

FOR LEASE

Lake Lorraine Retail

RETAIL SPACE FOR LEASE WITH I-29 VISIBILITY

2504 South Lorraine Place | Sioux Falls, SD 57106



SIZE

1,571rsf



PRICE

\$23.50 psf (NNN)

Estimated NNN: \$6.70 psf



LOCATION

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



TRAFFIC

Interstate 29: 57,930 vpd



LAYOUT

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



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



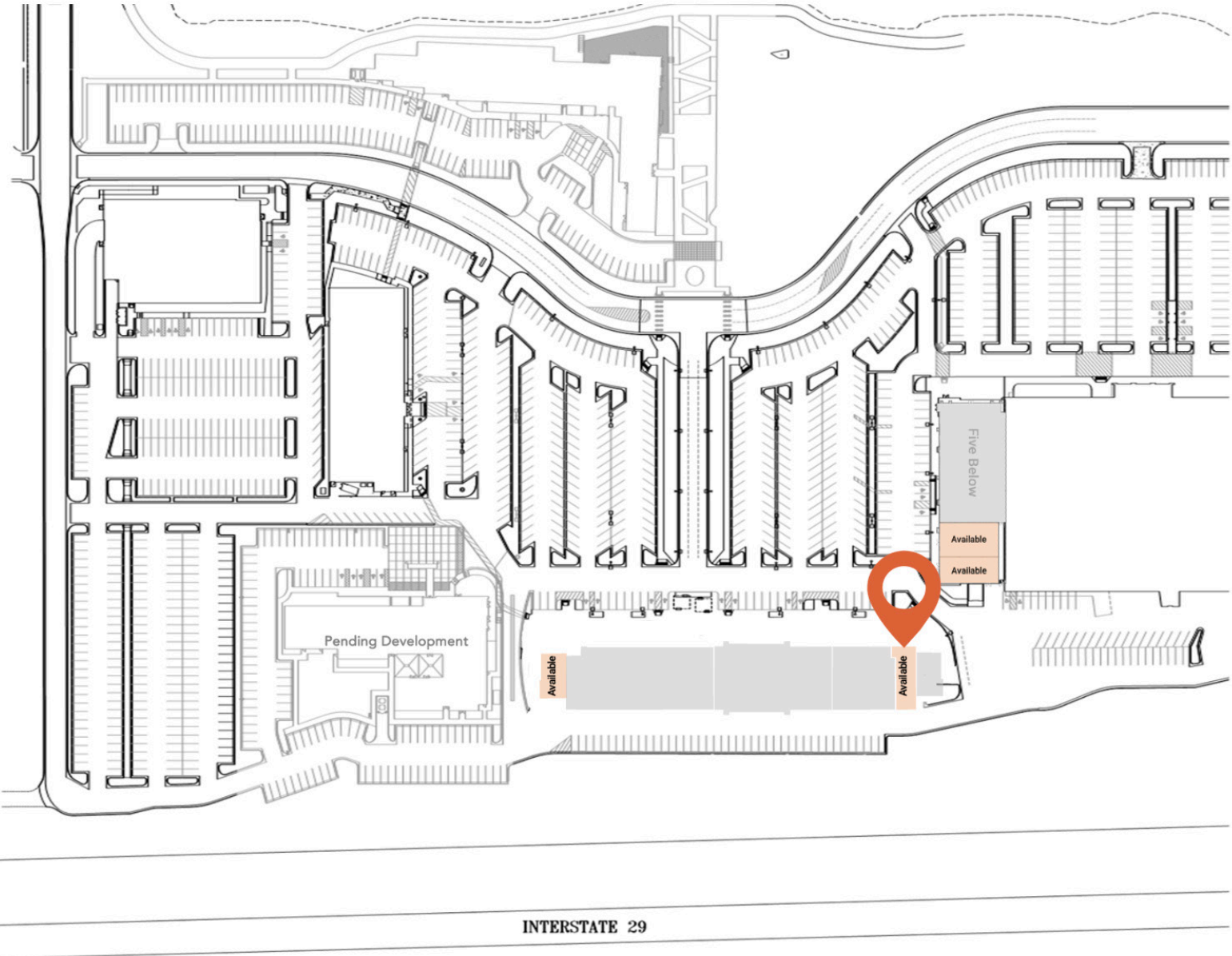
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Lake Lorraine Development Lake Lorraine Retail



**FOR
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Site Plan
Lake Lorraine Retail



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Building Floor Plan Lake Lorraine Retail



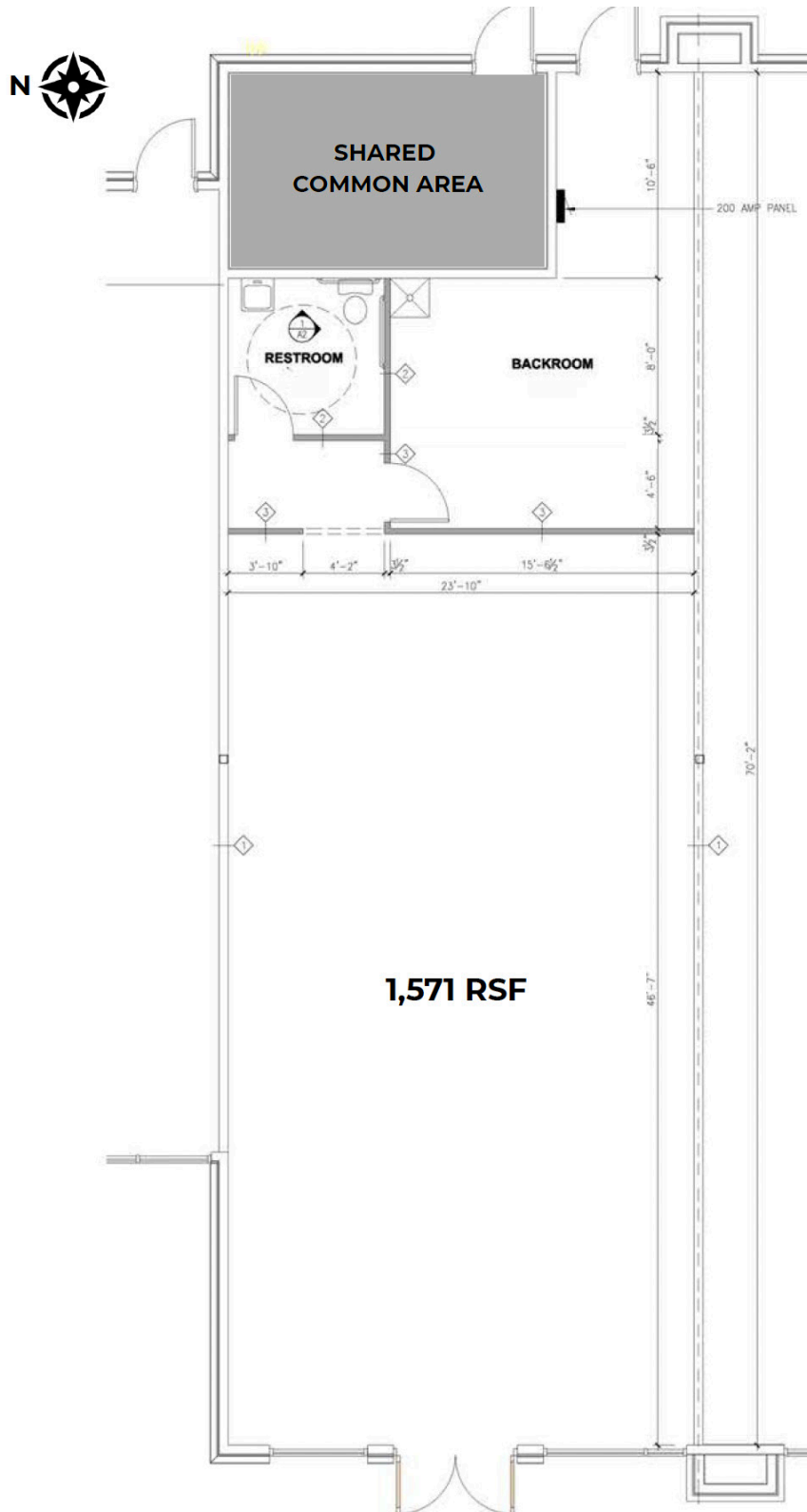
- **CO-TENANCY:** Urban Thread, KidStrong, Christopher and Banks, Jane Lee Studio, Keith & Lux Maternity and Baby, Apricot Lane, A Perfect 10 Nail Salon, Dollar Tree
- **AVAILABLE:**
 - 2504 S. Lorraine Place - 1,571 rsf
 - 2568 S. Lorraine Place - 1,565 rsf

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



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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



Van Buskirk Commercial Brokerage | 2571 Westlake Drive #100 | Sioux Falls, SD 57106 | 605.361.8211 | VanBuskirkCo.com

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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

