

**FOR
LEASE**

Marion Road Retail

2310 South Marion Road, Sioux Falls, SD 57106
Suite 160



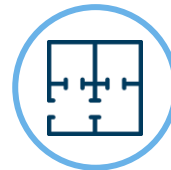
Turn-Key Office Space at Lake Lorraine



SIZE
1,747 RSF



PRICE
\$21.00 PSF (NNN)
Estimated NNN
\$7.50 PSF



LAYOUT
This well-designed office space includes a large waiting room with an abundance of natural light, 5 offices, 2 private restrooms, a meeting room and a dedicated employee entrance.



LOCATION
Situated on Marion Road, on the west side of Lake Lorraine Lifestyle Center. Lake Lorraine is a mixed-use development, including a mix of national and local retailers, offices, medical buildings and condos.



TRAFFIC
West 26th Street:
23,800 cars per day
Marion Road:
20,400 cars per day



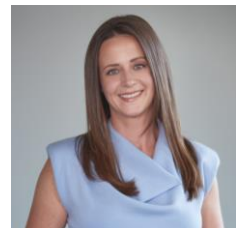
CO-TENANCY
Sandbar and Grill, The Man Salon, Love Marlow, HyVee, Avera Health, Hobby Lobby, Dave & Buster's Homegoods, Marshalls, Kirkland's, Moe's Home Collection, Five Below, The Sonography Studio

Information deemed reliable but not guaranteed.



605.361.8211 | VBCLink.com

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AREA RETAIL MAP



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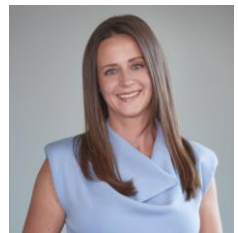


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LAKE LORRAINE OVERVIEW



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SITE OVERVIEW



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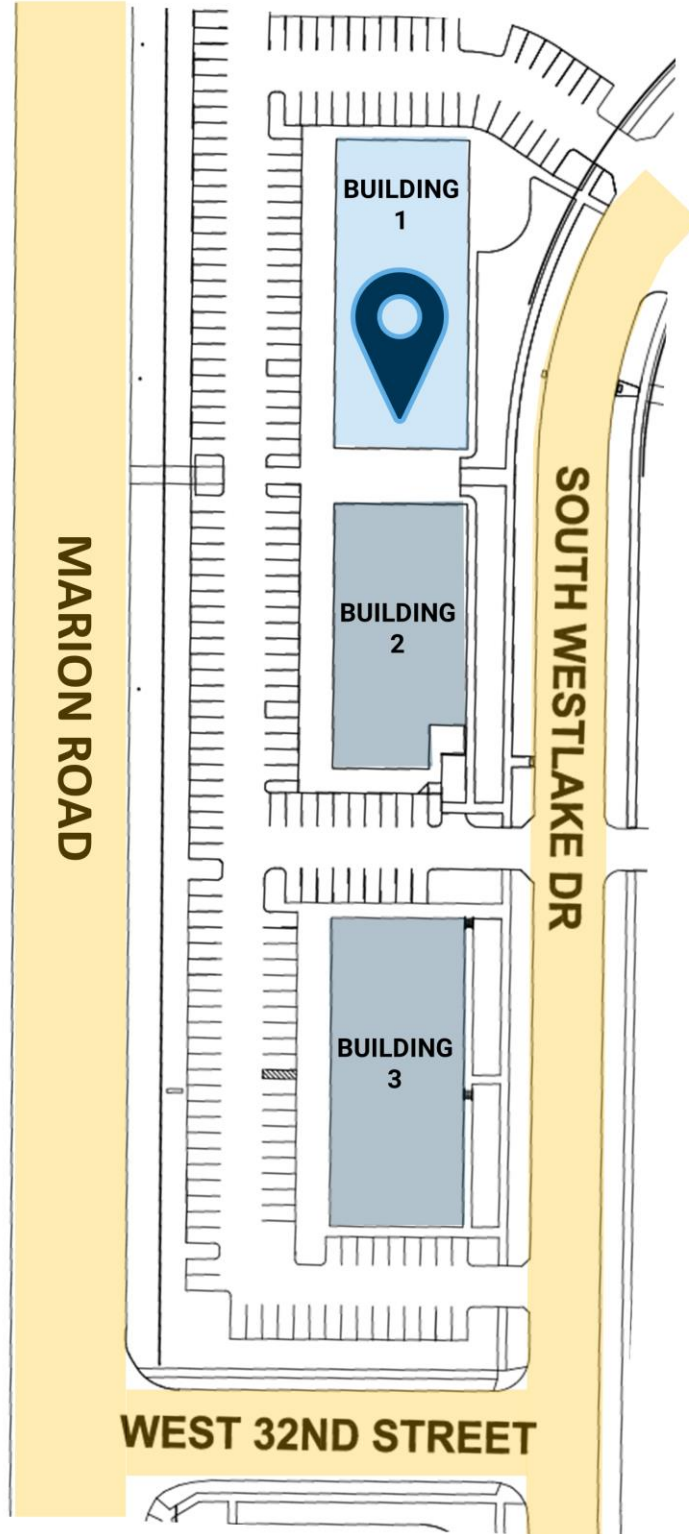
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SITE PLAN



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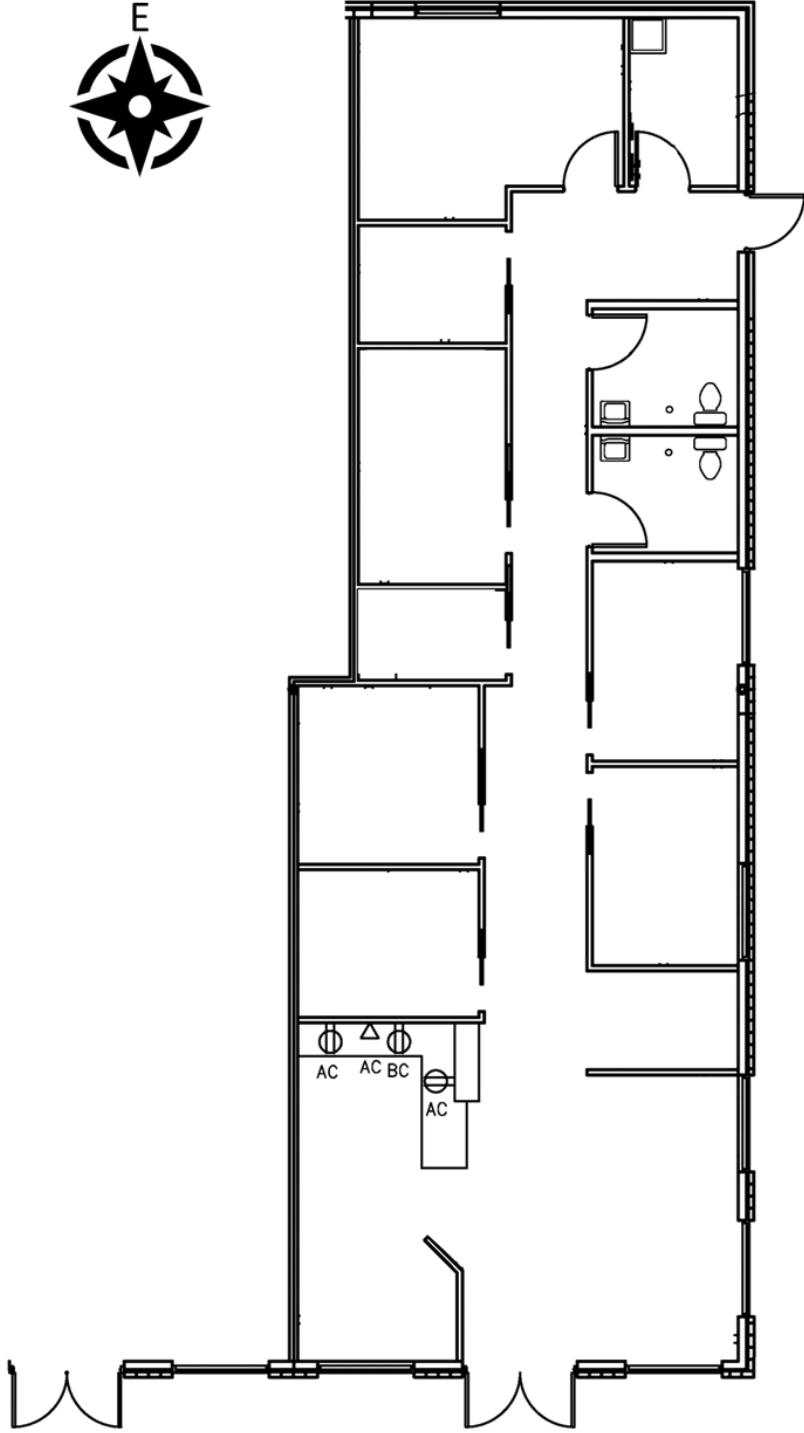
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FLOOR PLAN



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PHOTO GALLERY



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