

**FOR
LEASE**

MARION ROAD RETAIL

2400 South Marion Road, Sioux Falls 57106
SUITE 120



Retail Space for Lease in West Sioux Falls



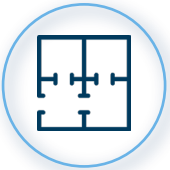
SIZE
1,273 SF



PRICE
\$18.50 PSF (NNN)
Estimated NNN
\$9.11 PSF



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.



LAYOUT
Includes a large open retail area, storage room and two private restrooms.

Building and monument signage available.



TRAFFIC
West 26th Street:
23,200 cars per day.
Marion Road:
13,300 cars per day.



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

Information deemed reliable but not guaranteed.



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AREA MAP



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LAKE LORRAINE DEVELOPMENT

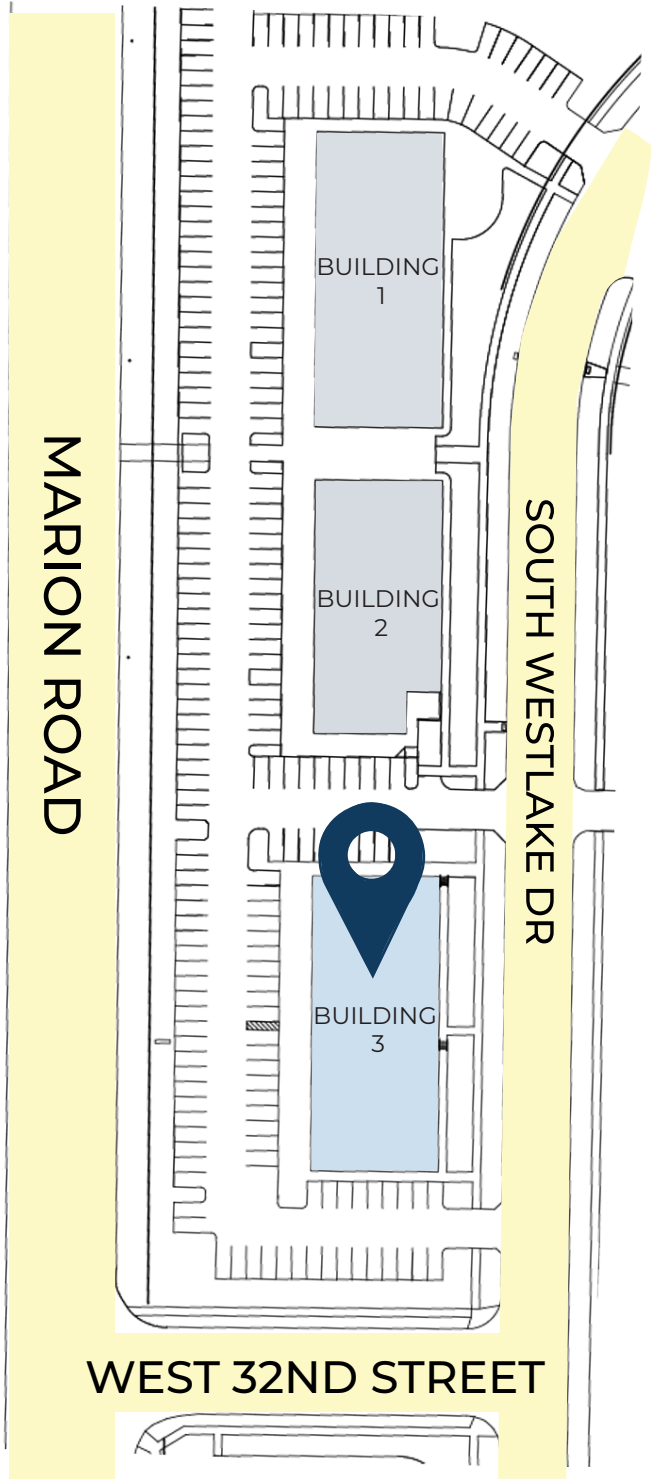


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SITE PLAN



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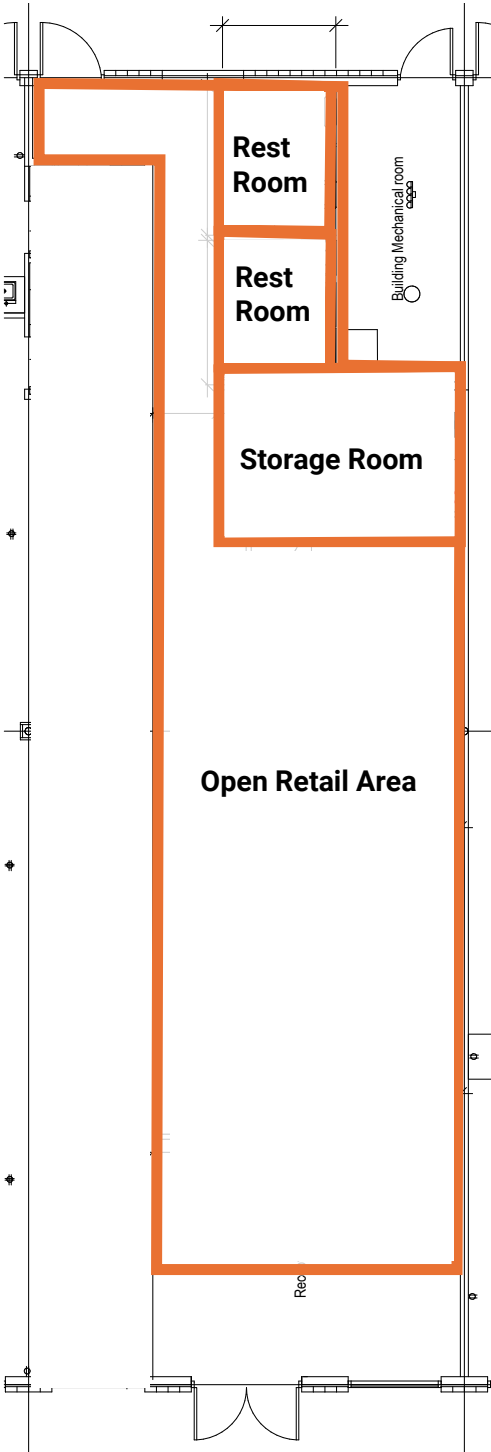


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FLOORPLAN

Current Floorplan

*not to scale

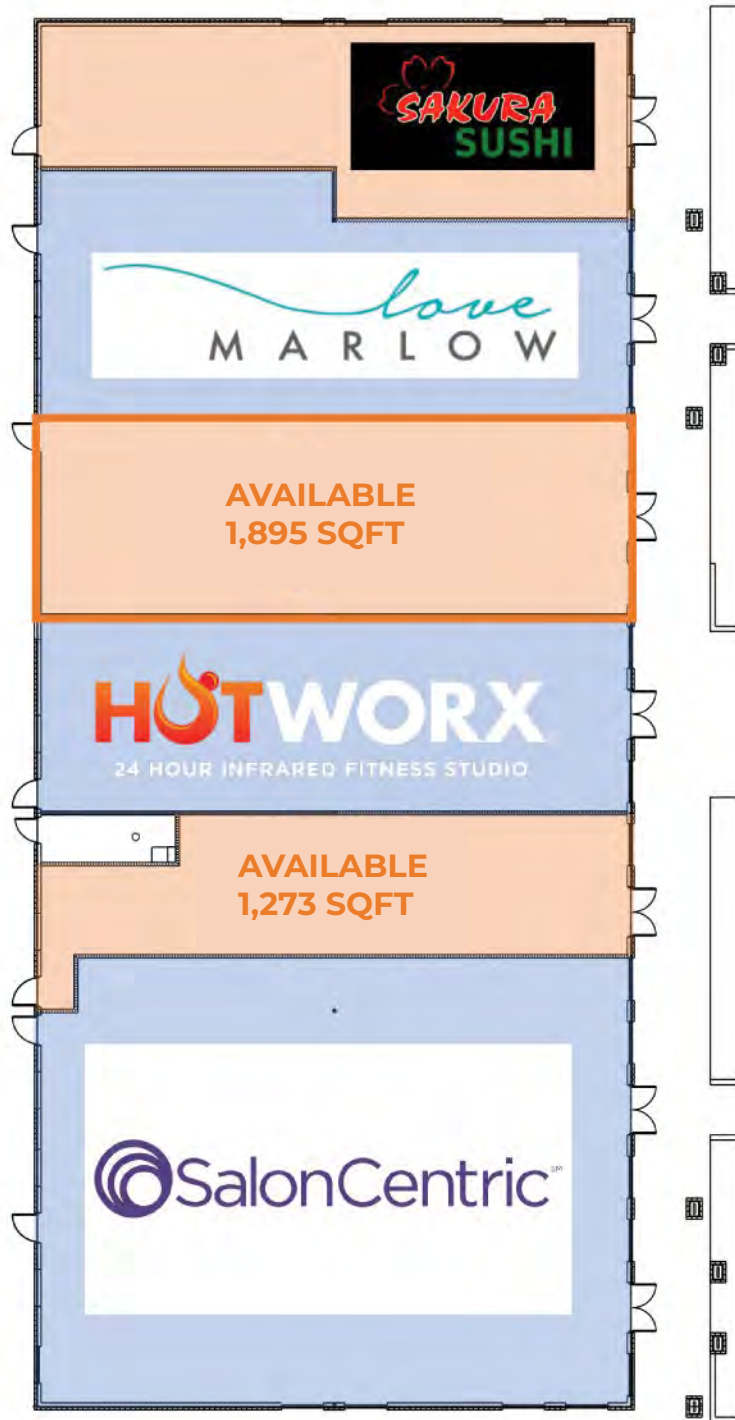


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BUILDING FLOORPLAN



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PHOTO GALLERY



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