

**FOR  
LEASE**

# MARION ROAD RETAIL

2400 South Marion Road, Sioux Falls 57106  
SUITE 120



## Retail Space for Lease in West Sioux Falls



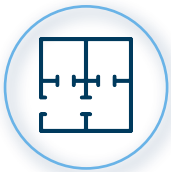
**SIZE**  
1,273 SF



**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.



(605)-361-8211 | [vbclink.com](http://vbclink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



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# AREA MAP



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# LAKE LORRAINE DEVELOPMENT

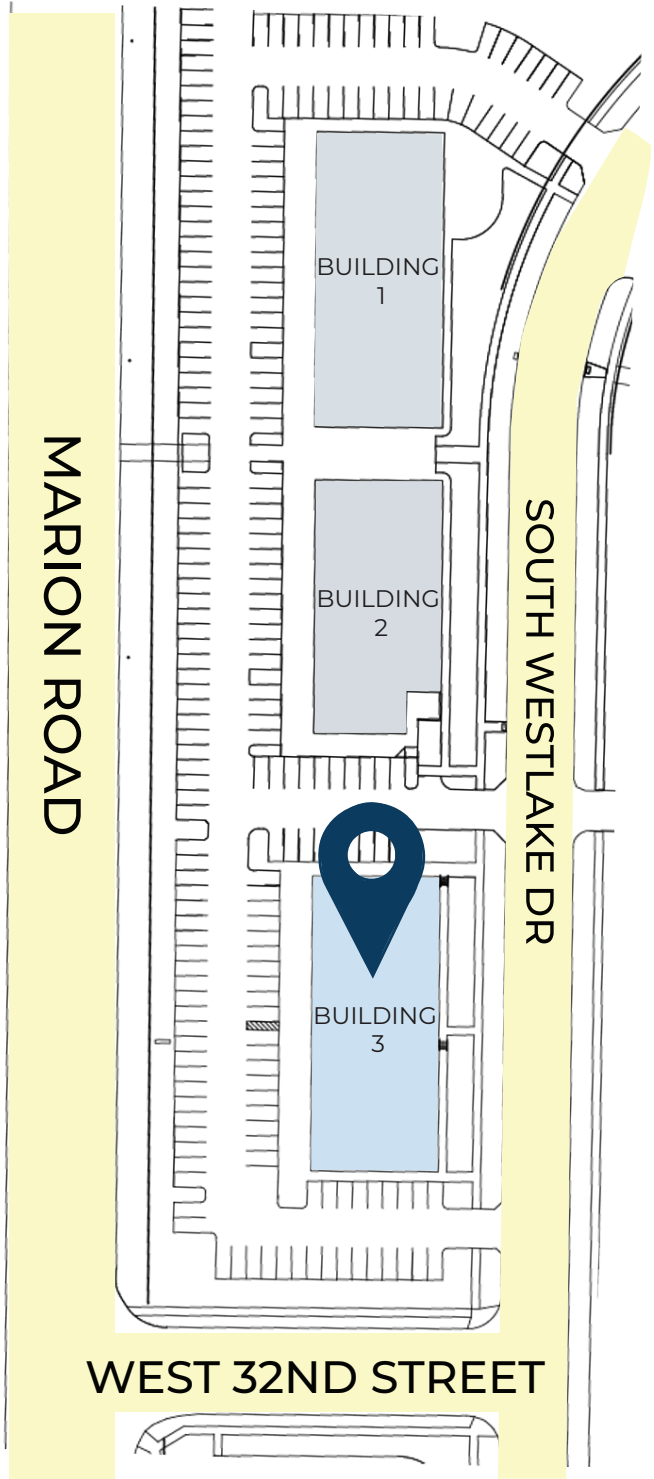


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# SITE PLAN



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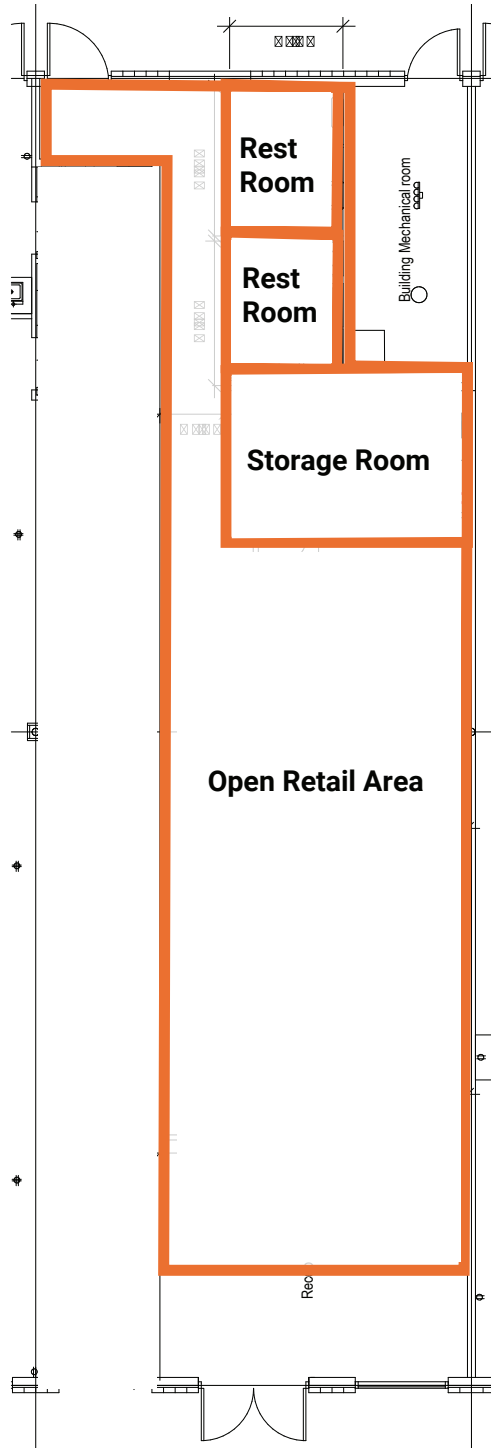


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# FLOORPLAN

## Current Floorplan

\*not to scale

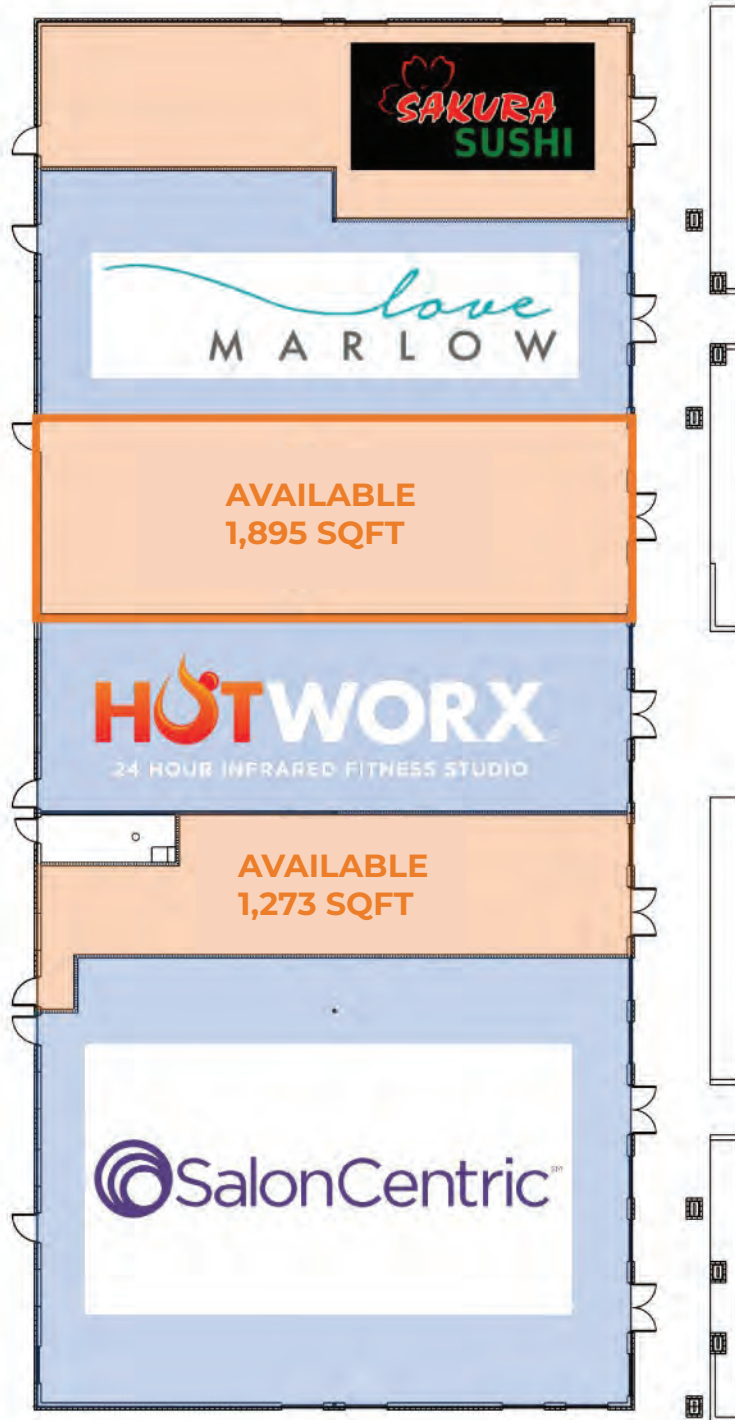


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# BUILDING FLOORPLAN



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# PHOTO GALLERY



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