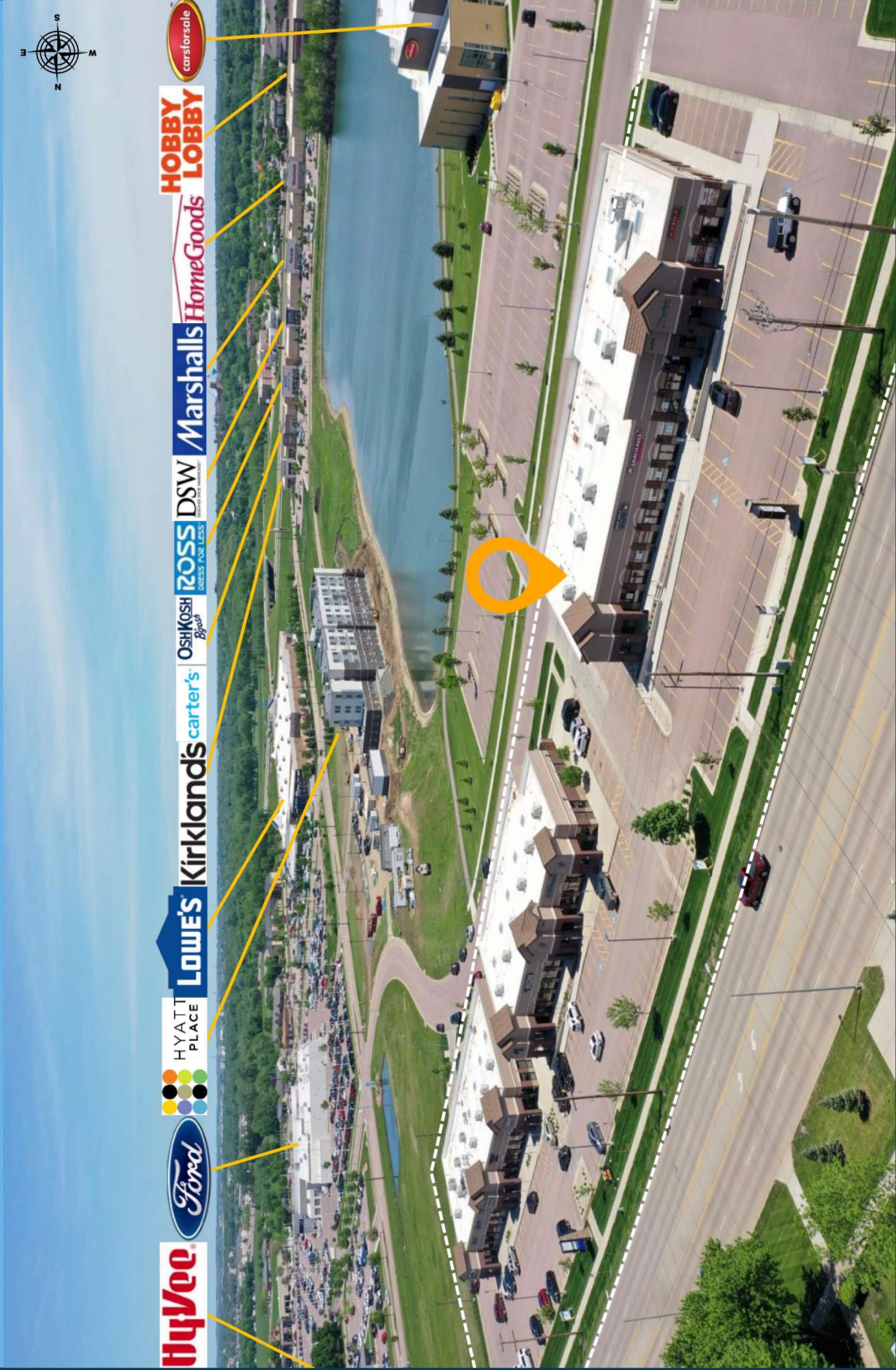


LAKE LORRAINE OVERVIEW

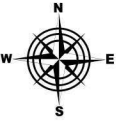
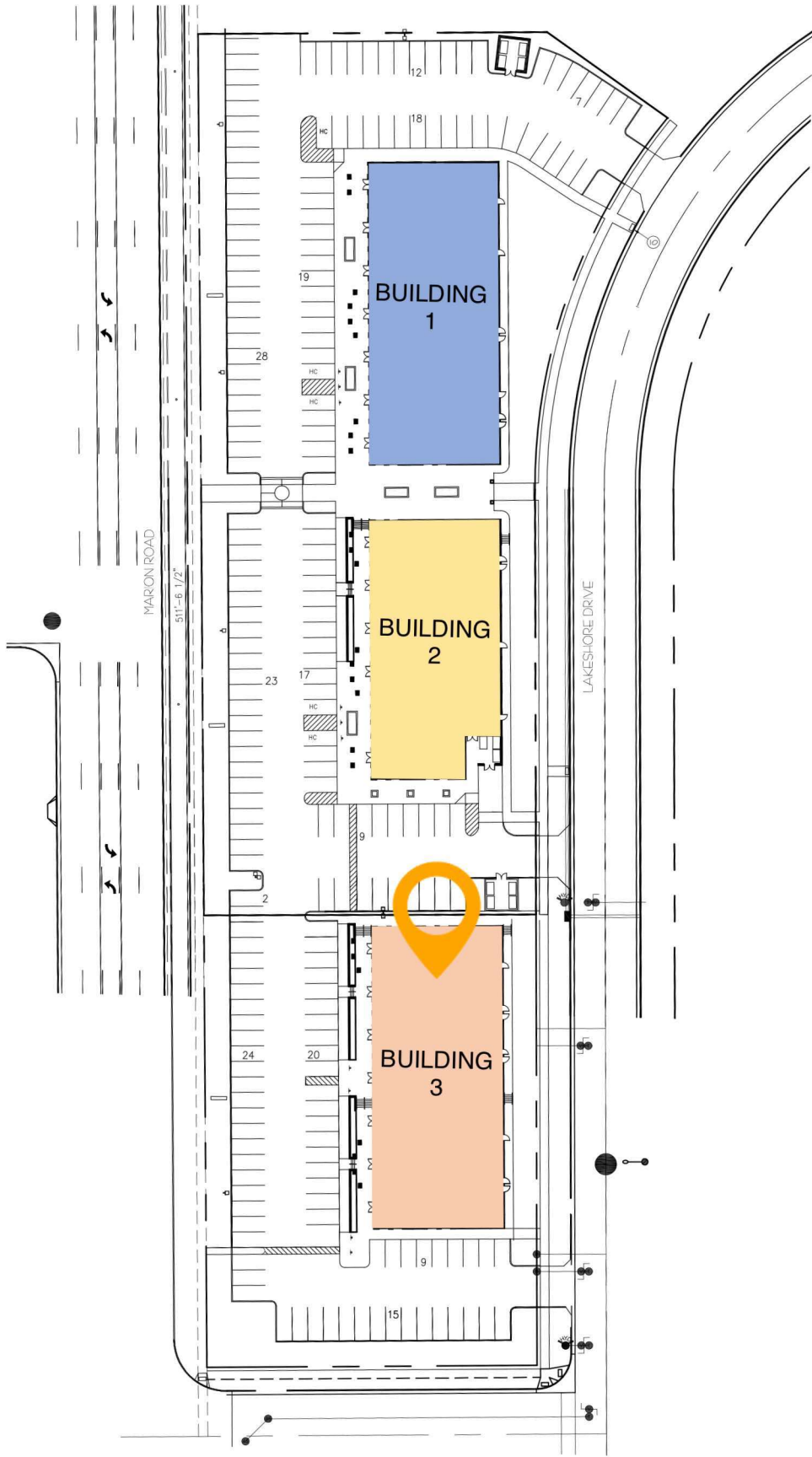


 **Lake Lorraine**
— sioux falls —

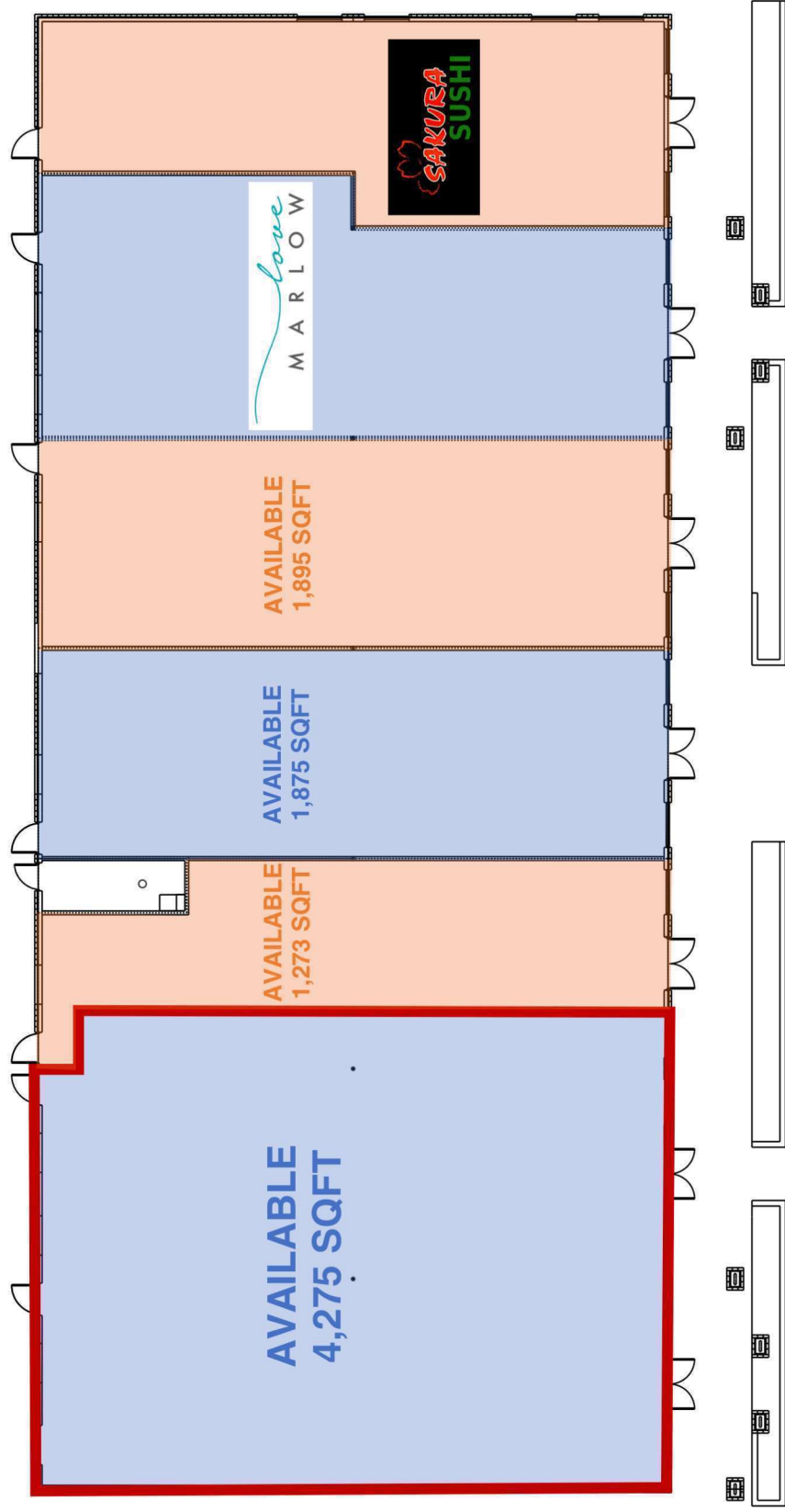
SITE OVERVIEW



SITE PLAN



FLOOR PLAN



PROPERTY PHOTOS

