

# FOR LEASE

## Lake Lorraine Retail

RETAIL SPACE FOR LEASE WITH I-29 VISIBILITY

2430 South Lorraine Place | Sioux Falls, SD 57106



### SIZE

2,056 - 4,756 sqft



### PRICE

\$23.50 psf (NNN)

Estimated NNN: \$4.92 psf



### LOCATION

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



### TRAFFIC

Interstate 29: 57,930 vpd



### SPACE DELIVERY

Landlord will deliver as a warm vanilla shell. This space may be subdivided to meet the tenant's specific needs.



### AREA TENANTS

Jane Lee Studio, KidStrong, Christopher and Banks, 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.

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## Area Retail Map Lake Lorraine Retail



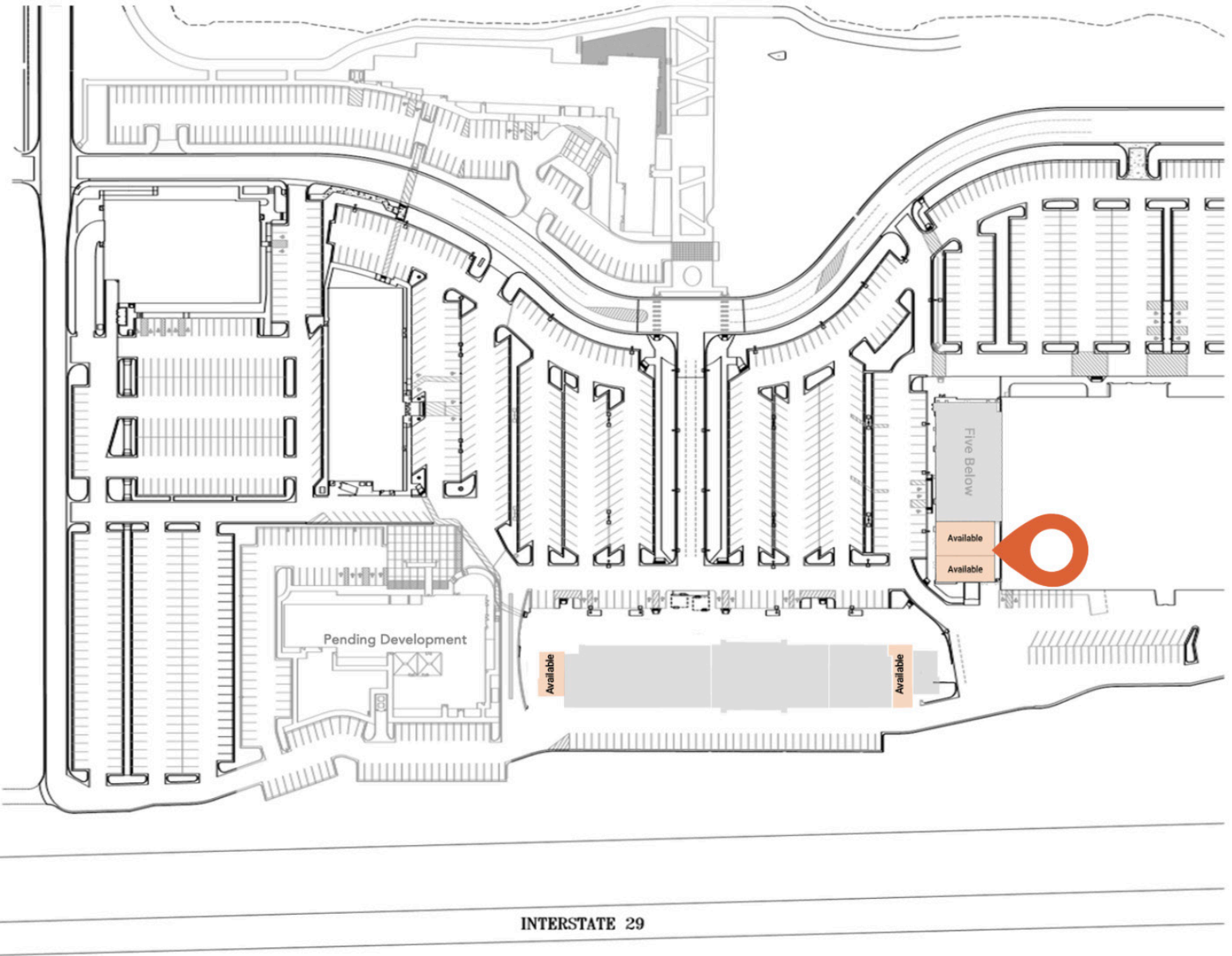
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# Lake Lorraine Development Lake Lorraine Retail



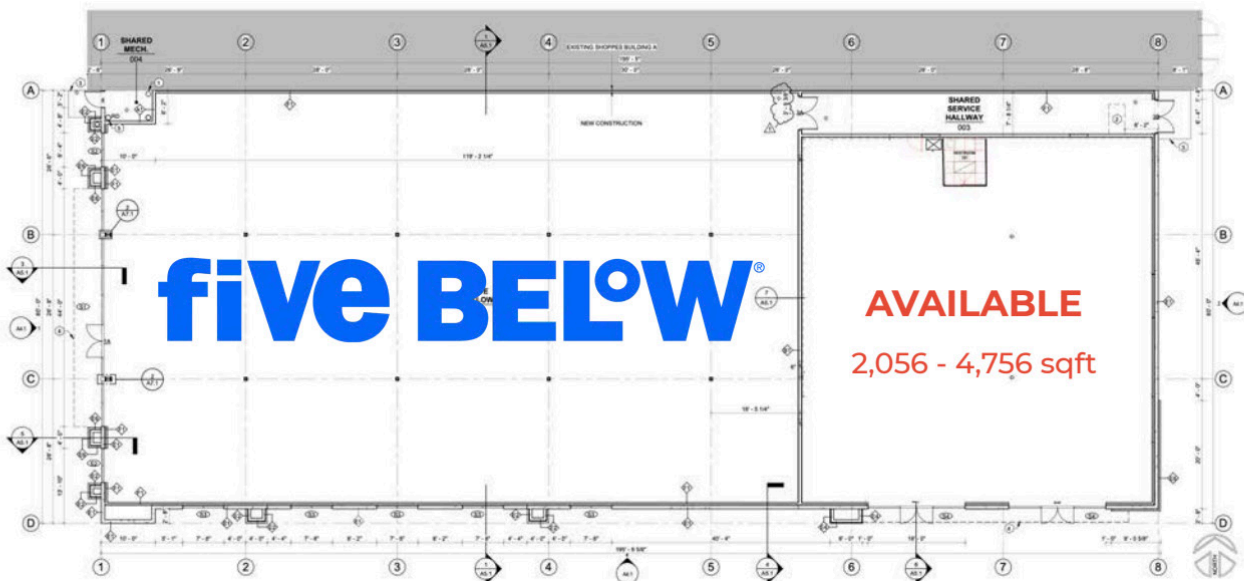
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Site Plan  
Lake Lorraine Retail



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## Building Floor Plan Lake Lorraine Retail

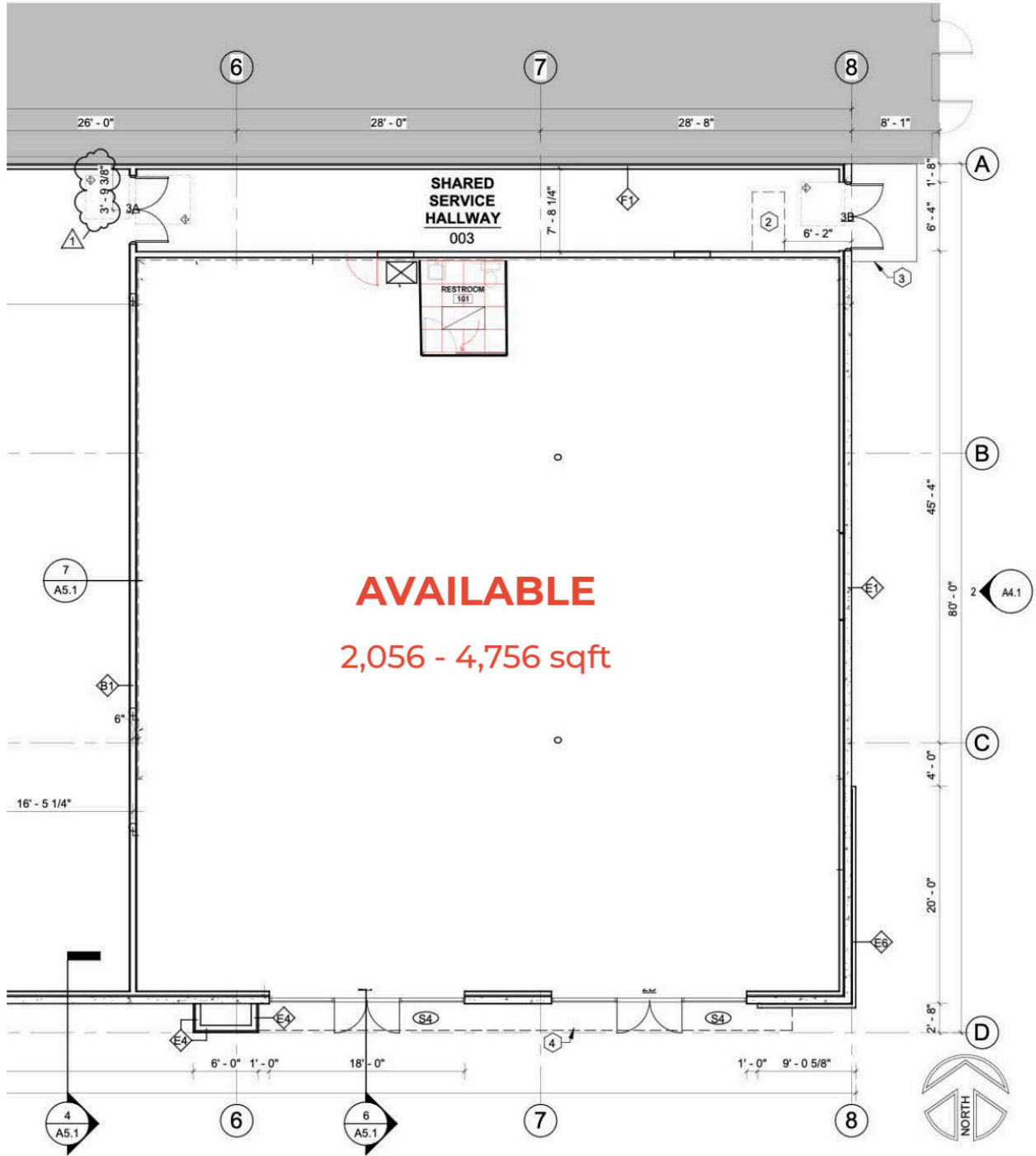


- Space will be delivered as a Warm Vanilla Shell.
- This space has all move-in ready framework completed, reducing tenant construction time & cost.
- Landlord will be responsible to demise the space with an acceptable offer.



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Floor Plan  
Lake Lorraine Retail



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*Photos*  
**Lake Lorraine Retail**



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# Photo Gallery Lake Lorraine Retail



3.4 M VISITS IN  
THE LAST 12 MONTHS

- Source: Placer.ai



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## Property Highlights Lake Lorraine Retail

### 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? Lake Lorraine Retail



### 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

