

FOR  
LEASE

# LAKE LORRAINE RETAIL

2430 South Lorraine Place, Sioux Falls, SD 57106



Retail Space for Lease with I-29 Visibility

## SIZE

2,056 - 4,756 sqft

## PRICE

\$23.50 psf (NNN)

Estimated NNN:  
\$6.79 psf

## LOCATION

South end cap of the Lake Lorraine power center with prime Interstate 29 frontage.

## T.I.A.

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

## TRAFFIC

Interstate 29:  
57,930 vpd

## CO-TENANCY

Hobby Lobby, HomeGoods, Marshalls, DSW, Kirkland's, Dave & Buster's, Five Below, Ross, Carter's, Hyatt Place, Big Lost Meadery and Brewery, Ranch & Roost, and so much more!

Information deemed reliable but not guaranteed.

VanBuskirk  
COMPANIES

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

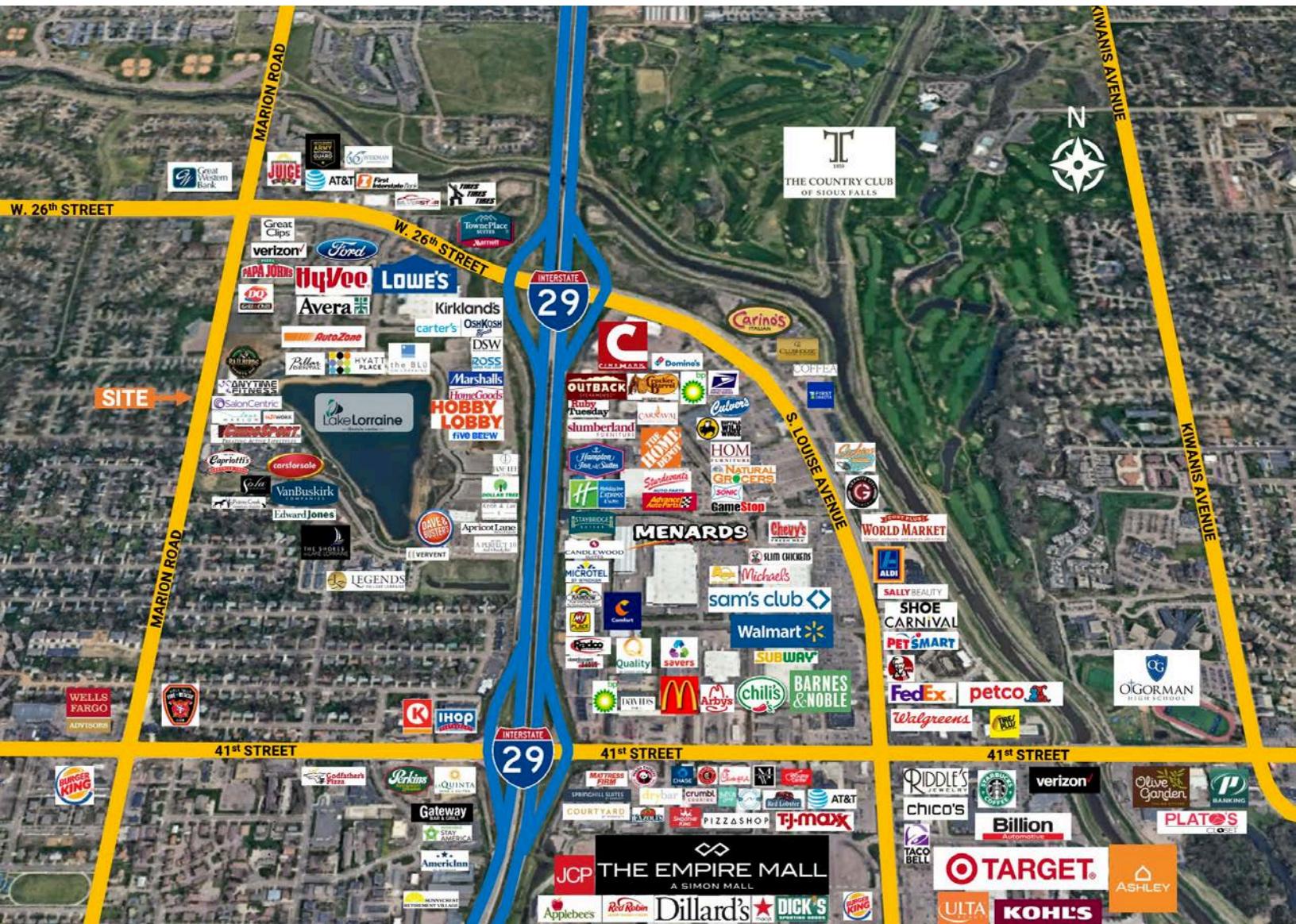


VanBuskirk  
**Autumn**  
KAUFHOLD

**(605)-351-5512**

[autumn.kaufhold@vbclink.com](mailto:autumn.kaufhold@vbclink.com)

# AREA RETAIL MAP



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# LAKE LORRAINE DEVELOPMENT



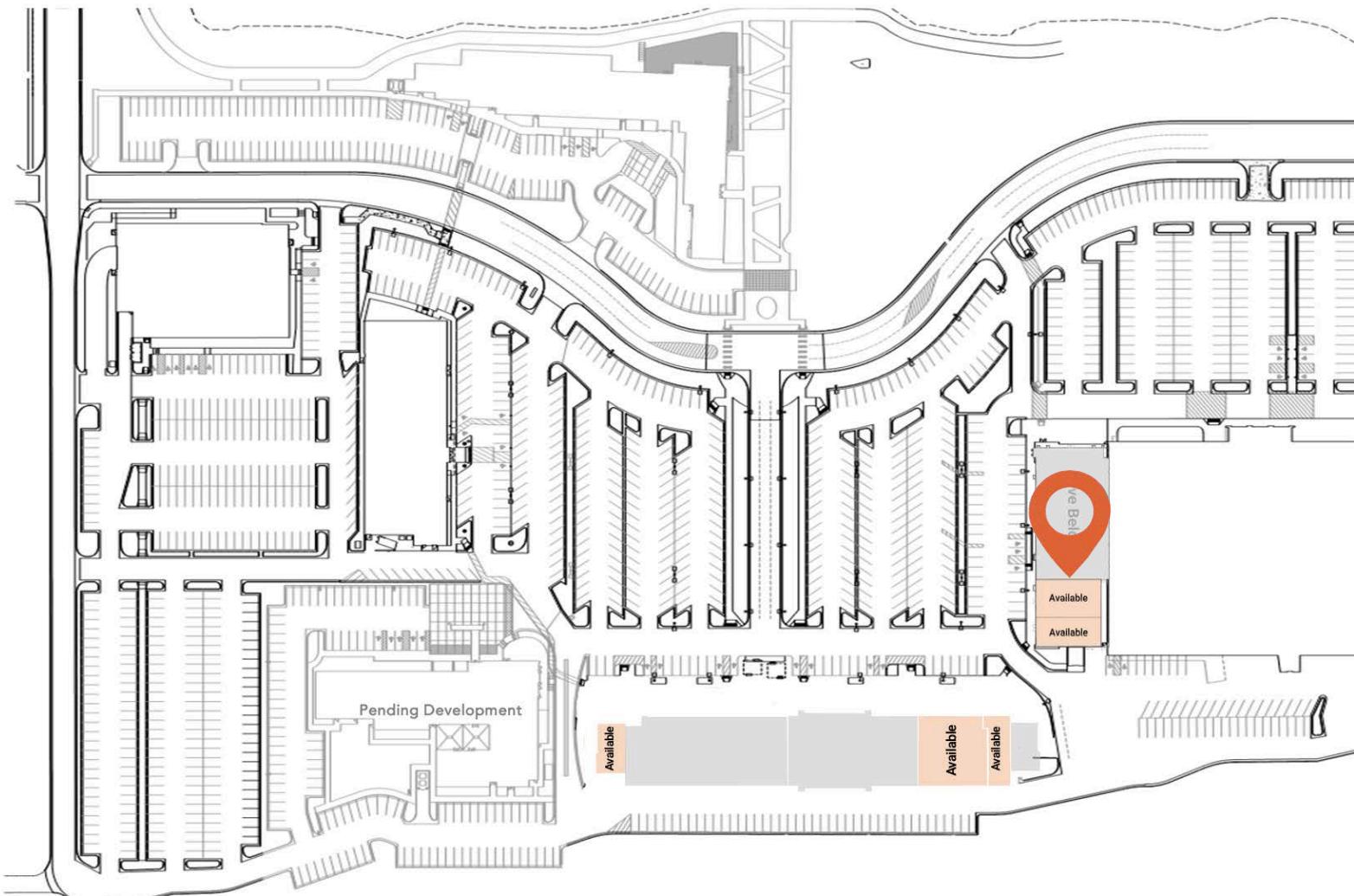
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# SITE PLAN



INTERSTATE 29



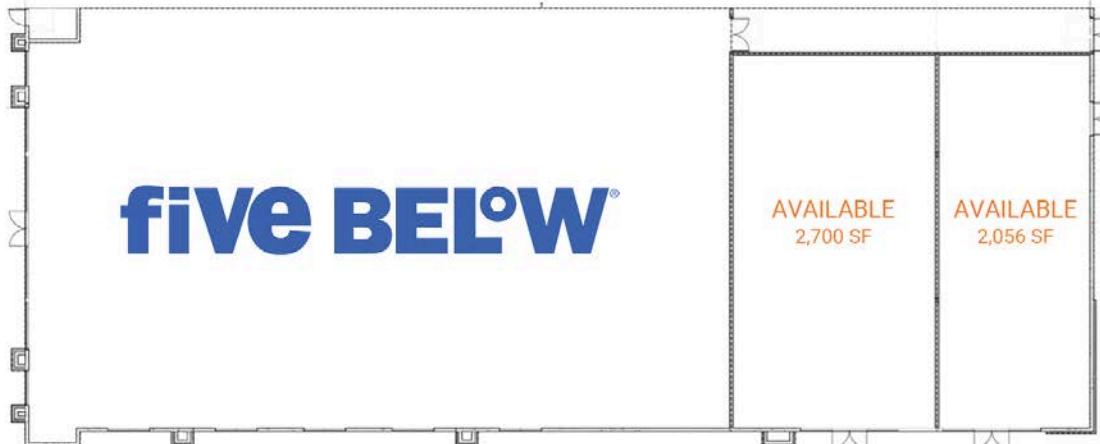
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# BUILDING FLOOR PLAN



- SPACE WILL BE DELIVERED AS A “WARM DARK SHELL”
- SHARED SERVICE HALLWAY

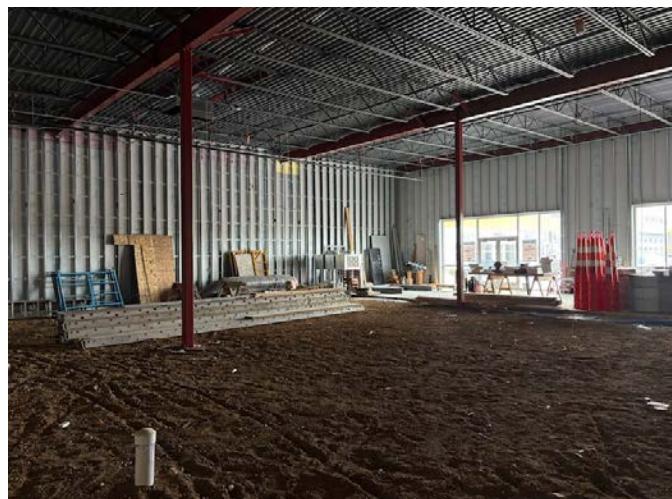


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# PHOTO GALLERY



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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.



FARMERS MARKET



33-ACRE LAKE



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