



MARION ROAD RETAIL

Building #3 - Suite 140

First-Generation Retail Space



2400 South Marion Road, Suite 140
Sioux Falls, SD 57106



size

1,895 sqft



price

\$18.50 per foot NNN
(Estimated NNN is \$7.05)



traffic

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



t.i.a.

Landlord is offering \$25/foot as a build out allowance.



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

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

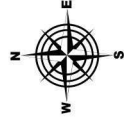


605.351.5512
Autumn.Kaufhold@VBCLink.com

AREA RETAIL MAP

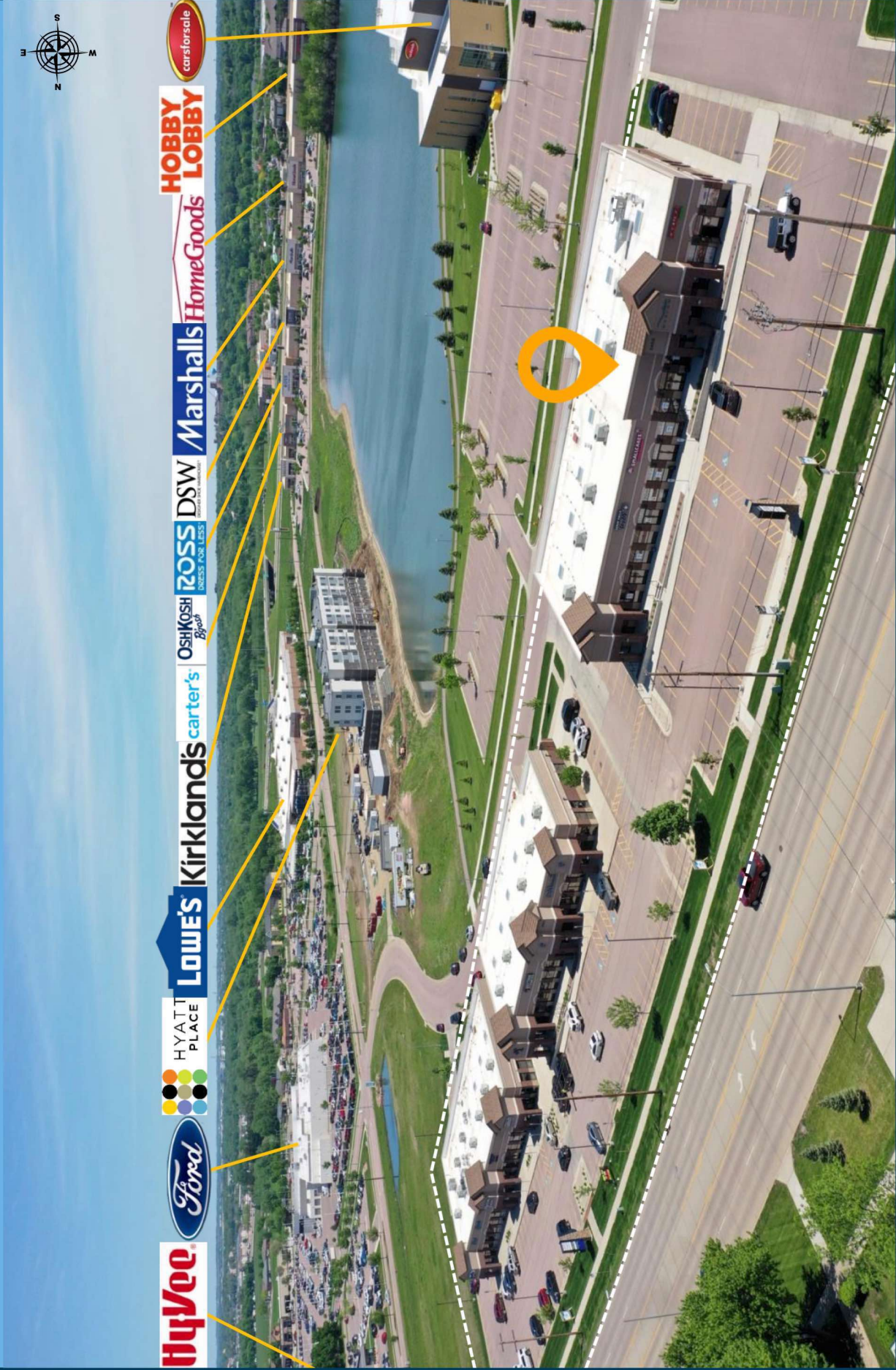


LAKE LORRAINE OVERVIEW

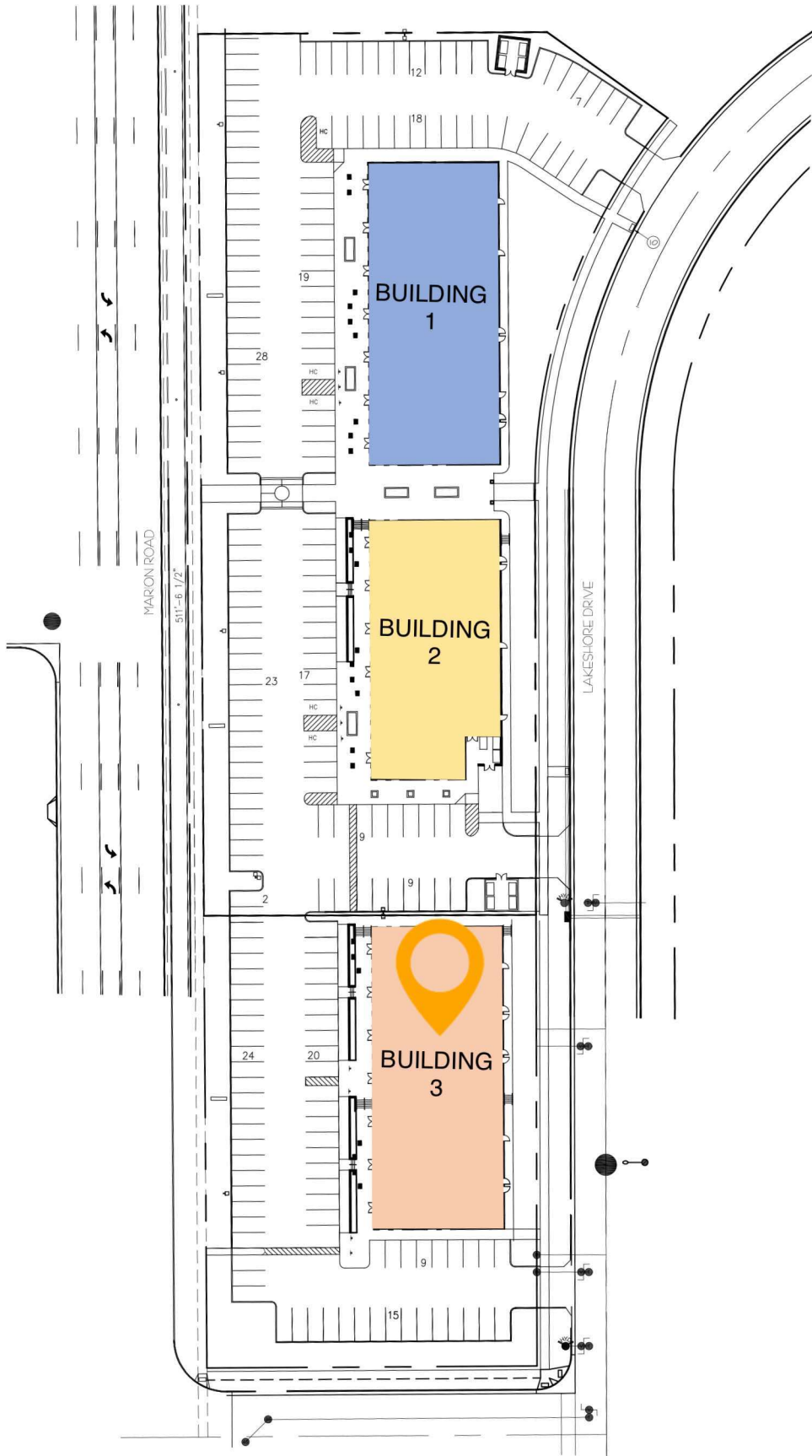


 **Lake Lorraine**
— sioux falls —

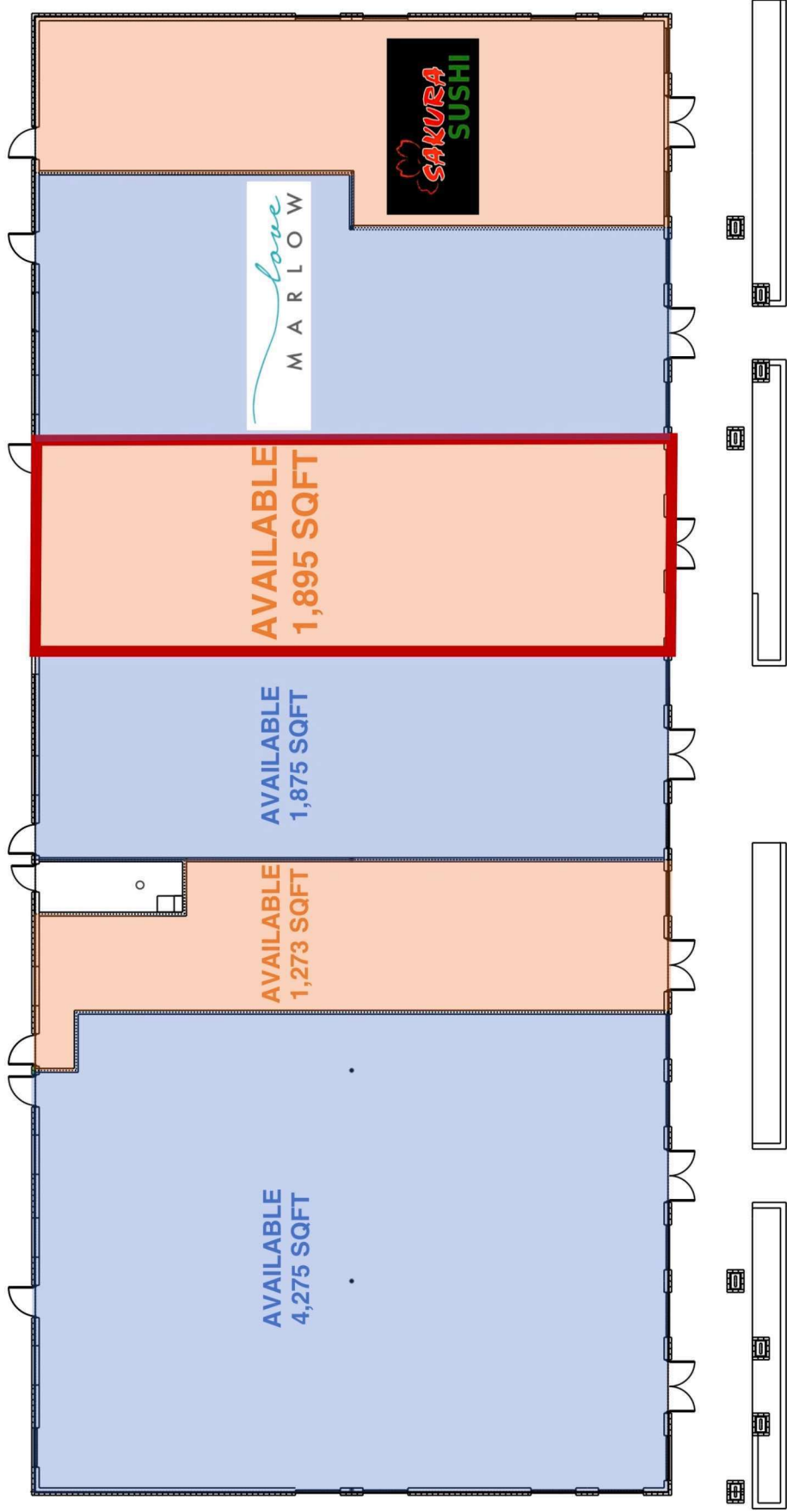
SITE OVERVIEW



SITE PLAN



FLOOR PLAN



PROPERTY PHOTOS

