



# MARION ROAD RETAIL

## AT LAKE LORRAINE

### FIRST-GENERATION RETAIL SPACE

2400 South Marion Road | Suite 140 | Sioux Falls, SD 57110



#### SIZE

1,895 sqft



#### PRICE

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



#### TRAFFIC

West 26th Street:  
27,200 cars per day  
Marion Road:  
13,300 cars per day



#### LAYOUT

Land Lord is offering  
\$25/foot as a build out  
allowance



#### LOCATION

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, 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.



**VBCLINK.COM | 605.361.8211**

2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106

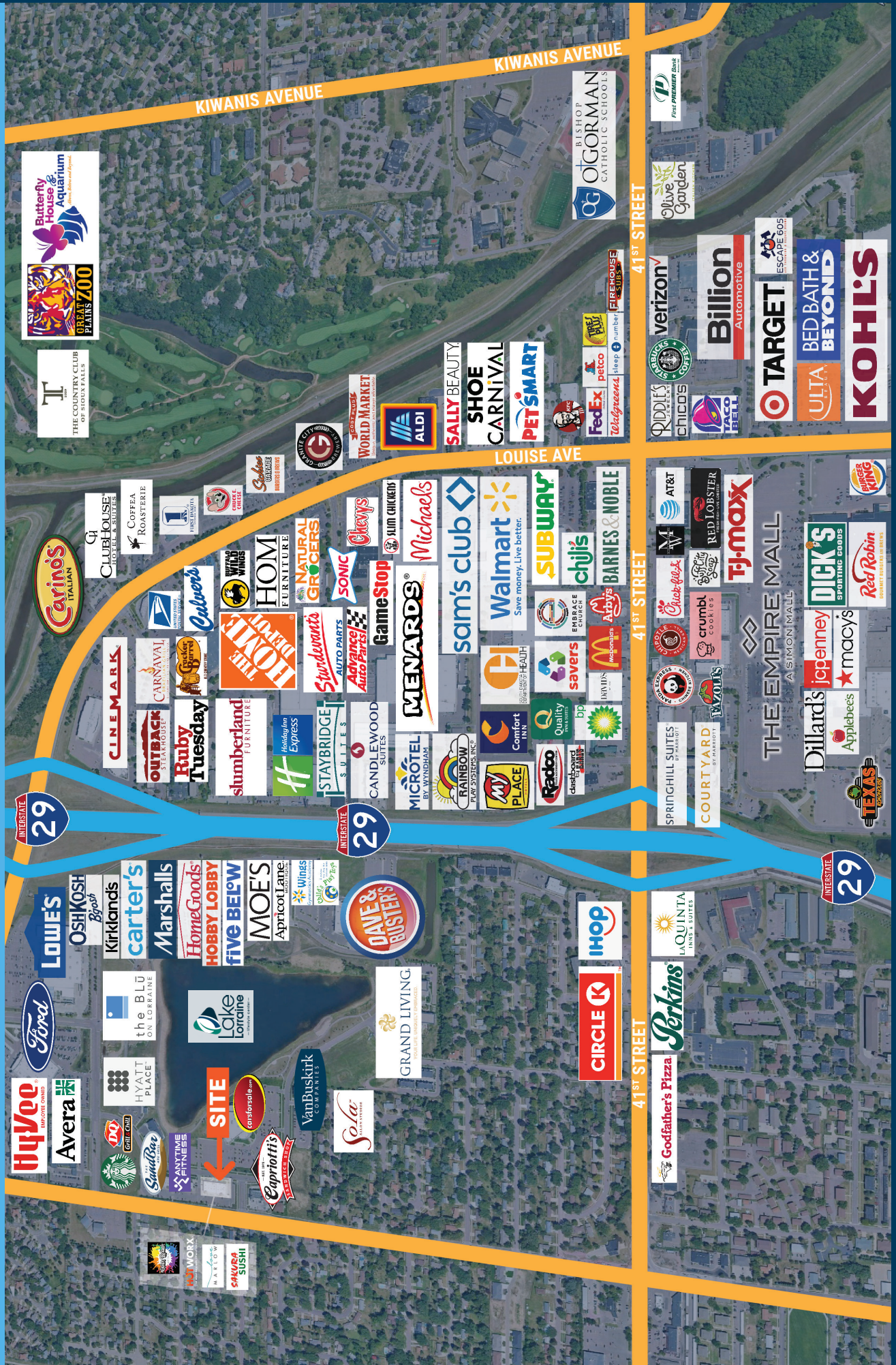


**605.351.5512**

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# AREA MAP

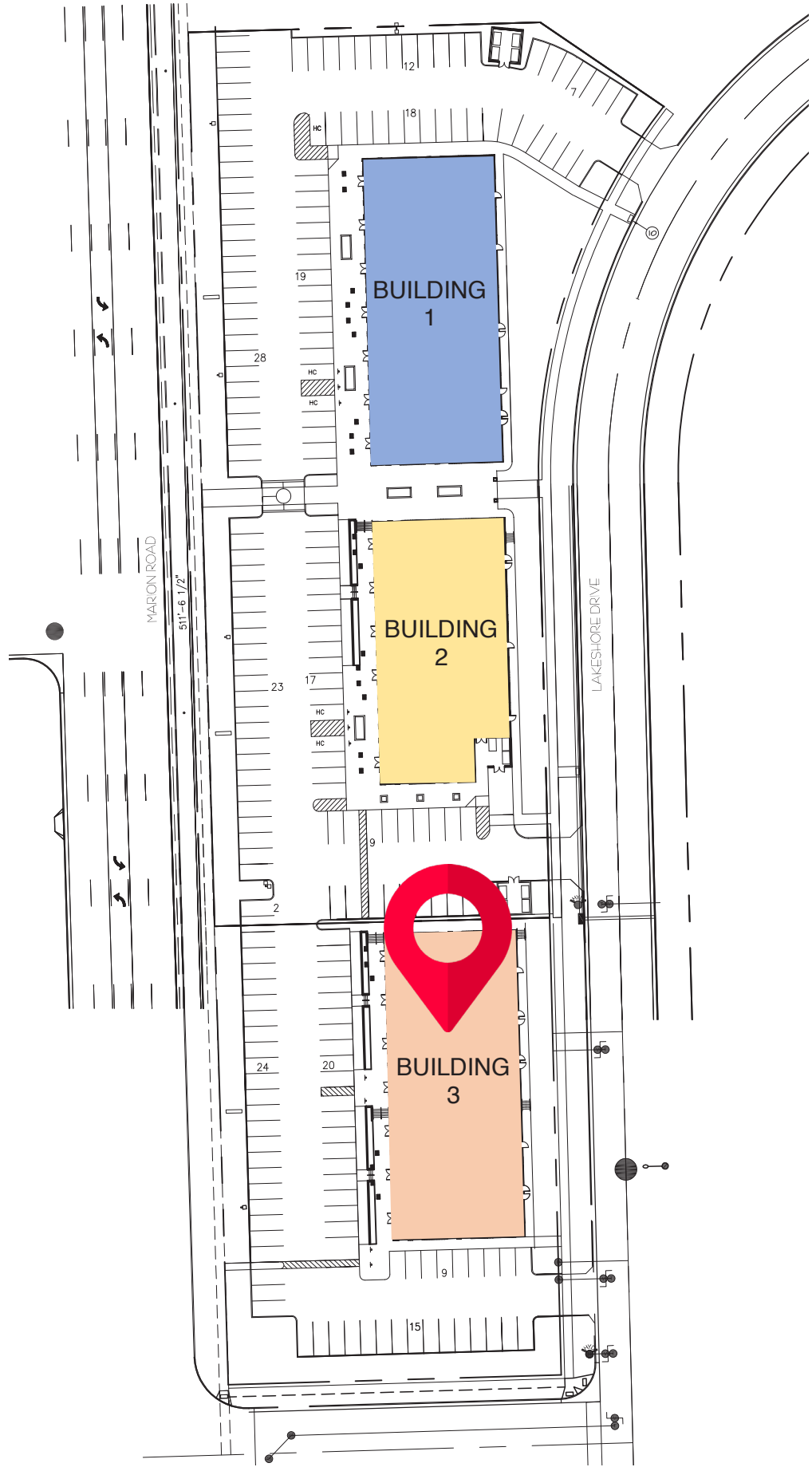




# LAKE LORRAINE DEVELOPMENT MAP

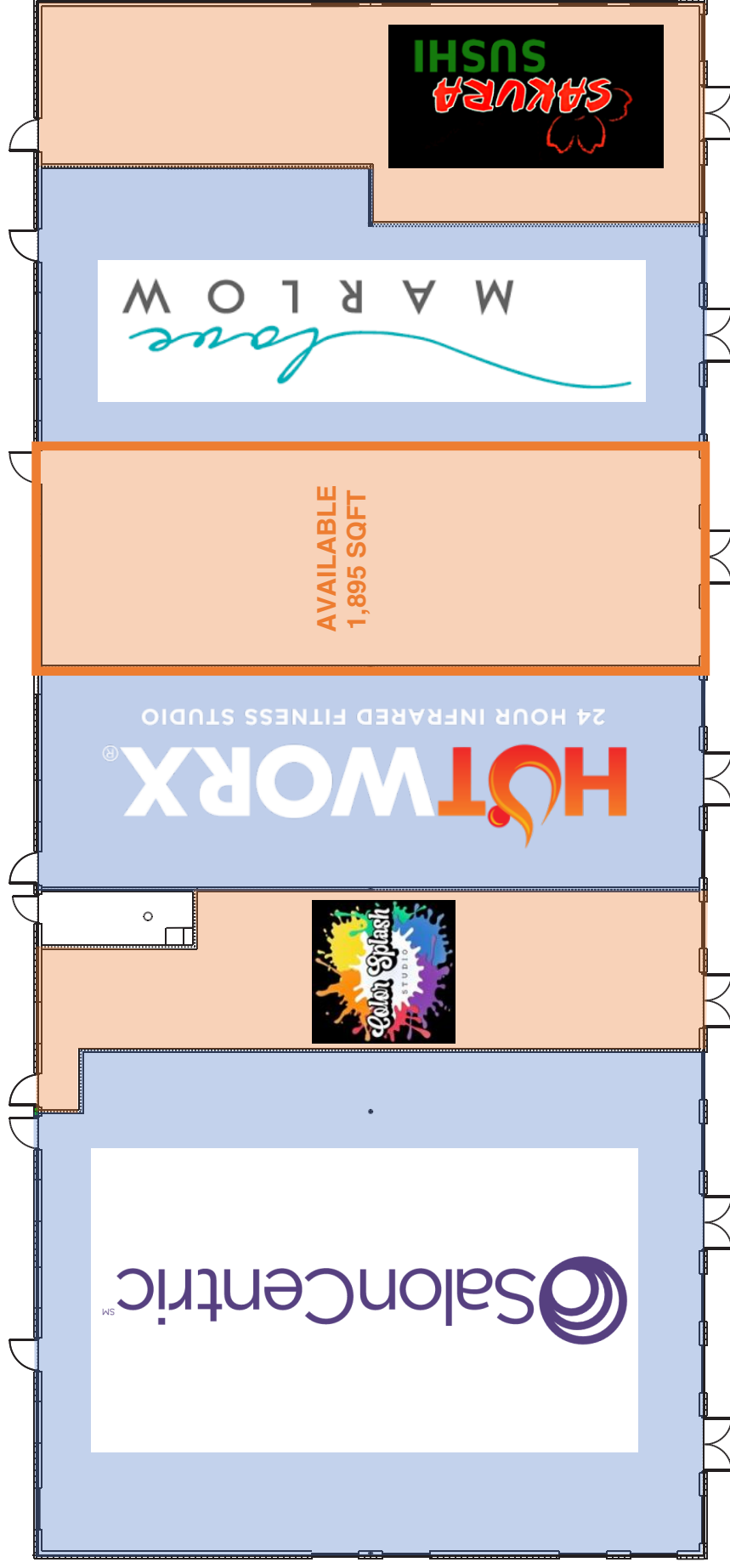


# SITE PLAN





# FLOOR PLAN



# PHOTOS

