

## MIXED USE LAND FOR SALE



*join our*  
**VISION**



### CONTENTS

**PAGE 2**  
ABOUT LAKE LORRAINE

**PAGE 3**  
PROPERTY HIGHLIGHTS

**PAGE 4**  
SITE PLAN + PRICES

**PAGE 5**  
PARKS + PLAZAS

**PAGE 6**  
OFFICE OPPORTUNITY

**PAGE 7**  
HOTEL + RETAIL MALL  
OUTLET OPPORTUNITIES

**PAGE 8**  
LAKESIDE OPPORTUNITIES

# GET TO KNOW LAKE LORRAINE

Adjacent to I-29 and near the Empire Mall, Lake Lorraine has established itself as Sioux Falls' premiere mixed-use development by offering diverse retail, new exciting hotels, inventive housing, lakeside dining, and Class A office. Our visitor experience surrounds the 33-acre lake with its meandering walk. Located in the heart of the region's core retailing area, Lake Lorraine has delivered our region's top desires - Homegoods, DSW, Dave and Buster's, Hyatt Place and others. The master development plan has proven its flexibility and will accommodate what comes next.

## SUPER-REGIONAL RETAIL TRADE AREA

With ten million customer visits to the Sioux Falls' trade area, Lake Lorraine was a natural expansion for national and local retailers. A destination shopping center supported by interstate visibility, high traffic counts, and an environment that focuses on planned spaces, creates a unique shopping experience.

## STAY AND PLAY

Recreation and consumer engagement are supported by Lake Lorraine's own marketing Collaborative. The Collaborative organizes special events and sales to ignite the imagination of the market and increase visitor engagement. With the addition of Dave and Buster's and Flow & Paddle, our preeminence as a destination is assured. Access via the heavily used bike trail system, recreationists can engage with the lake and its businesses.

## A PLACE TO INNOVATE

Office on or near the lakes edge provide private patios and roof top relaxation. These visual connections to the lake walk transform the workplace culture. Breaktime now rejuvenates the employee after a casual walk around the lake. Employees are also able to dine, shop or just relax without leaving Lake Lorraine.

## LIVING ENHANCED

Lake Lorraine is not only an experience, it's a place to call home. People find comfort in the luxury townhomes overlooking the lake, Grand Living assisted living community and Sioux Falls' newest hotel, Hyatt Place. The BLU Apartments opening in 2023 will offer modern scandinavian designed units packed with amenities and great lake views.

## LAKESIDE DINING IN SIOUX FALLS

Lake Lorraine offers a mix of American grill and international cuisine and atmosphere. Indoor and outdoor dining opportunities are a pillar of the Lake Lorraine vision.

## A COMMUNITY VISION

Our architecture is unique, the outdoor environment welcoming, the materials and design deliver *An Adventure Every Day*.

[www.LakeLorraineSiouxFalls.com](http://www.LakeLorraineSiouxFalls.com)



- 1970 - 1985**  
The land was acquired by Warren Friessen over 15 years.
- 2008**  
After decades of excavating gravel, the lake is fully formed.
- 2013**  
Friessen Development partners with Van Buskirk Companies to develop the land into a lifestyle center.
- 2014-2015**  
The first retail buildings opened along Marion Road. Westside Chiropractic Center, The SandBar and Grill, Anytime Fitness, Sanford Optical, Prairie Creek Pet Hospital.
- 2016**  
Lake Lorraine welcomed Carsforsale.com and Grand Living to the lake.
- 2017**  
The Shores on Lake Lorraine began showing their first townhome. The addition brings high-tech living to the area.
- 2018**  
National retailers join the Lake Lorraine Lifestyle center: Hobby Lobby, Home Goods, Kirklands, DSW, Marshalls, Oshkosh and Carter's, Ross.
- 2019**  
An additional building along the interstate opened with Apricot Lane, Moe's Furniture, Perfect Ten nail salon, and Child's Play Toys.
- 2020**  
Hyatt Hotel has their Grand Opening. Pillar Dental commences construction along with more office space and retail.
- 2021**  
Wings Gymnastics opens at Lake Lorraine and The BLU Apartments begins construction shoreside at Lake Lorraine.
- 2022**  
The highly anticipated Dave & Busters has their Grand Opening. Chick 'N Max and Dairy Queen announces their upcoming new locations at Lake Lorraine.

# PROPERTY HIGHLIGHTS



## TRAFFIC COUNTS

<b>Interstate 29</b>	
Between 26th St and 41st St (N+S)	50,710
<b>Marion Road</b>	
Between 26th St and 32nd St	9,828
Between 32nd St and 41st St	12,689
<b>26th Street</b>	
Between Marion Rd and Lorraine Dr	22,672
Between Lorraine Dr and I-29 Ramp	30,223
<b>32nd Street</b>	
Between Valley View and Marion Rd	1,300
<b>Terry Avenue</b>	
Between 37th St and 41st Street	1,300

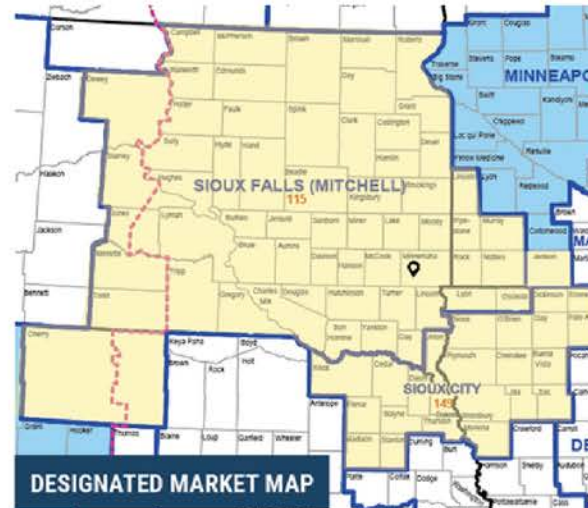
## ZONED FOR MIXED USE PO-PUD

SF Zoning Website - [bit.ly/SFzoning](http://bit.ly/SFzoning)



## WIDE MARKET AREA

The state's largest city and largest retail center between Denver and the Twin Cities with a metro population of nearly 250,000. Sioux Falls has low business costs with a high quality of life. Sioux Falls is one of America's crossroads cities, located at the junction of two Interstate highways, I-90 and I-29 which brings in consumers from a four state area.  
 -2021 Sioux Falls Community Profile



# LAKE LORRAINE DEVELOPMENT MAP



**130**  
TOTAL ACRES

**33**  
ACRES OF LAKE

**90%**

OF TOTAL LAND IS DEVELOPED OR UNDER DEVELOPMENT

## AVAILABLE LAND FOR SALE

Can be resized to fit your project.

<b>P1</b>	<b>SOLD</b>	
<b>P2</b>	<b>SOLD</b>	
<b>P3</b>	<b>PENDING</b>	
<b>P4</b>	37,790 SF	\$20 PSF
<b>P5</b>	40,751 SF	\$20 PSF
<b>P6</b>	31,219 SF	\$25 PSF
<b>P6a</b>	21,613 SF	\$25 PSF
<b>P7</b>	62,040 SF	\$25 PSF
<b>P16</b>	<b>PENDING</b>	
<b>P17</b>	<b>PENDING</b>	
<b>P25</b>	46,091 SF	\$20 PSF
<b>P28</b>	79,000 SF	CONTACT
<b>P32</b>	<b>SOLD</b>	
<b>P33</b>	21,780 SF	\$18 PSF

# LAKE SIDE PARKS & PLAZAS

Lake Lorraine offers several outdoor areas for recreation and relaxing. True to the mission as a place to play and enjoy nature inside the urban area. Coming soon is a plaza with kayak launch and picnic shelter. Also, the eastside of the lake will feature a playground and fishing pier. The south and west side of the lake currently have seating and relaxation areas.



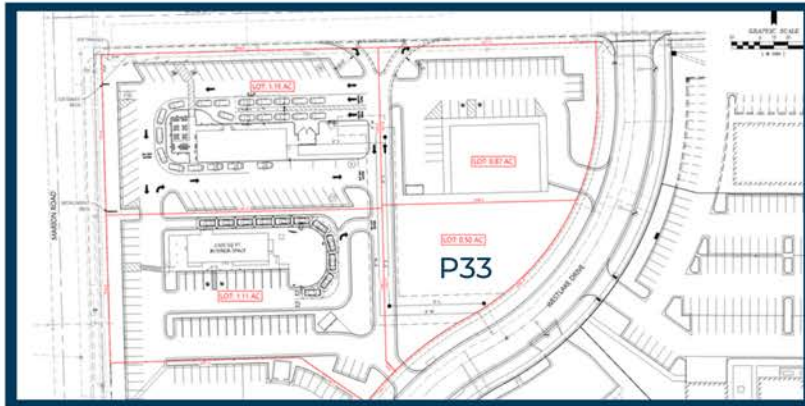
## P33 OFFICE OPPORTUNITY



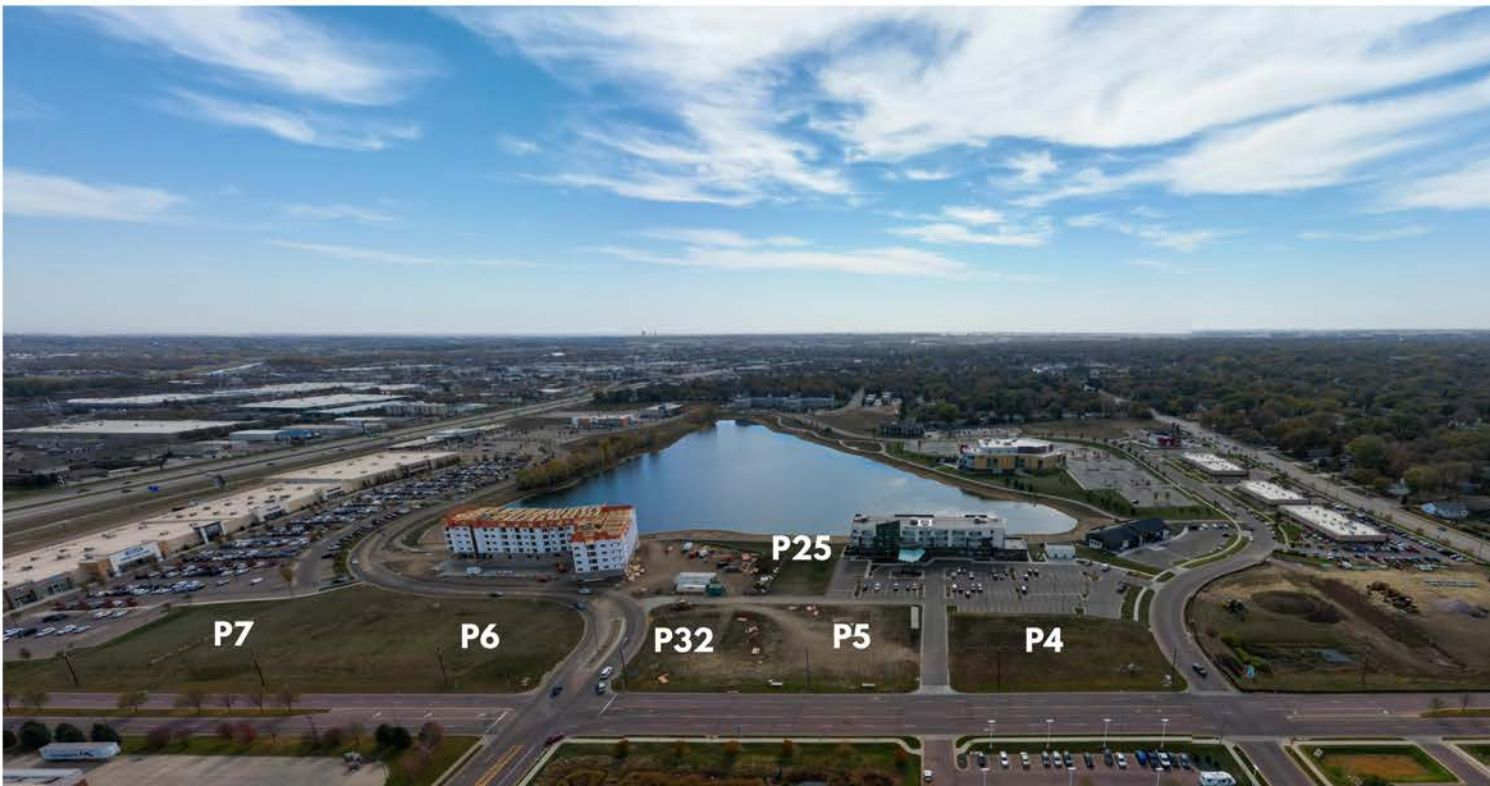
The corner parcels of Lake Lorraine offer high-traffic visibility and easy access - ideal for quick service restaurants or neighborhood services such as banks. Monument Signage will be placed on Marion Road. This is a great location for a 2-story office building with garages on the main level and 2nd story offices and a patio with a view.

**ZONED FOR MIXED USE - SEE PAGE 3**

<b>P33</b>	21,780 SF	\$18 PSF
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# HOTEL + RETAIL OUTLOT OPPORTUNITIES

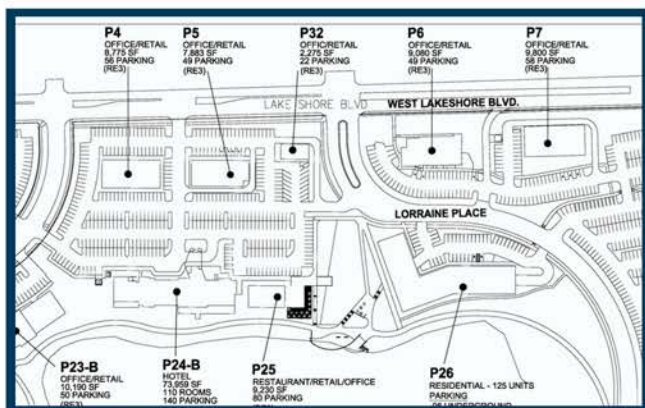


The north and east section is ideal for retailers, restaurants and drive thrus. Here you can choose from a location in the hotel outlot, major retail mall outlot, lakeside, and/or the opportunity for a restaurant to connect to Hyatt Hotel.

**ZONED FOR MIXED USE - SEE PAGE 3**

<b>P4</b>	37,790 SF	\$20 PSF
<b>P5</b>	40,751 SF	\$20 PSF
<b>P6</b>	31,219 SF	\$25 PSF
<b>P6a</b>	21,613 SF	\$25 PSF
<b>P7</b>	62,040 SF	\$25 PSF
<b>P25</b>	46,091 SF	\$20 PSF
<b>P27</b>	53,050 SF	CONTACT
<b>P32</b>	<b>SOLD</b>	

*Can be resized to fit your project.*



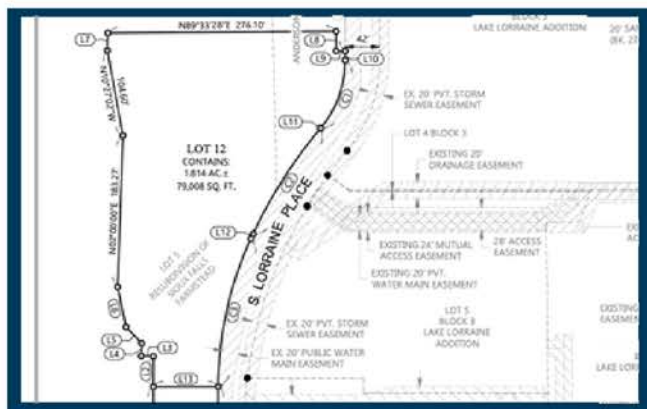
# LAKESIDE OPPORTUNITY



There are only two lakeside parcels available. P28 is located near major national retailers and new-to-town Dave & Busters. P28 also has ample lakeshore frontage along the lake walk and is situated between two of the lake's outdoor park areas. P25 has opportunity to connect with Sioux Falls' first Hyatt hotel. More details on P25 can be found on page 6 of this brochure.

### ZONED FOR MIXED USE - SEE PAGE 3

<b>P25</b>	46,091 SF	\$20 PSF
<b>P28</b>	79,000 SF	CONTACT





# MIXED USE LAND FOR SALE



## LAND SALE

**Steve Van Buskirk**  
605-366-0939

## LEASE SPACE

**Autumn Kaufhold**  
605-351-5512

## DEVELOPERS

**FRIESSEN  
DEVELOPMENT  
INC.**

**VanBuskirk  
COMPANIES**

[www.LakeLorraineSiouxFalls.com](http://www.LakeLorraineSiouxFalls.com)