

MARION ROAD RETAIL

2400 South Marion Road, Sioux Falls, SD 57106

SUITE 140

FOR
LEASE



Move-In-Ready Retail Space



SIZE

1,895 sqft



PRICE

\$18.50 psf (NNN)

Estimated NNN:
\$7.65 psf



LOCATION

Retail building situated on Marion Road, on the west side of the Lake Lorraine Lifestyle Center.



DELIVERY

Landlord will deliver a move-in-ready retail space including an open floor plan, exposed ceilings, one in-suite restroom, and a storage room. Call broker for more details.



HIGHLIGHT

Lake Lorraine has had a total of 3.3 million visits in the last 12 months.
-Source: Placer.ai



AREA TENANTS

Salon Centric, ChiroSport, HOTWORX, Love Marlow, Sakura Sushi, Dairy Queen, Dave & Buster's, Dollar Tree, Hyatt Place, A Perfect 10 Nail & Beauty Bar, Hobby Lobby, HomeGoods, Marshall's, Kirkland's, DSW, Big Lost Meadery and Brewery

Information deemed reliable but not guaranteed.



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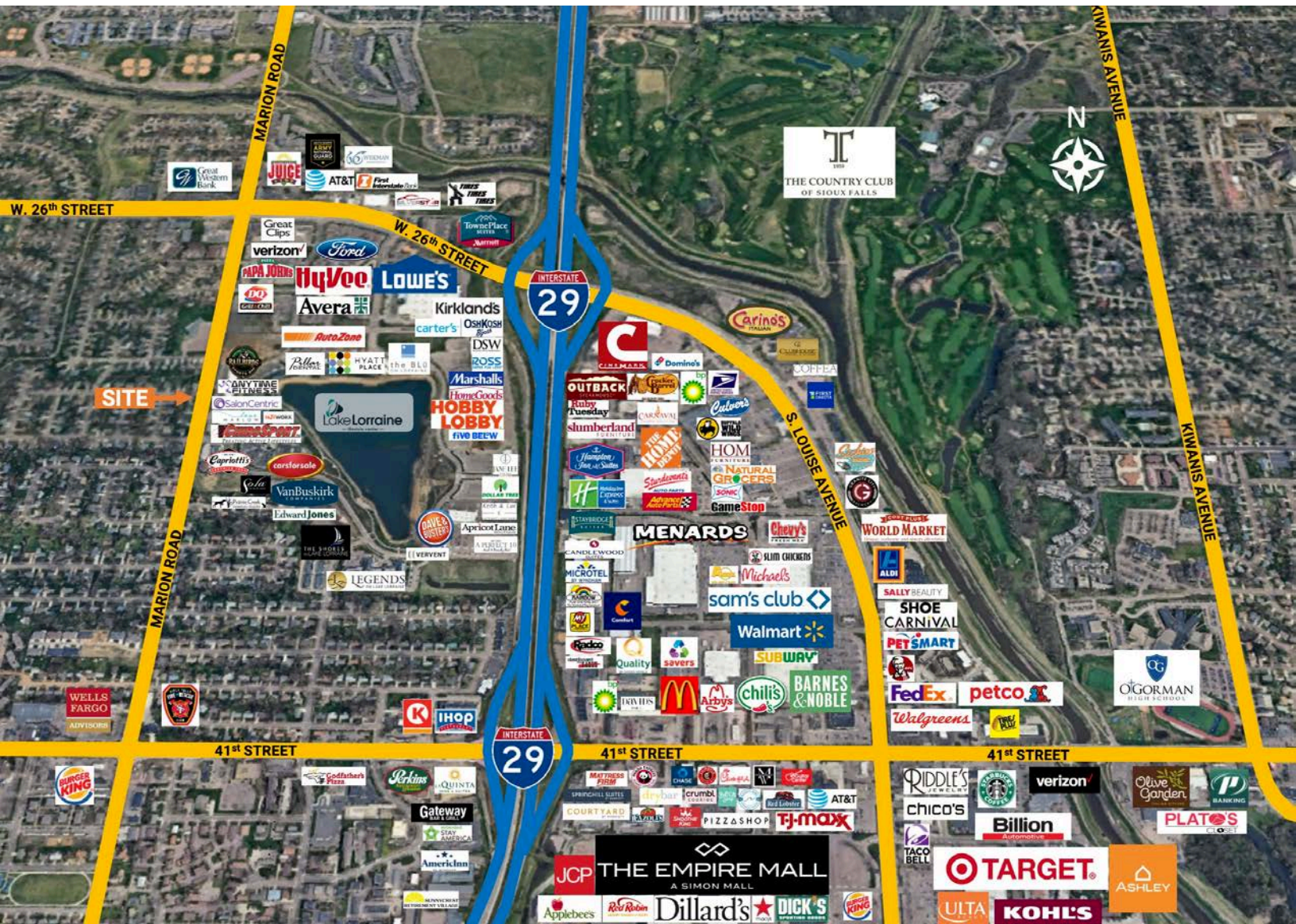
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AREA RETAIL MAP



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LAKE LORRAINE DEVELOPMENT



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SITE OVERVIEW



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SITE PLAN



SOUTH MARION ROAD

SOUTH WESTLAKE DRIVE

WEST 32ND STREET

AVAILABLE



The
MAN SALON
ESTABLISHED
2003

SANFORD[®]
HEALTH

SERENITY ESTHETICS
THE NEW BEAUTY MODEL

**ANYTIME
FITNESS**

PAHL'S
DESIGNER SHOWROOMS
Division of J.H. Larson Company

SalonCentric[™]
CHIROS^{SPORT}

HOTWORX.
24 HOUR INFRARED FITNESS STUDIO

AVAILABLE

love
MARLOW

**SAKURA
SUSHI**

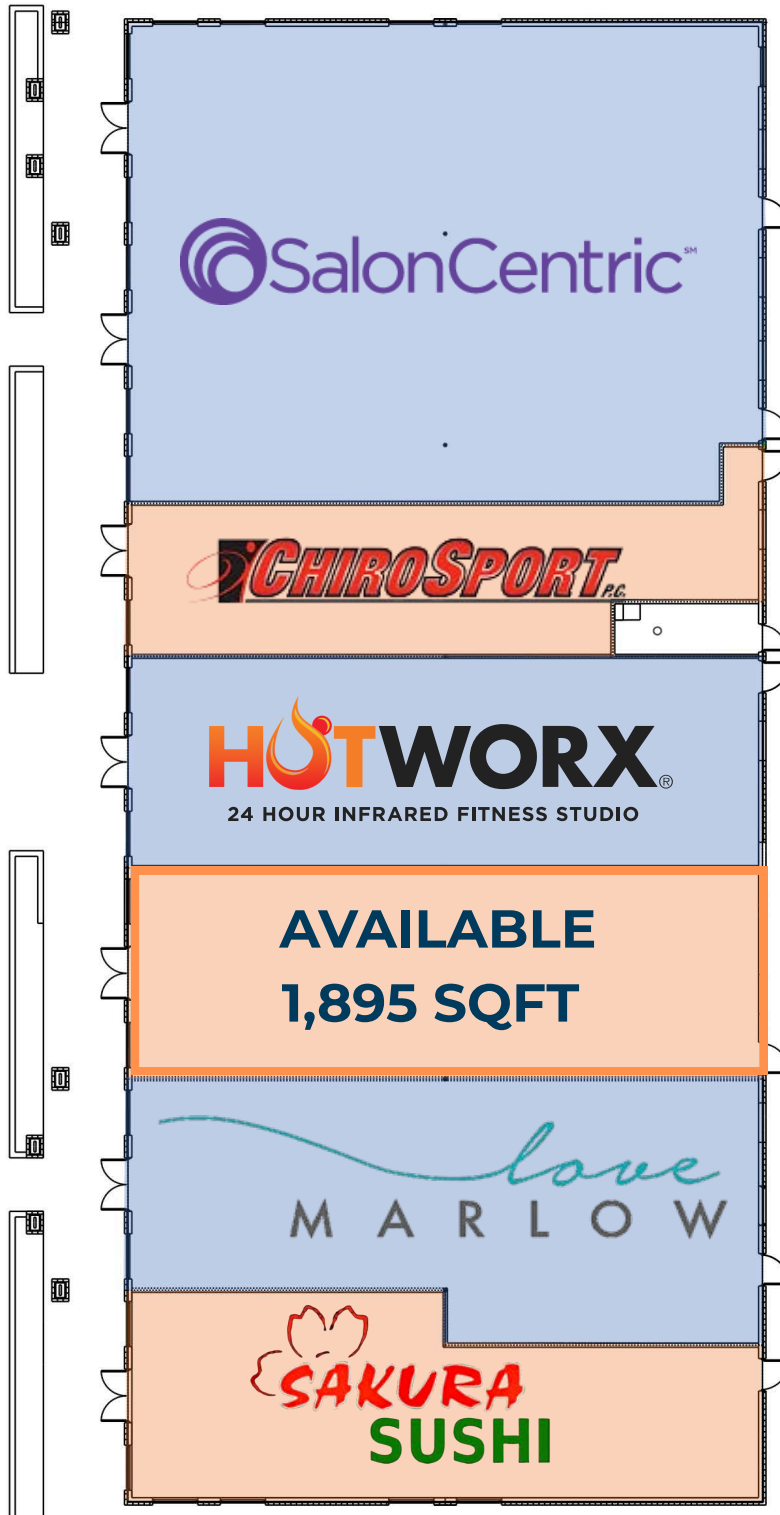


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BUILDING FLOOR PLAN

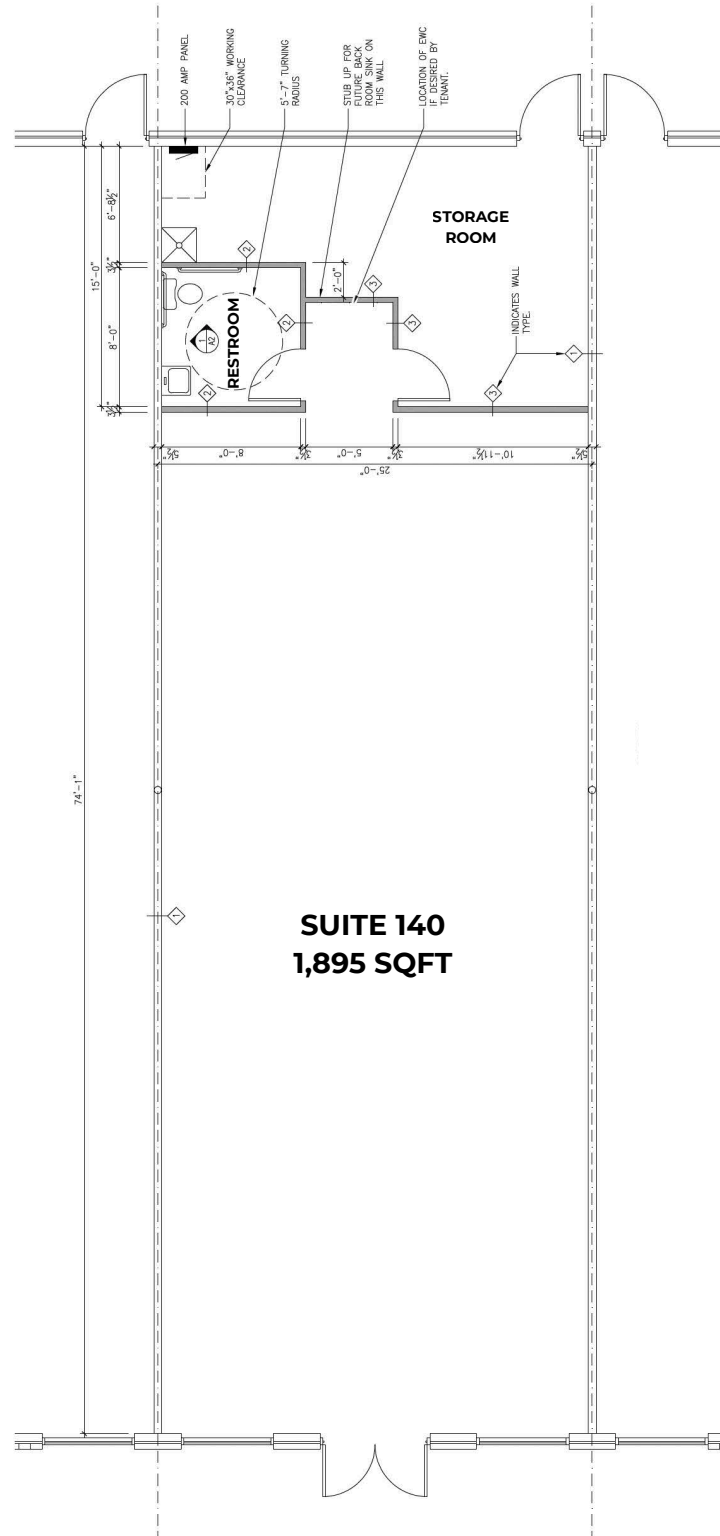


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FLOOR PLAN



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PHOTO GALLERY

UPDATED PHOTOS COMING SOON!



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PROPERTY HIGHLIGHTS

MARKET AREA

The state's largest city and largest retail center between Denver and the Twin Cities, with a metro population of nearly 315,000. Sioux Falls has low business costs with a high quality of life. Sioux Falls is one of America's crossroads cities, situated at the junction of two Interstate highways, I-90 and I-29, which draws consumers from a four-state area.



TRAFFIC COUNTS

Interstate 29

Between 26th St and 41st St (N+S) 57,930

Marion Road

Between 26th St and 32nd St 12,100

Between 32nd St and 41st St 11,000

26th Street

Between Marion Rd and Lorraine Dr 22,600

Between Lorraine Dr and I-29 Ramp 39,600

32nd Street

Between Valley View and Marion Rd 2,600

Terry Avenue

Between 37th St and 41st St 2,100



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WHY LAKE LORRAINE?



SHOPPING

Interstate visibility, high traffic counts, and an environment that focuses on planned outdoor spaces create a unique experience to drive sales.



STAY AND PLAY

The Collaborative organizes special events and sales to ignite the imagination of the market and increase visitor engagement.



ENHANCED LIVING

Lake Lorraine is an experience — and it's a place to call home.



WORKPLACE CULTURE

Offices on or near the lake's edge provide private patios and great views!



LAKESIDE DINING

Indoor and outdoor dining opportunities are a pillar of the Lake Lorraine vision.

REGION'S CORE RETAIL SHOPPING DISTRICT



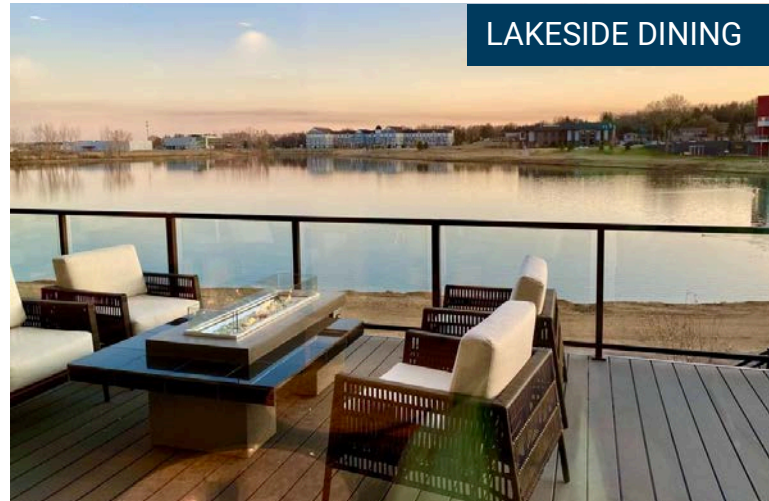
FARMERS MARKET



33-ACRE LAKE



LAKESIDE DINING



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