

**FOR  
LEASE**

# MARION ROAD RETAIL

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



## First Generation Retail Space



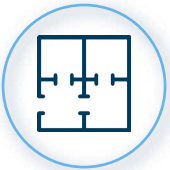
**SIZE**  
1,895 SF



**PRICE**  
\$18.50 PSF (NNN)  
  
(Estimated NNN is  
\$7.65 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.



**T.I.A.**  
Landlord is offering \$40 PSF as a build out allowance.



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



**CO-TENANCY**  
HyVee, Avera Health, Verizon, Anytime Fitness, Capriotti's Sandwich Shop, The Sandbar & Grill, Hobby Lobby, Dave and Buster's, Homegoods, Marshall's, Kirkland's, Moe's Home Collection, A Perfect 10, The Sonography Studio, Apricot Lane, and Lowe's.

Information deemed reliable but not guaranteed.



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# AREA MAP



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# LAKE LORRAINE DEVELOPMENT

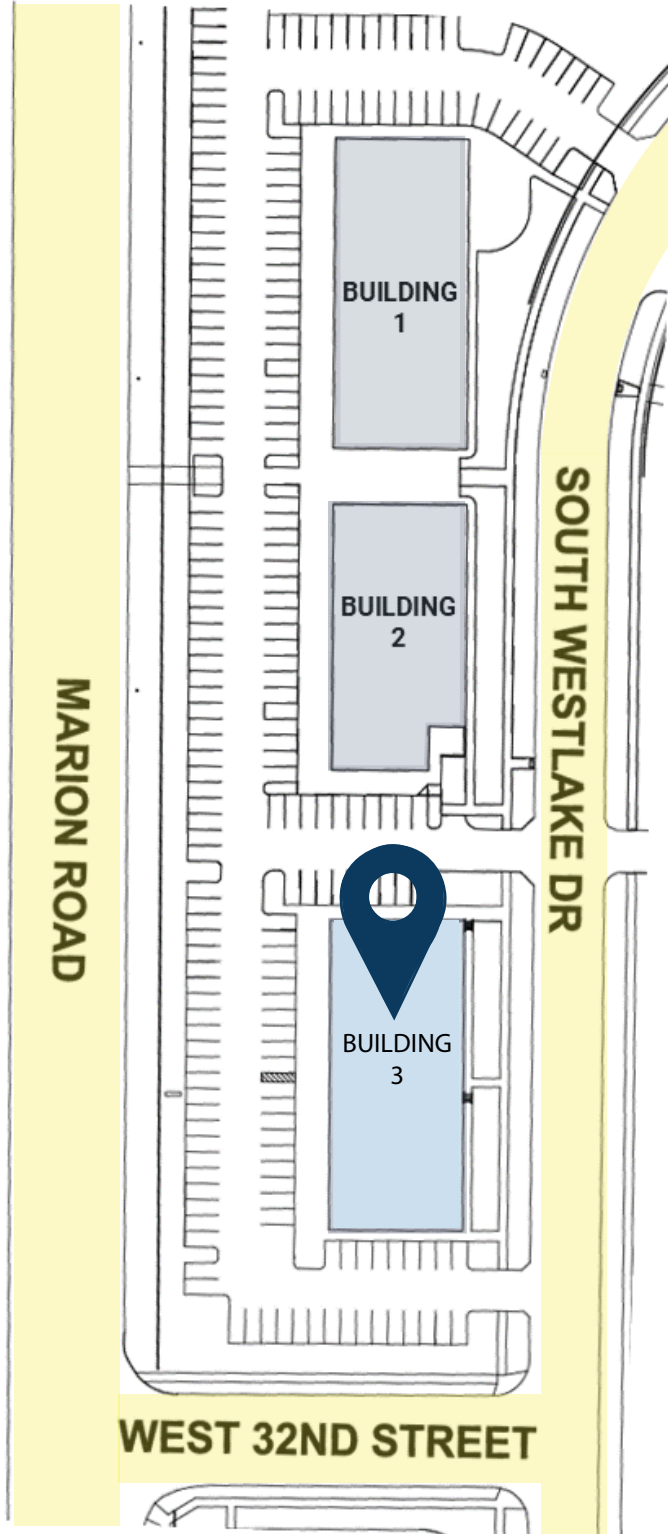


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# SITE PLAN

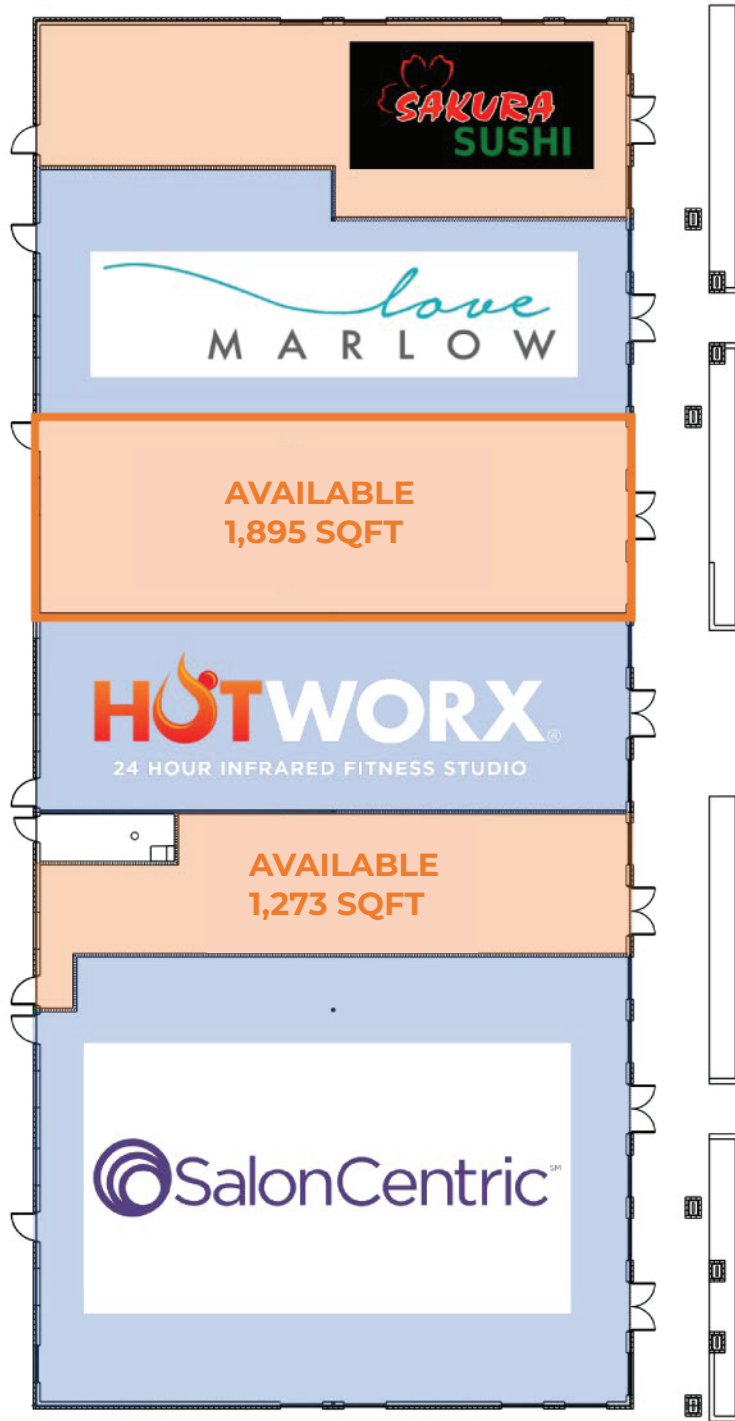


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# BUILDING FLOORPLAN



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# PHOTO GALLERY



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