

**FOR
LEASE**

LAKE LORRAINE RETAIL

2568 S. Lorraine Place, Sioux Falls, SD 57106



Retail Space for Lease with I-29 Visibility



SIZE

1,565 SF



PRICE

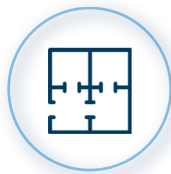
\$23.50 PSF (NNN)

Estimated NNN
\$6.79 PSF



LOCATION

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



LAYOUT

A beautiful retail store with an abundance of retail display space, storage room and a private in-suite restroom.



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.



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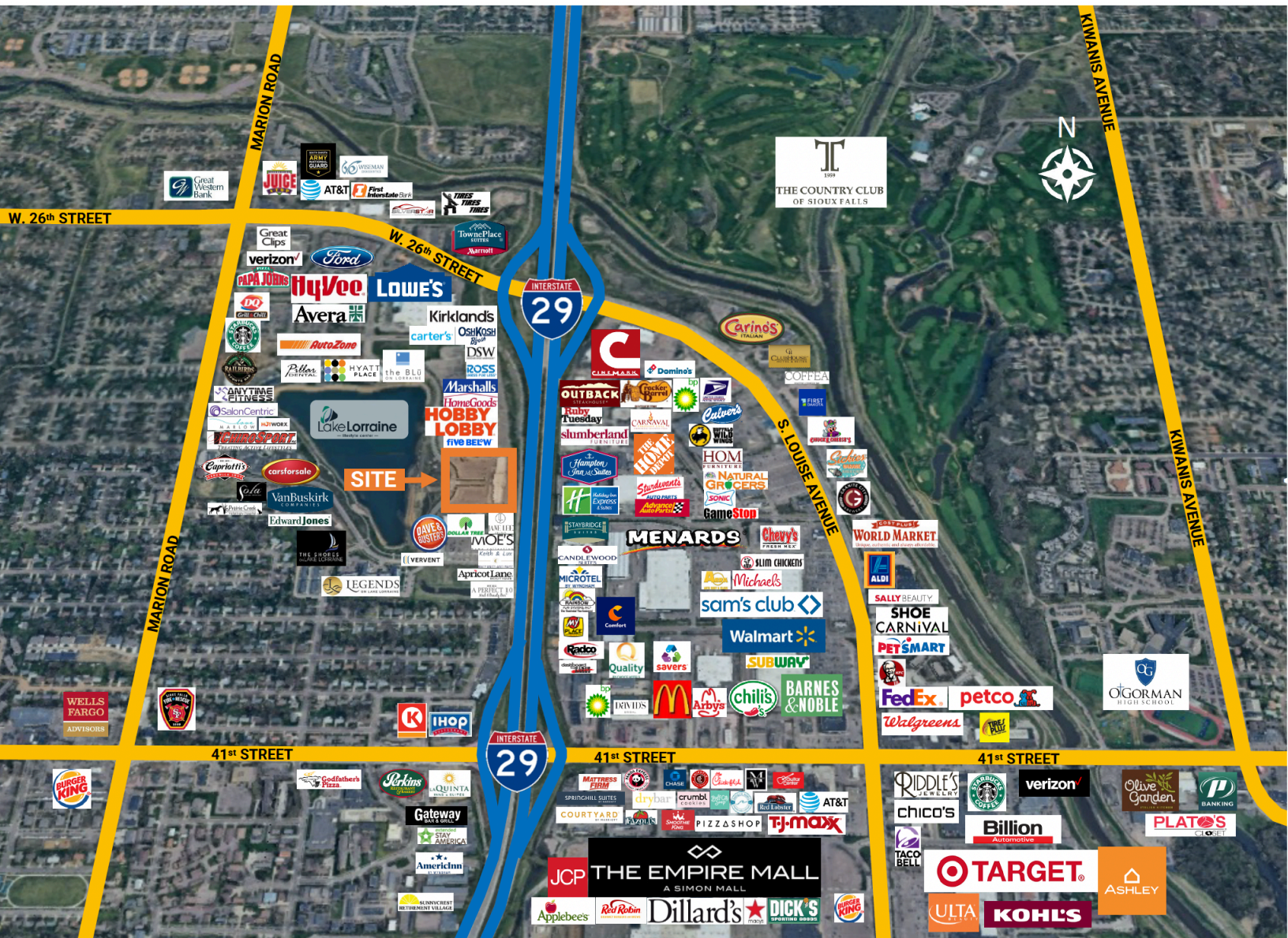
2571 S Westlake Dr #100 Sioux Falls SD 57106



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AREA RETAIL MAP



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LAKE LORRAINE DEVELOPMENT

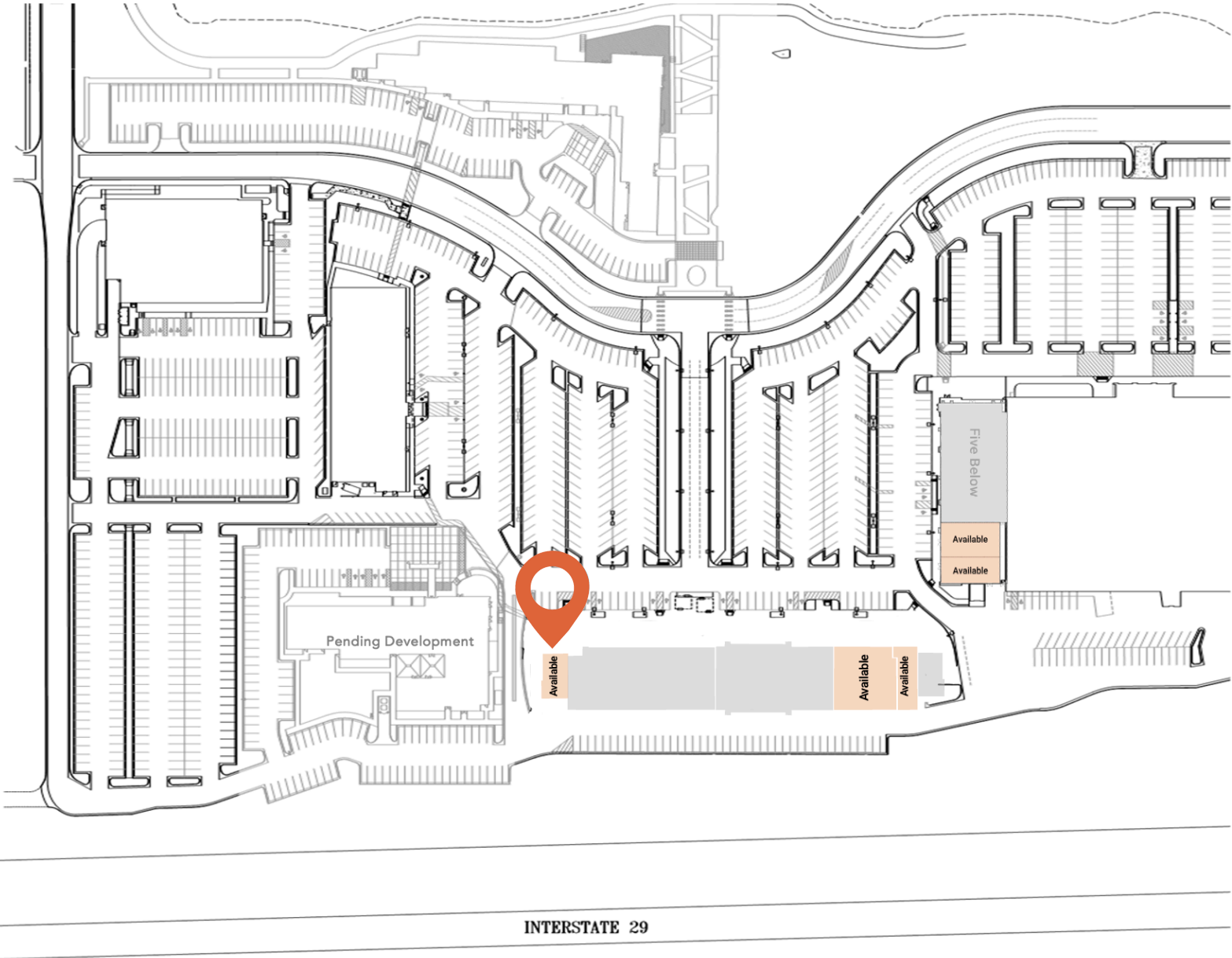


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SITE PLAN



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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.

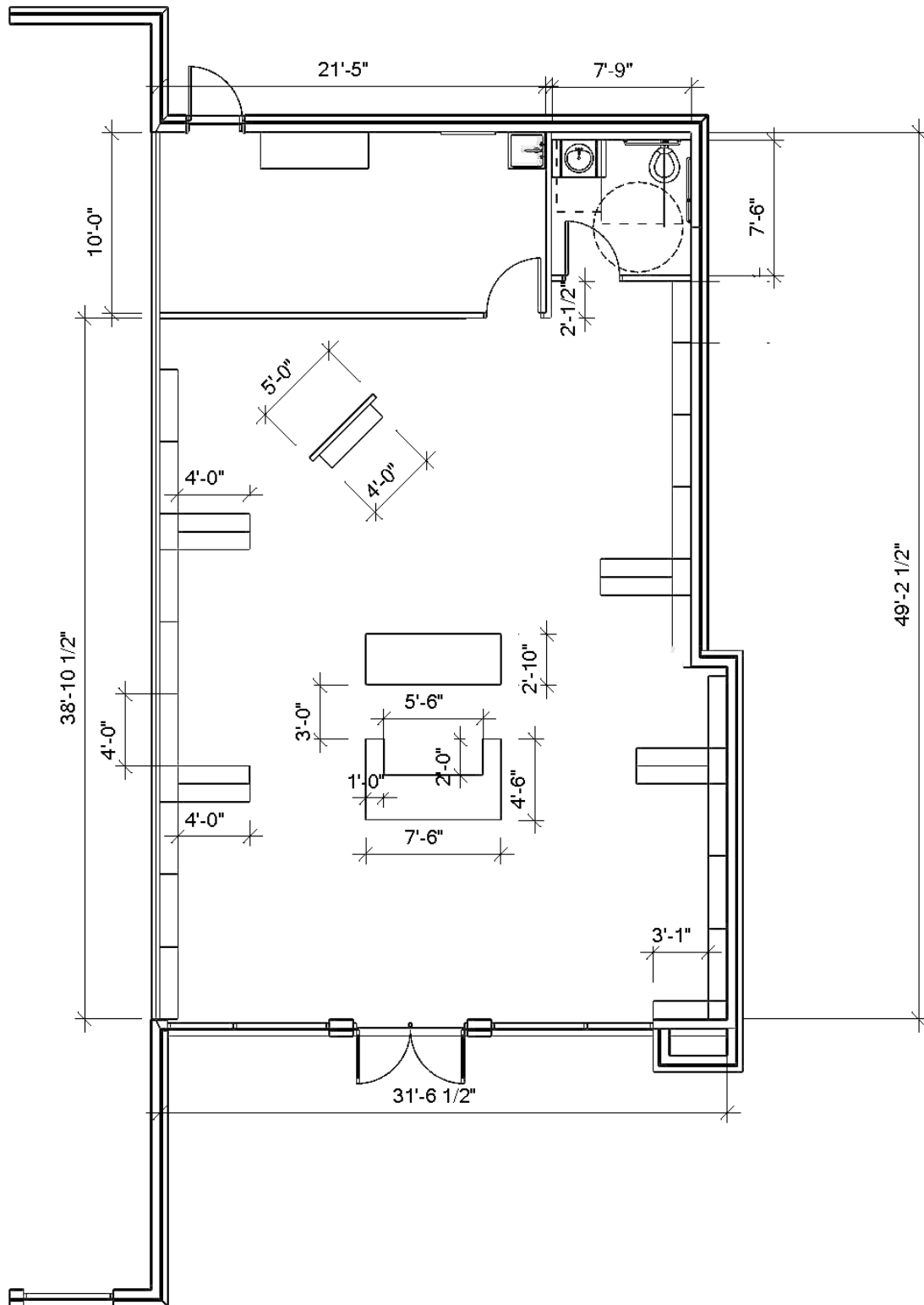


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FLOOR PLAN



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PHOTO GALLERY



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PHOTO GALLERY



3.3 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 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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