

LAKE LORRAINE RETAIL

2512 South Lorraine Place, Sioux Falls, SD 57106

FOR
LEASE



Retail Space for Lease with I-29 Visibility

SIZE

4,715 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

Spacious open retail floor ideal for showcasing products, highlighted by large floor-to-ceiling display windows. Includes a spacious storage area, a private office, and an in-suite restroom.

AVAILABLE

March 1st, 2026

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
2571 S Westlake Dr #100 Sioux Falls SD 57106

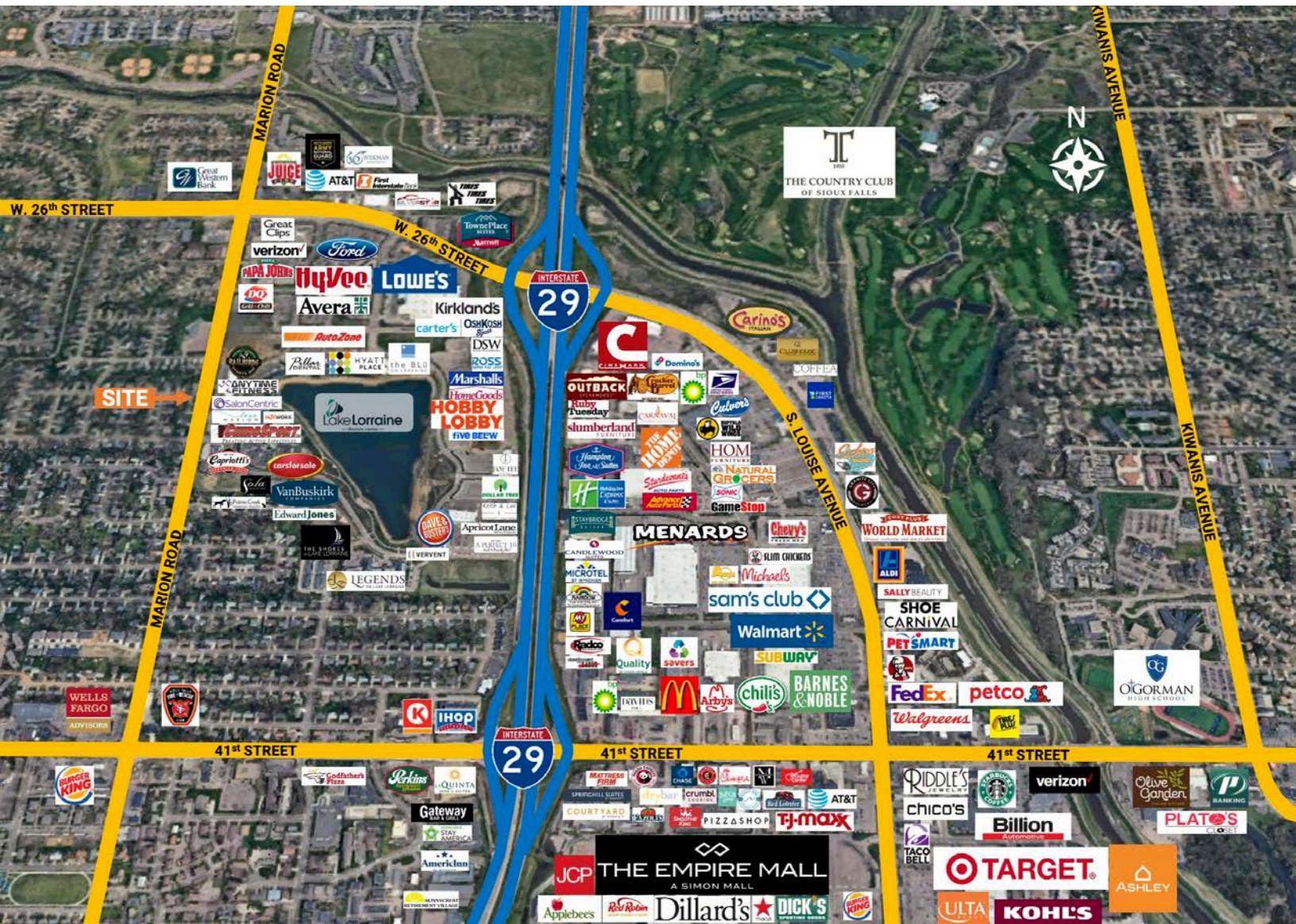


VanBuskirk
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(605)-351-5512

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AREA RETAIL MAP



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LAKE LORRAINE DEVELOPMENT



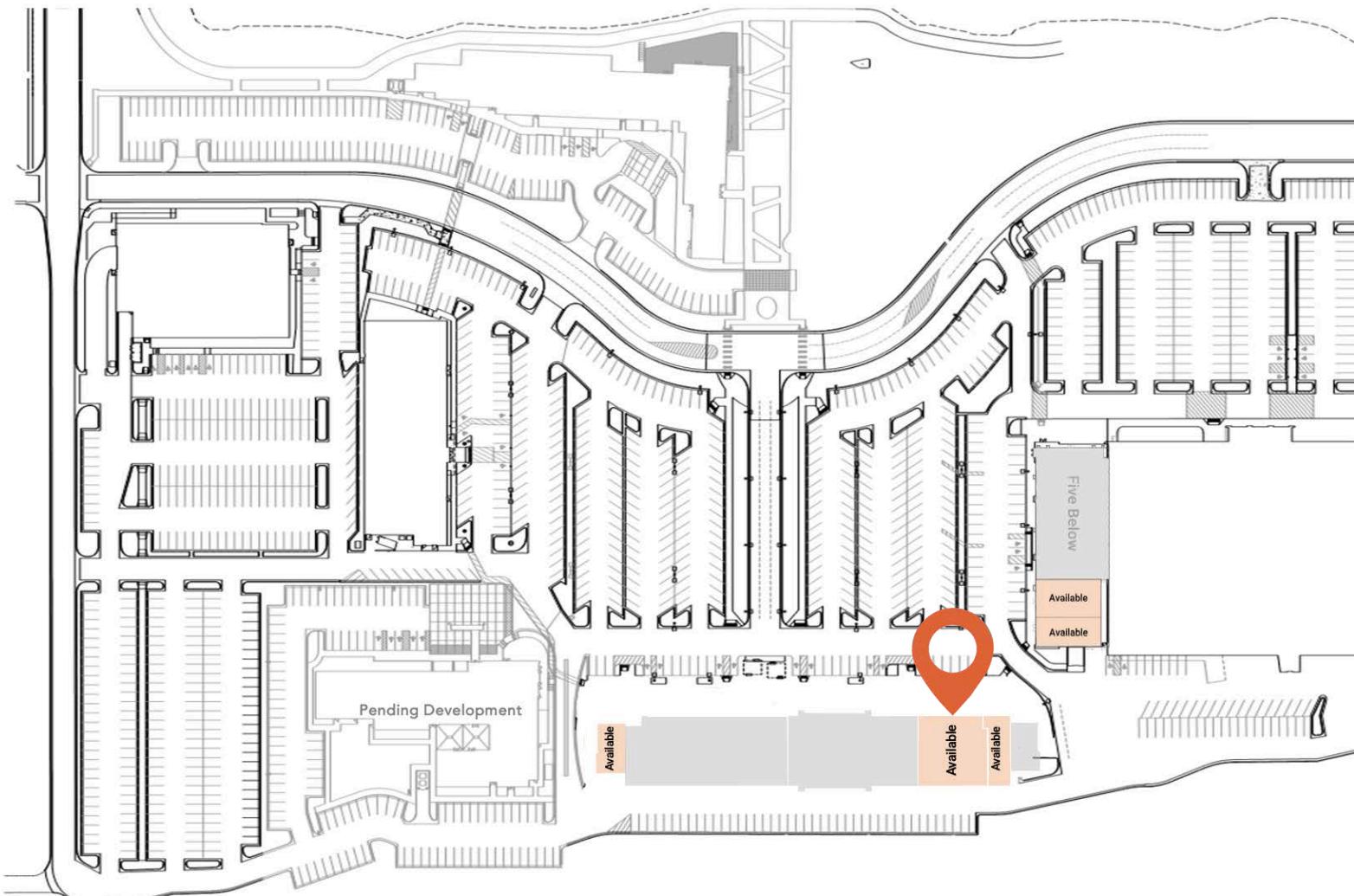
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SITE PLAN



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, URBAN THREAD
- **AVAILABLE:**
 - 2504 S. LORRAINE PLACE - 1,571 SF
 - 2512 S. LORRAINE PLACE - 4,715 RSF
 - 2568 S. LORRAINE PLACE - 1,565 SF

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

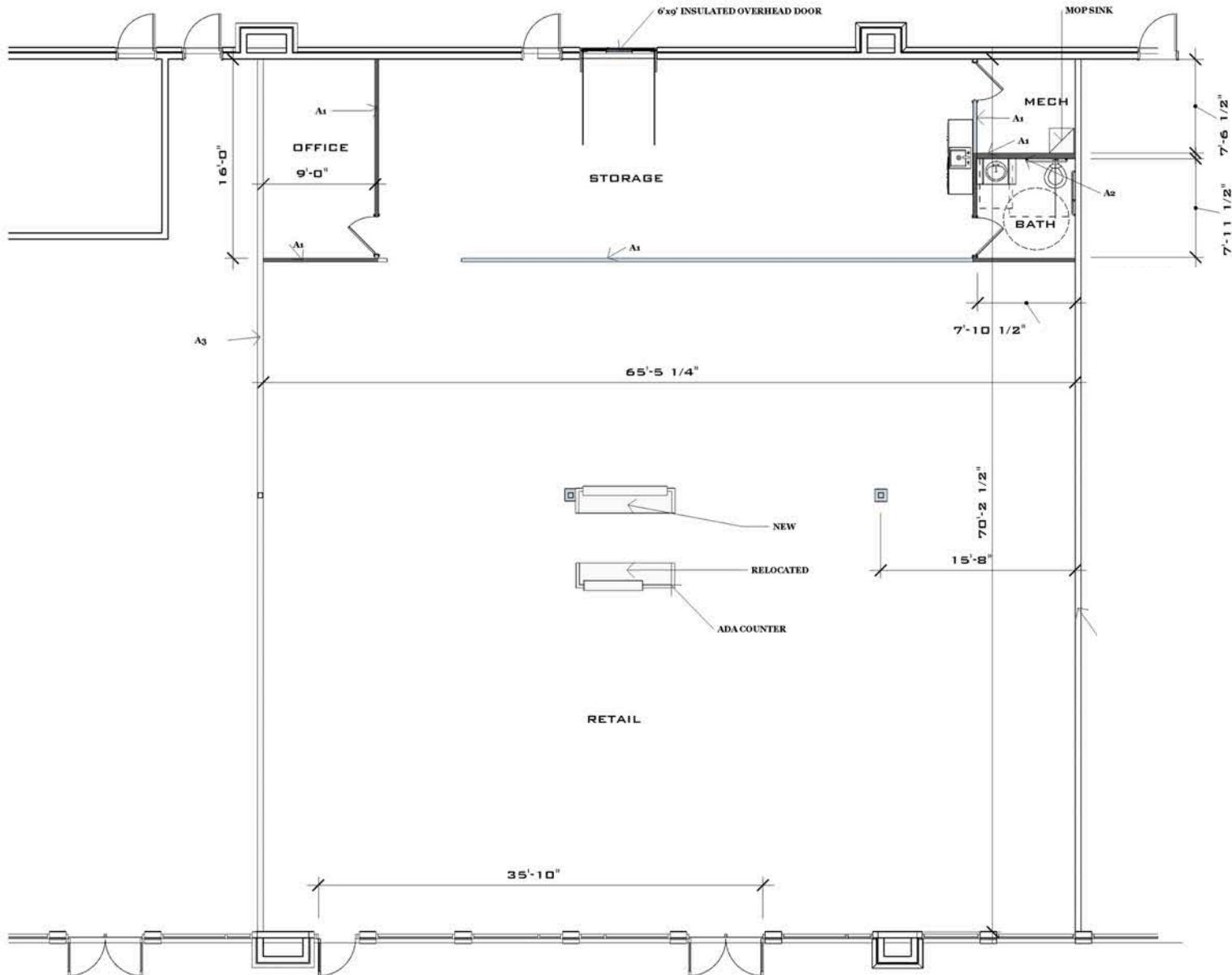


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FLOOR PLAN



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EXTERIOR PHOTOS



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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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