

# LAKE LORRAINE RETAIL

2504 South Lorraine Place, Sioux Falls, SD 57106

**FOR  
LEASE**



## Retail Space for Lease with I-29 Visibility



### SIZE

1,571 rsf



### PRICE

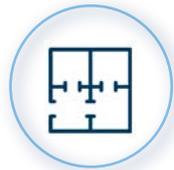
\$23.50 psf (NNN)

Estimated NNN:  
\$6.79 psf



### LOCATION

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



### LAYOUT

This nearly move-in ready space offers an open retail floor plan with exposed ceilings, a private restroom, and a spacious storage area. Minimal tenant improvements required.



### TRAFFIC

Interstate 29:  
57,930 vpd



### AREA TENANTS

Jane Lee Studio, KidStrong, Hobby Lobby, HomeGoods, Marshalls, DSW, Kirkland's, Dave & Buster's, Five Below, Ross Dress for Less, Dollar Tree, A Perfect 10 Nail & Beauty Bar, Carter's, Hyatt Place, Big Lost Meadery and Brewery, Ranch & Roost, Dairy Queen, Anytime Fitness, Capriotti's Sandwich Shop, HOTWORX, Love Marlow, The Man Salon, HyVee

Information deemed reliable but not guaranteed.

**Van  
Buskirk**

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

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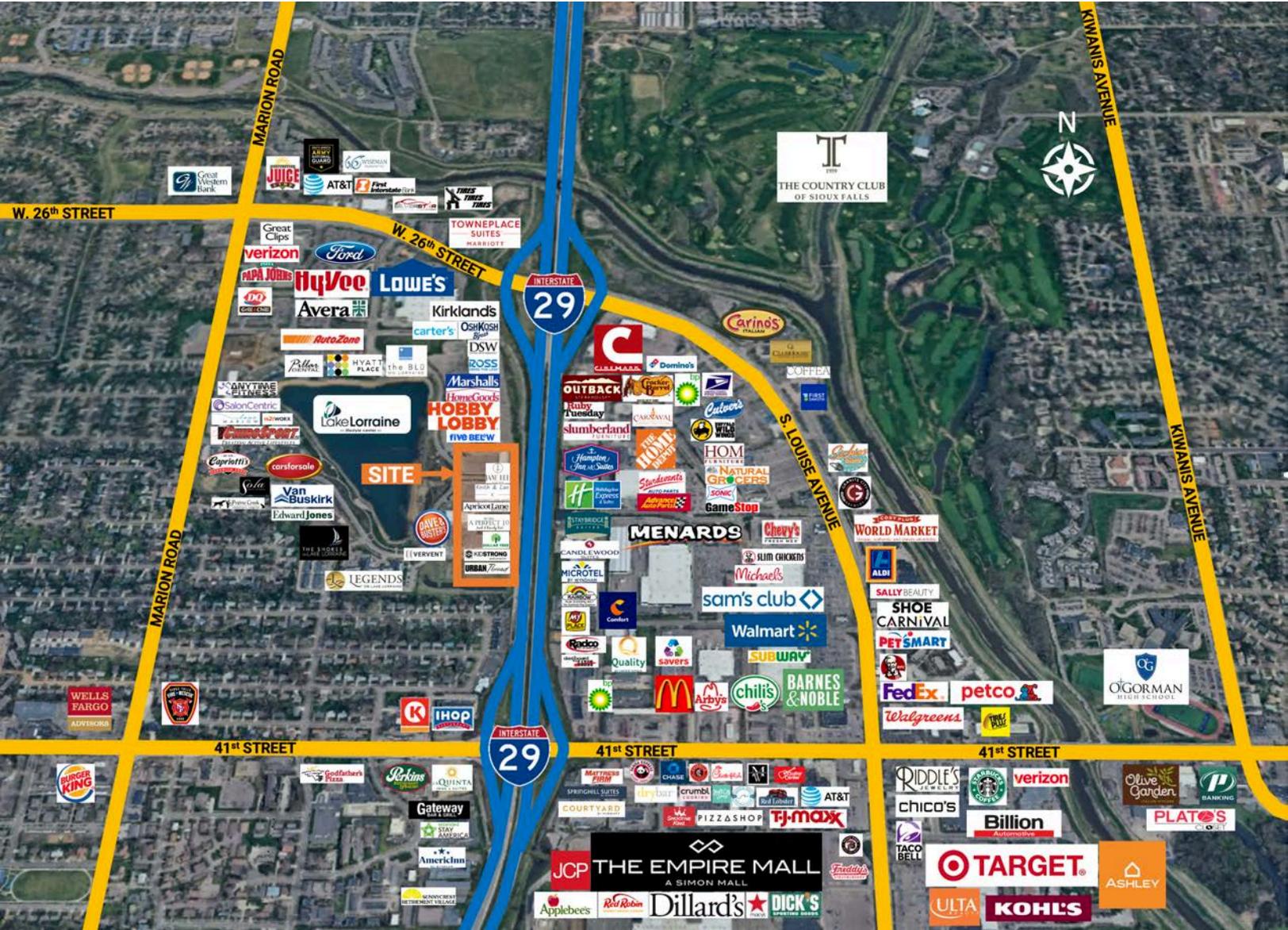


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# AREA RETAIL MAP



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# LAKE LORRAINE DEVELOPMENT

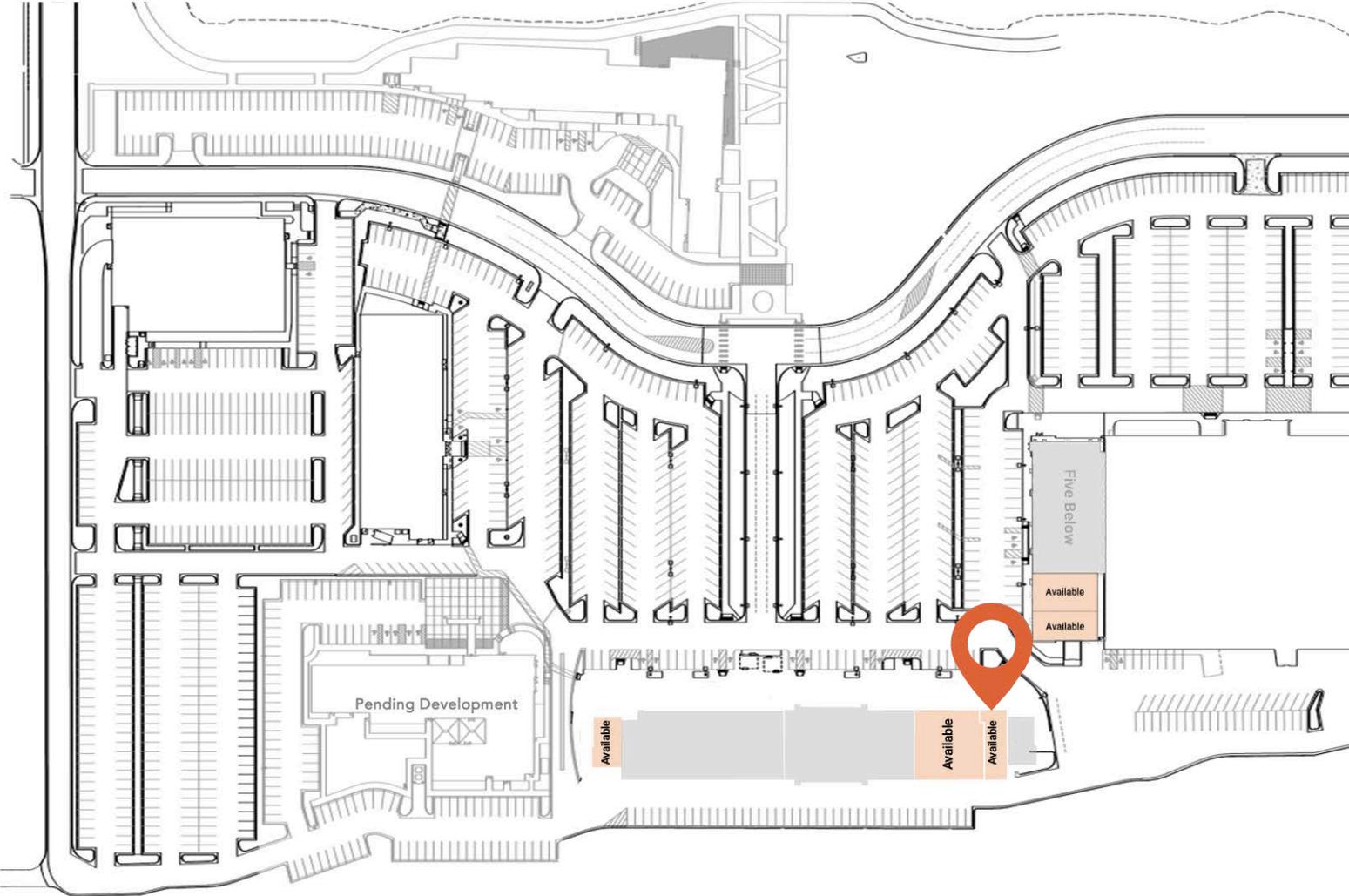


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# SITE PLAN



INTERSTATE 29



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# BUILDING FLOOR PLAN



- **CO-TENANCY:** JANE LEE STUDIO, THE SONOGRAPHY STUDIO, KEITH & LUX MATERNITY AND BABY, APRICOT LANE, A PERFECT 10 NAIL SALON, DOLLAR TREE, KIDSTRONG, URBAN THREAD
- **AVAILABLE:**
  - 2504 S. LORRAINE PLACE - 1,571 RSF
  - 2512 S. LORRAINE PLACE - 4,715 RSF
  - 2568 S. LORRAINE PLACE - 1,565 RSF

PRIME INTERSTATE 29 FRONTAGE WITH AN IMPRESSIVE 57,930 VPD.

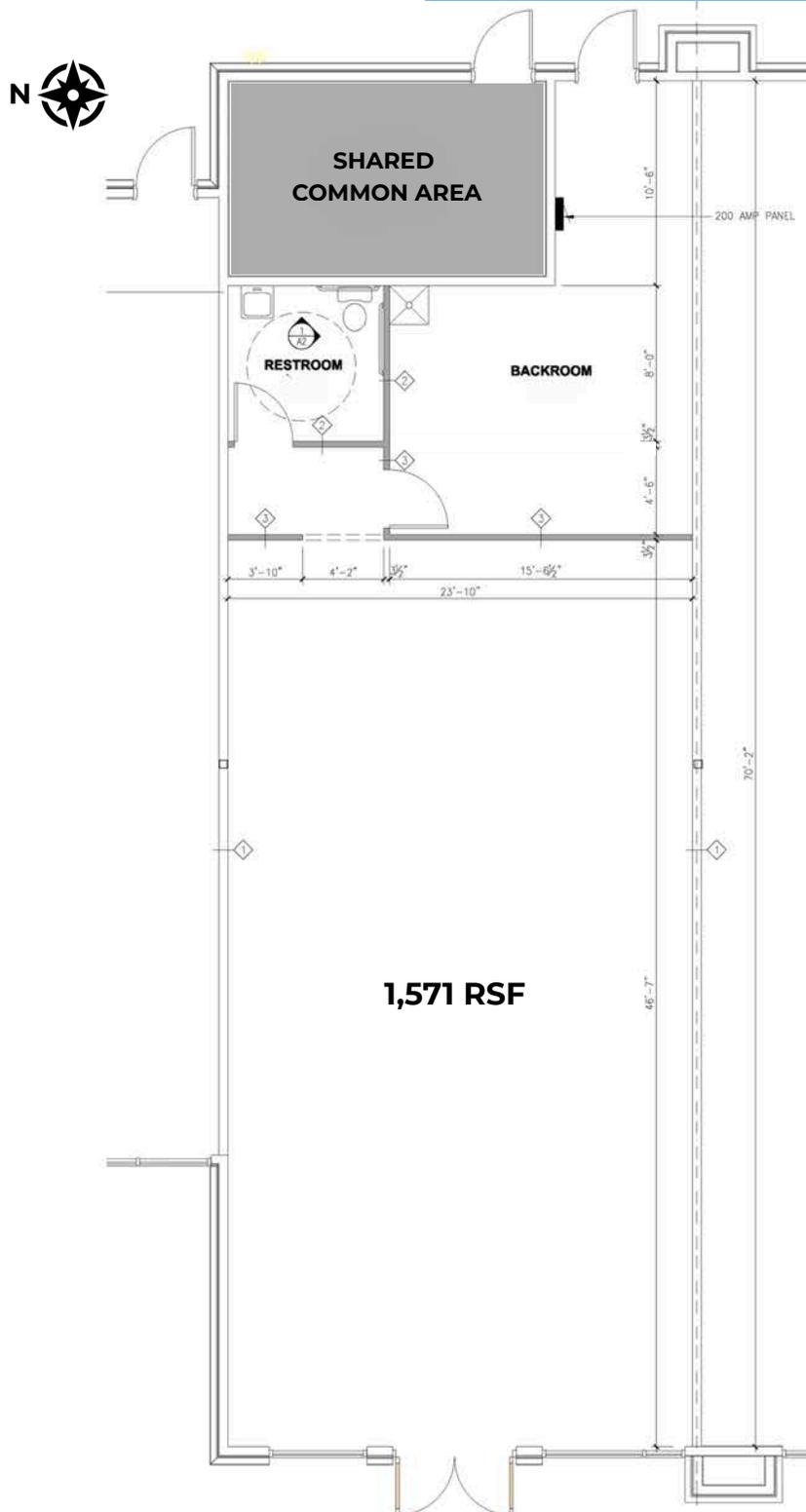


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# FLOOR PLAN



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# PHOTO GALLERY



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# PHOTO GALLERY



3.4 M VISITS IN  
THE LAST 12 MONTHS

- Source: Placer.ai



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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 310,000. 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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