

**FOR
LEASE**

MARION ROAD RETAIL

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



First Generation Retail Space



SIZE
1,895 SF

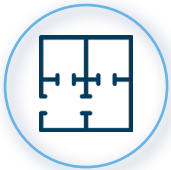


PRICE
\$18.50 PSF (NNN)

(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, Railbirds, Chiro Sport, 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.



(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

AREA MAP



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LAKE LORRAINE DEVELOPMENT

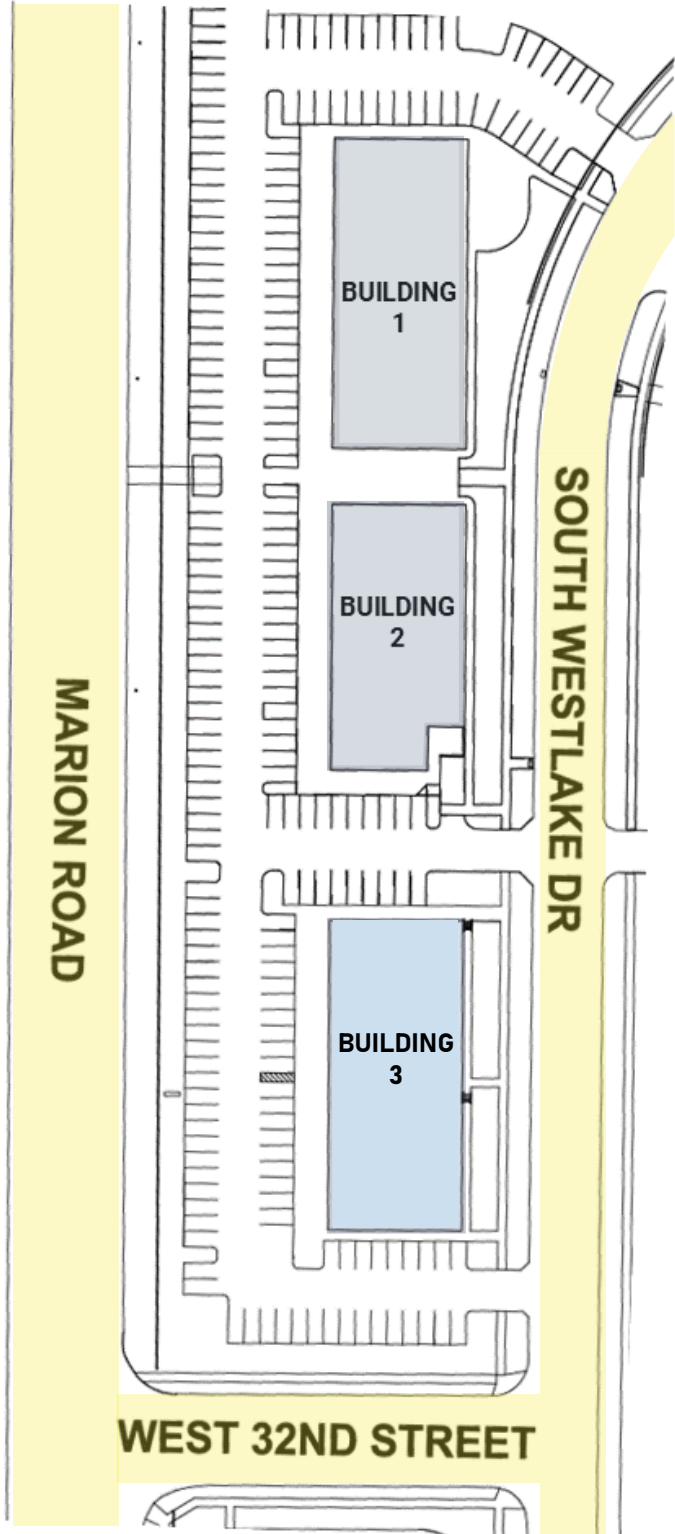


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SITE PLAN



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PHOTO GALLERY



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BUILDING FLOORPLAN



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