Lake Lorraine

MARION ROAD RETAIL
Former Smallcakes Space

Retail Kitchen Space For Lease

2400 South Marion Road, Suite 130
Sioux Falls, SD 57106

size
1,875 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
This built-out kitchen space features a retail counter, open space for dine-in customers, polished concrete floors. Spacious kitchen with room for coolers, ovens, sinks and prep space. Backroom includes office (with window) and public restrooms.

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, and Lowe's

Information deemed reliable but not guaranteed.

Co-listed with Mike Van Buskirk

VanBuskirk COMPANIES

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

VanBuskirk COMPANIES
Autumn KAUFHOLD

605.351.5512
Autumn.Kaufhold@VBClink.com

AREA RETAIL MAP

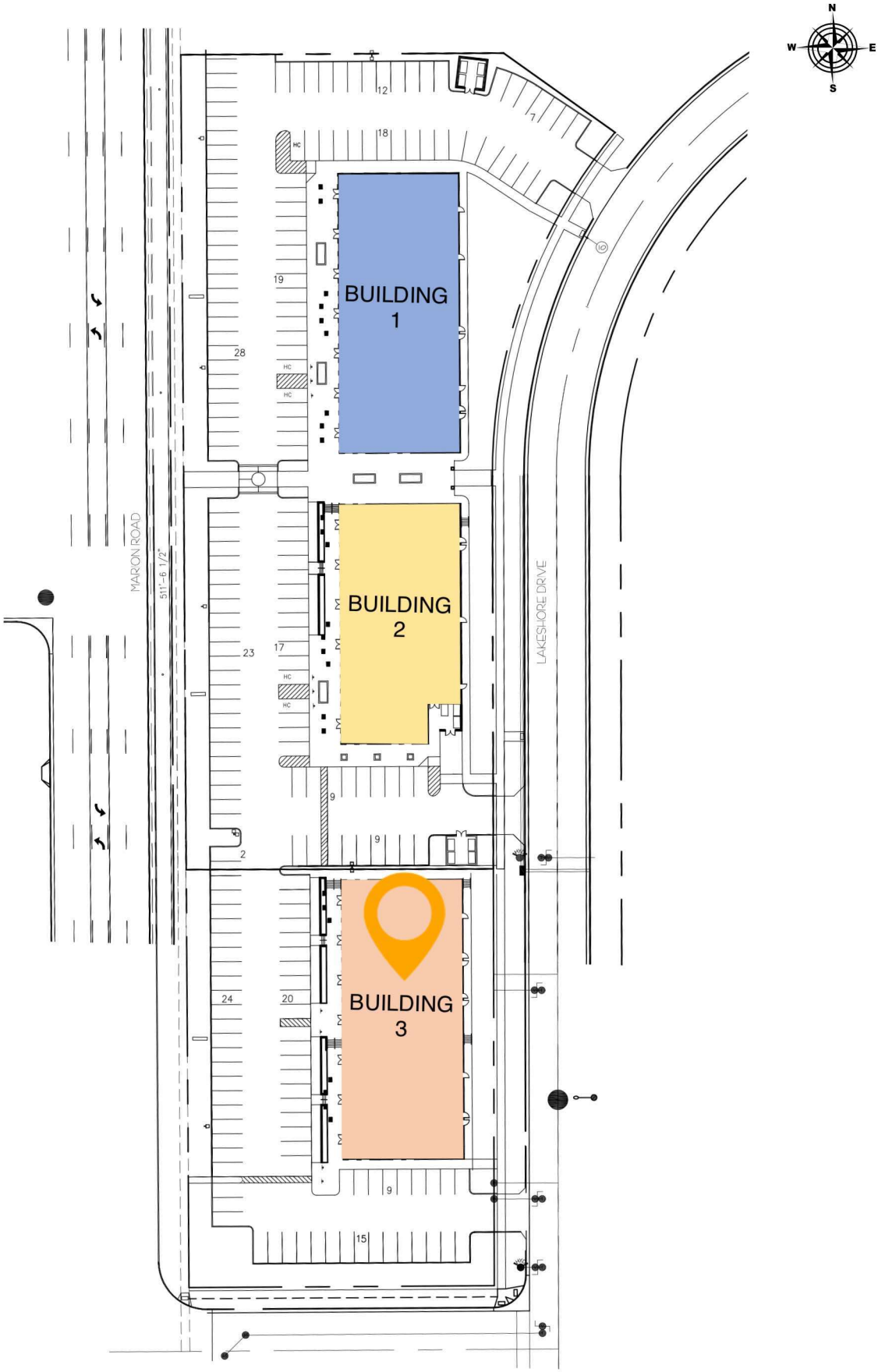
LAKE LORRAINE OVERVIEW

Lake Lorraine
— sioux falls —

N
W E
S

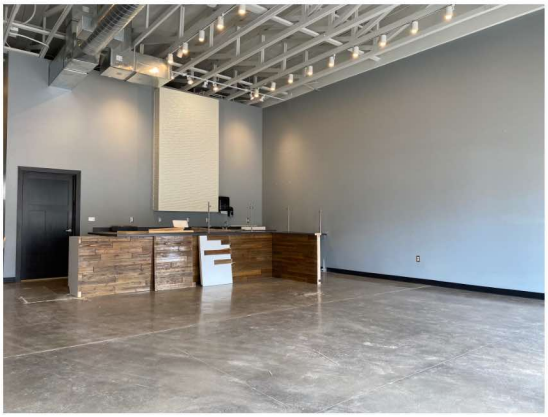
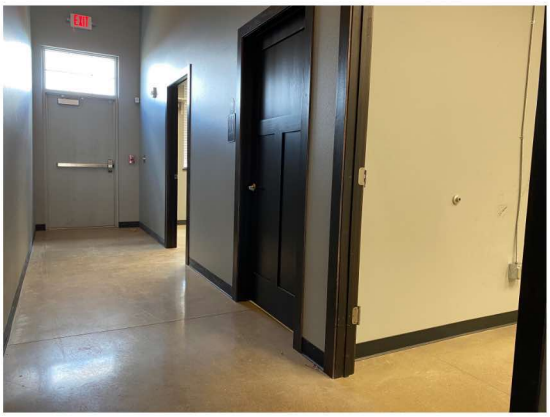
SITE OVERVIEW

SITE PLAN


N
W
E
S
BUILDING 1
BUILDING 2
BUILDING 3
MARION ROAD
LAKESHORE DRIVE
511'-6 1/2"
12
18
19
28
HC
23
17
9
2
24
20
15

FLOOR PLAN

AVAILABLE
4,275 SQFT
AVAILABLE
1,273 SQFT
AVAILABLE
1,875 SQFT
AVAILABLE
1,895 SQFT
love
MARLOW
SAKURA
SUSHI

"AS-BUILT" FLOOR PLAN

PROPERTY PHOTOS