



# MARION ROAD RETAIL

## Building #3 - Suite 120

Retail / Office for Lease in West Sioux Falls



2400 South Marion Road, Suite 120  
Sioux Falls, SD 57106



size

1,273 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

Includes a reception area,  
2 dressing rooms,  
3 therapy rooms / offices,  
laundry hook-ups and  
in-suite restroom.

Building and monument  
signage available



location

Retail building situated on  
Marion Road, on the west  
side of 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



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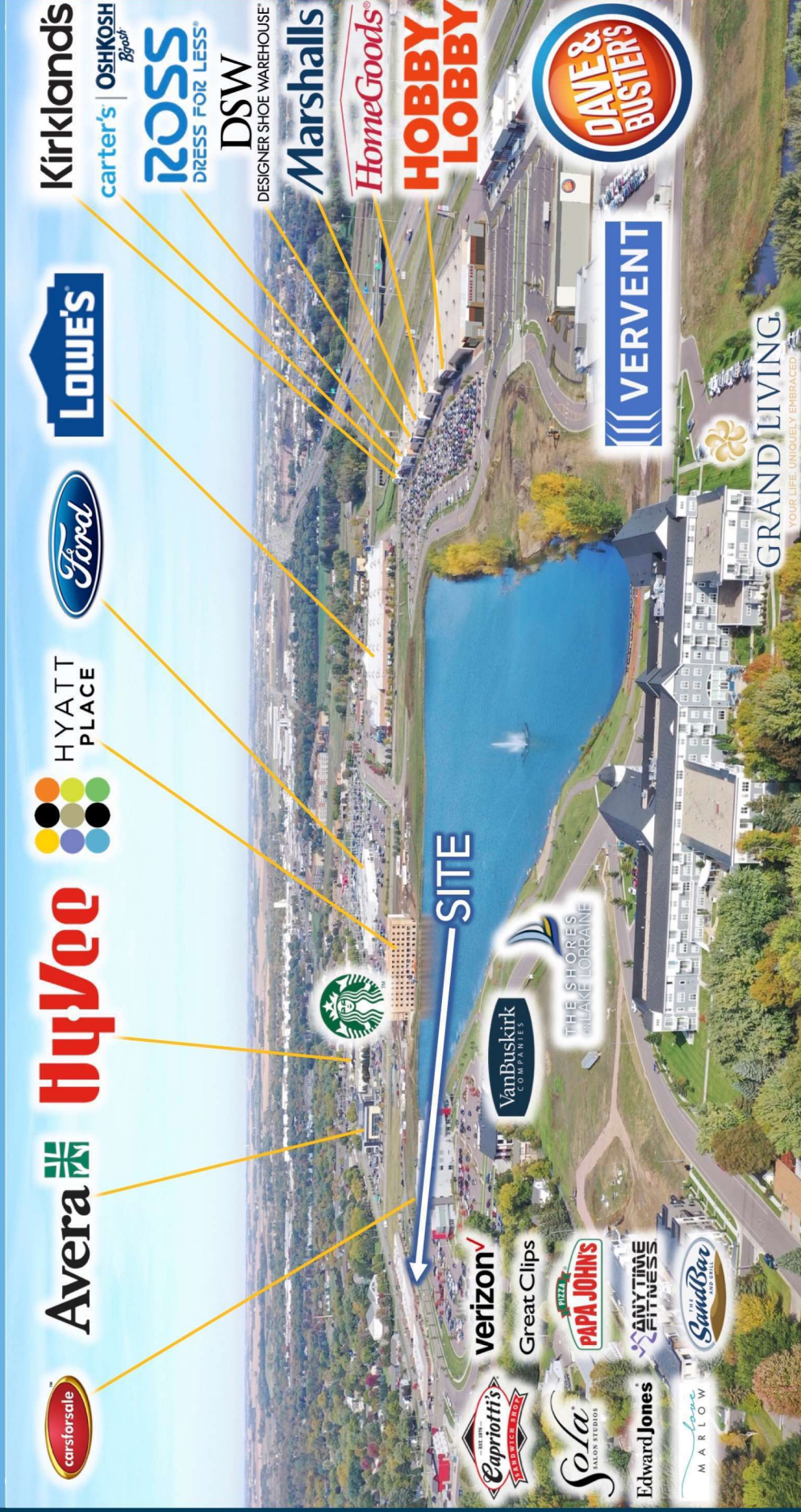


# AREA RETAIL MAP

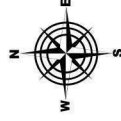




# LAKE LORRAINE OVERVIEW

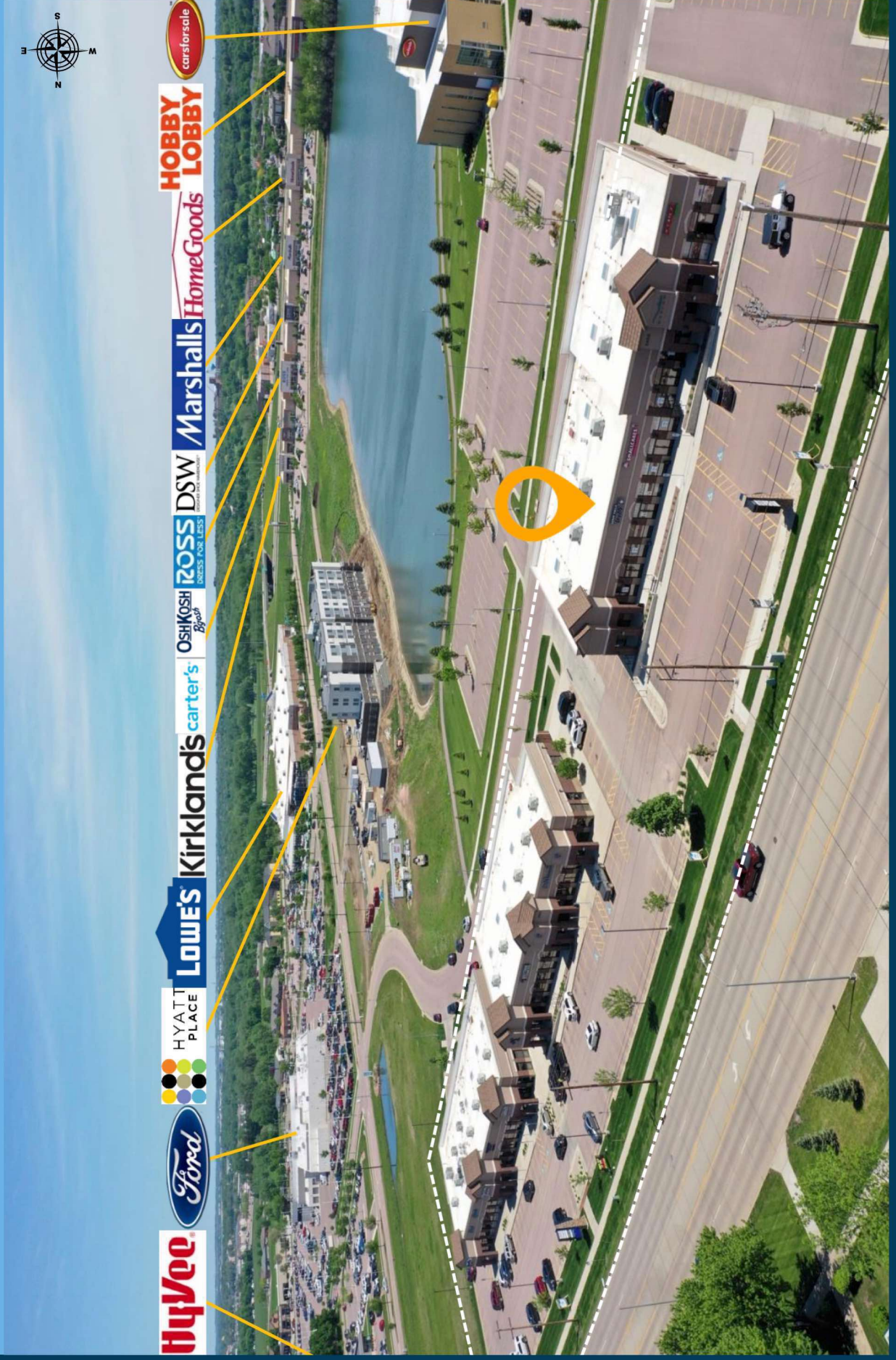


 **Lake Lorraine**  
— sioux falls —

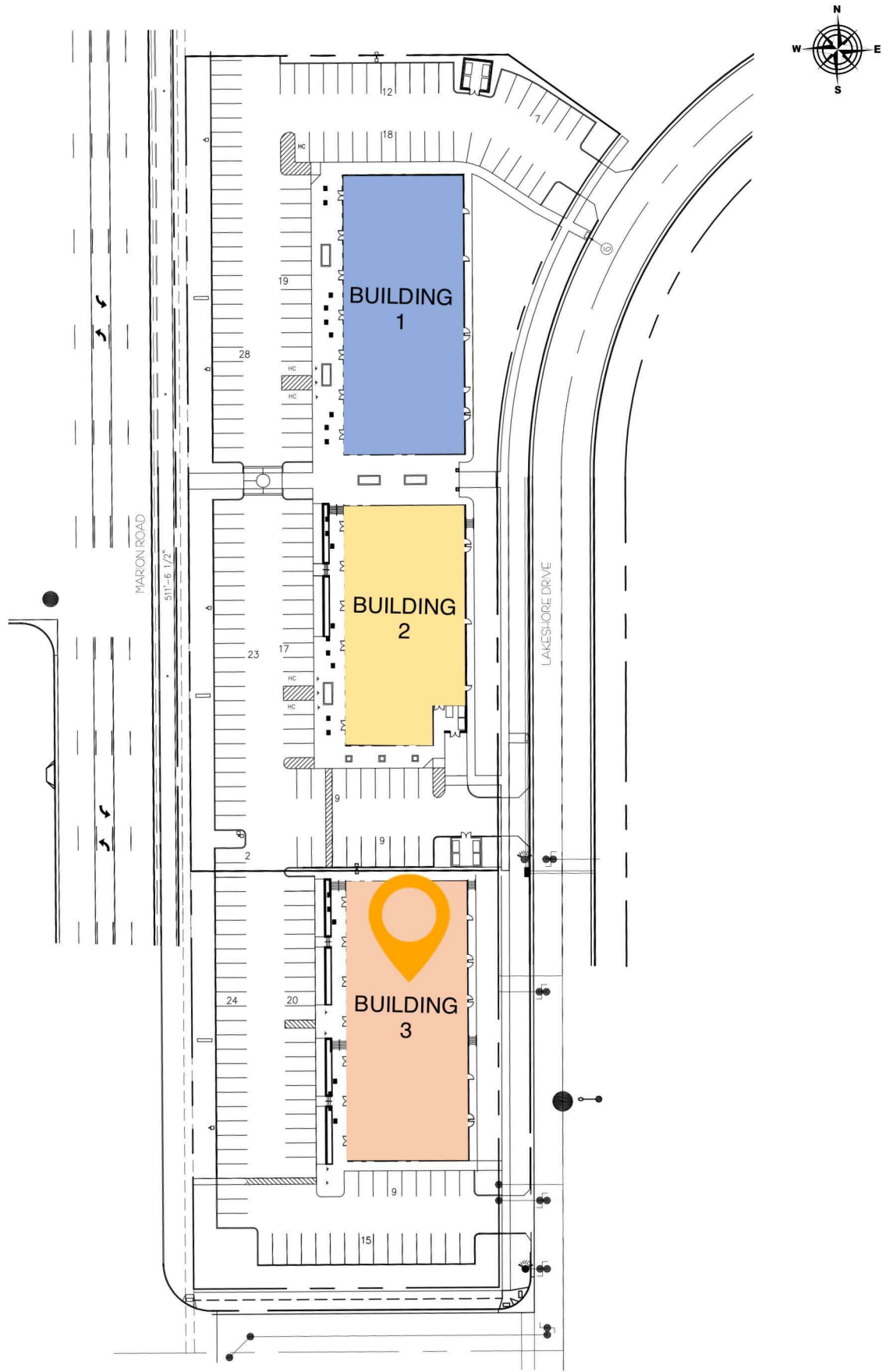




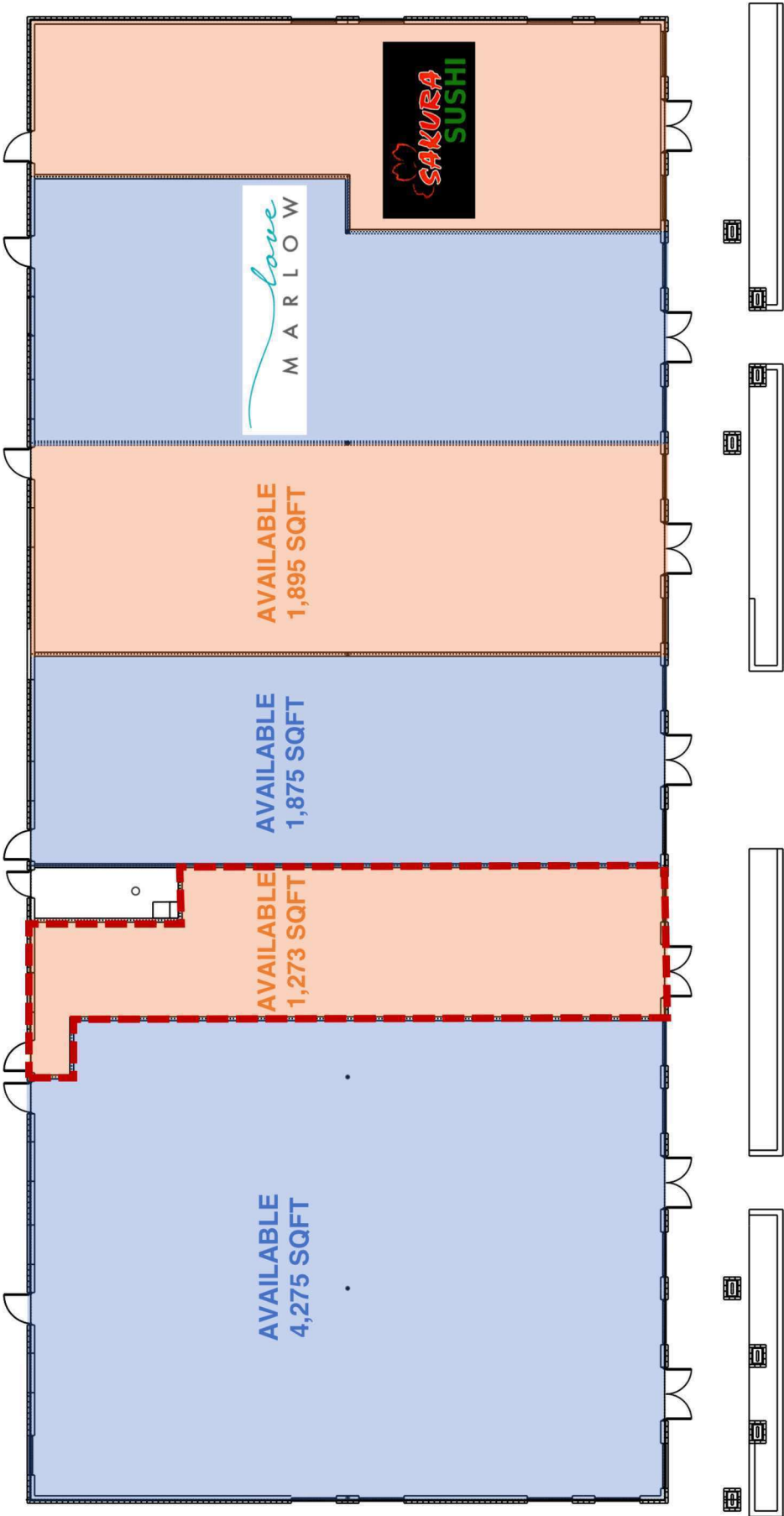
# SITE OVERVIEW



# SITE PLAN



# FLOOR PLAN





# PROPERTY PHOTOS

