



OFFSHORE RETAIL
AT LAKE LORRAINE

2430-2568 Lake Lorraine Place, Sioux Falls, SD 57106

**FOR
LEASE**



Retail Space for Lease with I-29 Visibility



SIZE

1,565-4,756 SF



PRICE

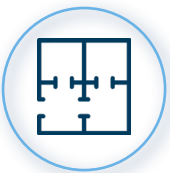
\$23.50 PSF (NNN)

Estimated NNN
\$6.79 PSF



LOCATION

Retail space situated between Hobby Lobby and Dave & Busters, with Interstate 29 frontage.



T.I.A.

Tenant Improvement Allowance of \$40 PSF with acceptable offer. Contact broker for more details.



TRAFFIC

Interstate 29:
53,940 cars per day.

West 26th St:
27,200 cars per day.

Marion Road:
13,300 cars per day.



CO-TENANCY

Hobby Lobby, Dave & Buster's, HomeGoods, Marshall's, Kirkland's, Moe's Home Collection, Dollar Tree, Ross, Carter's, Chick 'N' Max, DSW, A Perfect 10, Wings Gymnastis, Child's Play Toys, Jane Lee Studio, Apricot Lane, Vervent Services, Cinemark, 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

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AREA MAP



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LAKE LORRAINE DEVELOPMENT

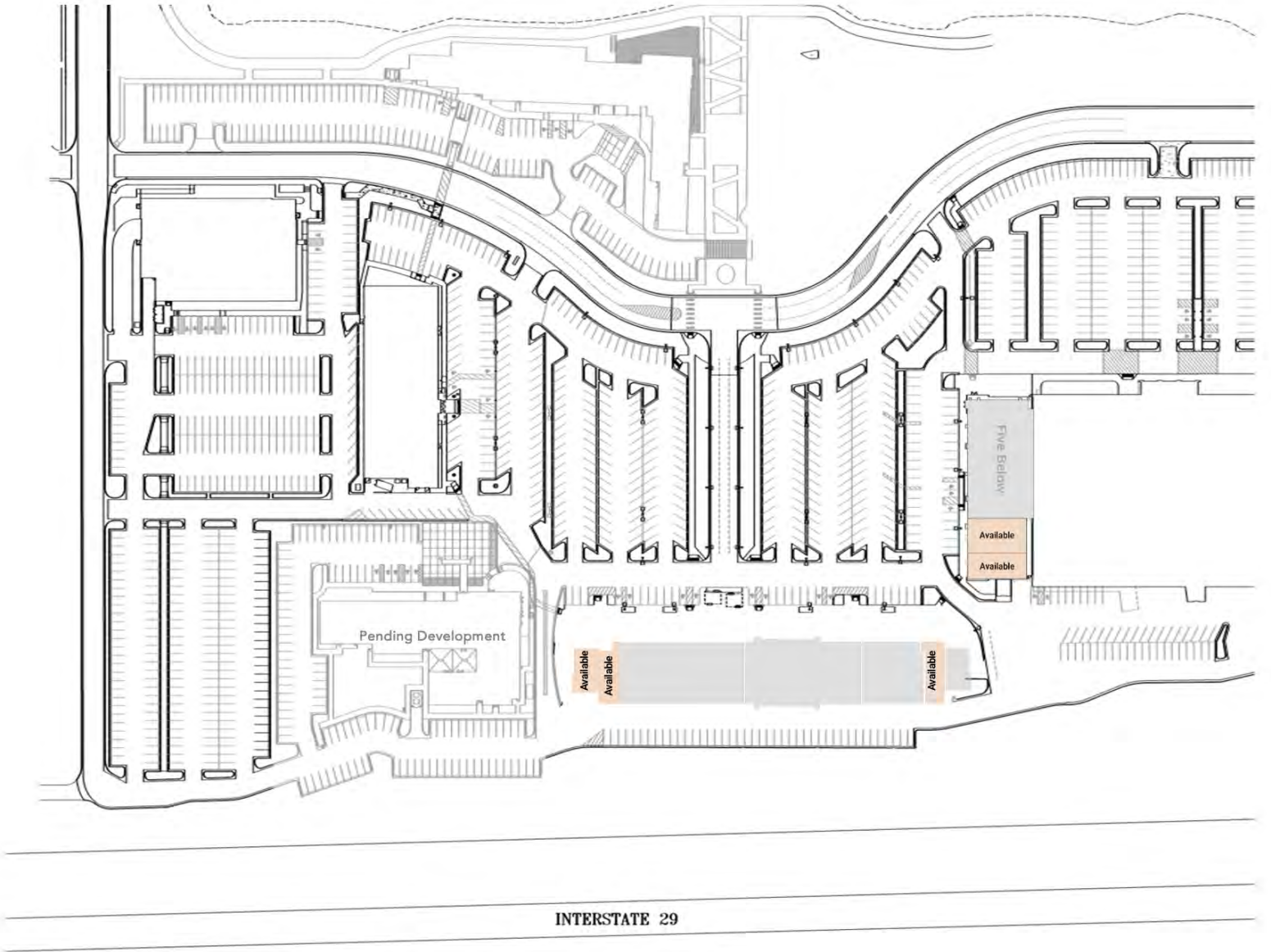


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SITE PLAN

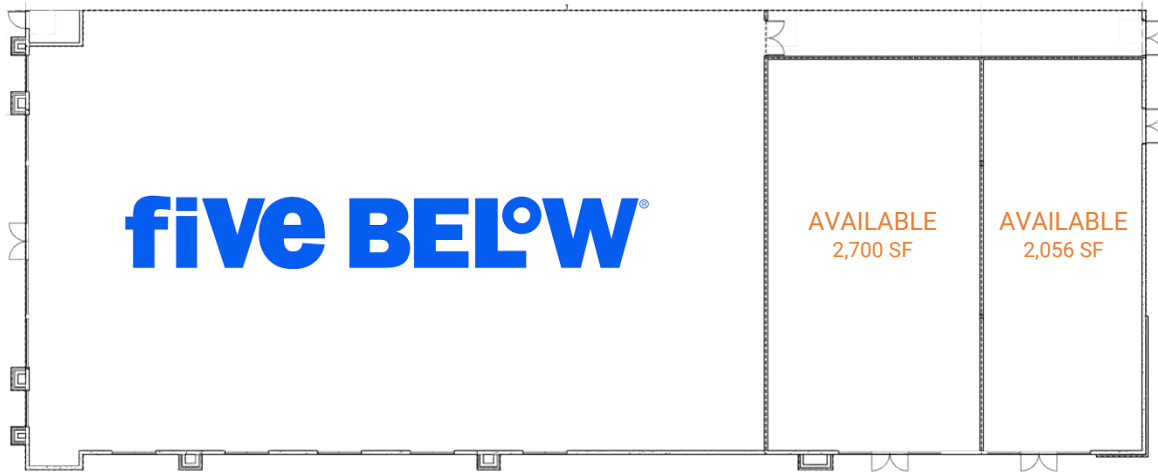


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OFFSHORE RETAIL BUILDING B



- SOUTH ENDCAP OF THE LAKE LORRAINE POWER CENTER WITH PRIME INTERSTATE 29 FRONTAGE
- SPACE WILL BE DELIVERED AS A "WARM DARK SHELL"
- AVAILABLE: 2,056-4,756 SF
- SHARED SERVICE HALLWAY



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OFFSHORE RETAIL BUILDING C



- THIS IS THE NEWEST RETAIL BUILDING IN THE LAKE LORRAINE LIFESTYLE CENTER
- PRIME INTERSTATE 29 FRONTAGE
- CO-TENANCY: JANE LEE STUDIO, MOE'S HOME COLLECTION, THE SONOGRAPHY STUDIO, KEITH & LUX MATERNITY AND BABY, APRICOT LANE, DOLLAR TREE, PERFECT 10 NAIL SALON, WINGS GYMNASTICS
- AVAILABLE: 1,565-3,373 SF



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