



# LAKE LORRAINE RETAIL

RETAIL SPACE FOR SUBLLEASE



2320 S Marion Rd, Unit 140,  
Sioux Falls, SD 57106



5,661 SF +/-



\$18.50 / SF NNN  
Est. NNN: \$7.43 / SF

## LOCATION

Lake Lorraine is a premier mixed-use, 130-acre development offering national and local retailers, lakeside dining, innovative housing, and Class A office space. This location provides a visitor experience surrounding a 33-acre lake surrounded by a 1-mile trail. Lake Lorraine is adjacent to I-29, just across the interstate from the Meadows on the River development.

## DESCRIPTION

- Floor plan provides a large open showroom, storage space with double-doors, conference room, two executive offices, restrooms, and a storage closet
- Storage space has industrial pallet racking shelves
- Large windows provide natural lighting throughout the showroom
- Contact Broker for availability
- Sublease through November 30th, 2027
- Co-tenant is Anytime Fitness
- Signage opportunities include prominent monument and building signage
- 59 shared surface parking stalls
- Lake Lorraine is anchored by HomeGoods & Marshalls, DSW, Kirkland's, Dave and Busters, Anytime Fitness, Starbucks, Dairy Queen, Hyatt Place, and much more
- Lake Lorraine has attracted 3.3 million visits in the last 12 months
- Future plans for a park near Dave and Busters

RAQUEL BLOUNT SIOR

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

## BUILDING COSTS

\*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
5,661 SF	\$18.50/SF NNN	\$7.43/SF	\$25.93/SF	\$146,789.73	\$12,232.48

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.74*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.72*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.97*
<b>Total</b>	-	<b>\$7.43</b>

CAM includes the following utilities: Trash

*Subject to change and will be further defined in the lease.*

## UTILITY INFORMATION

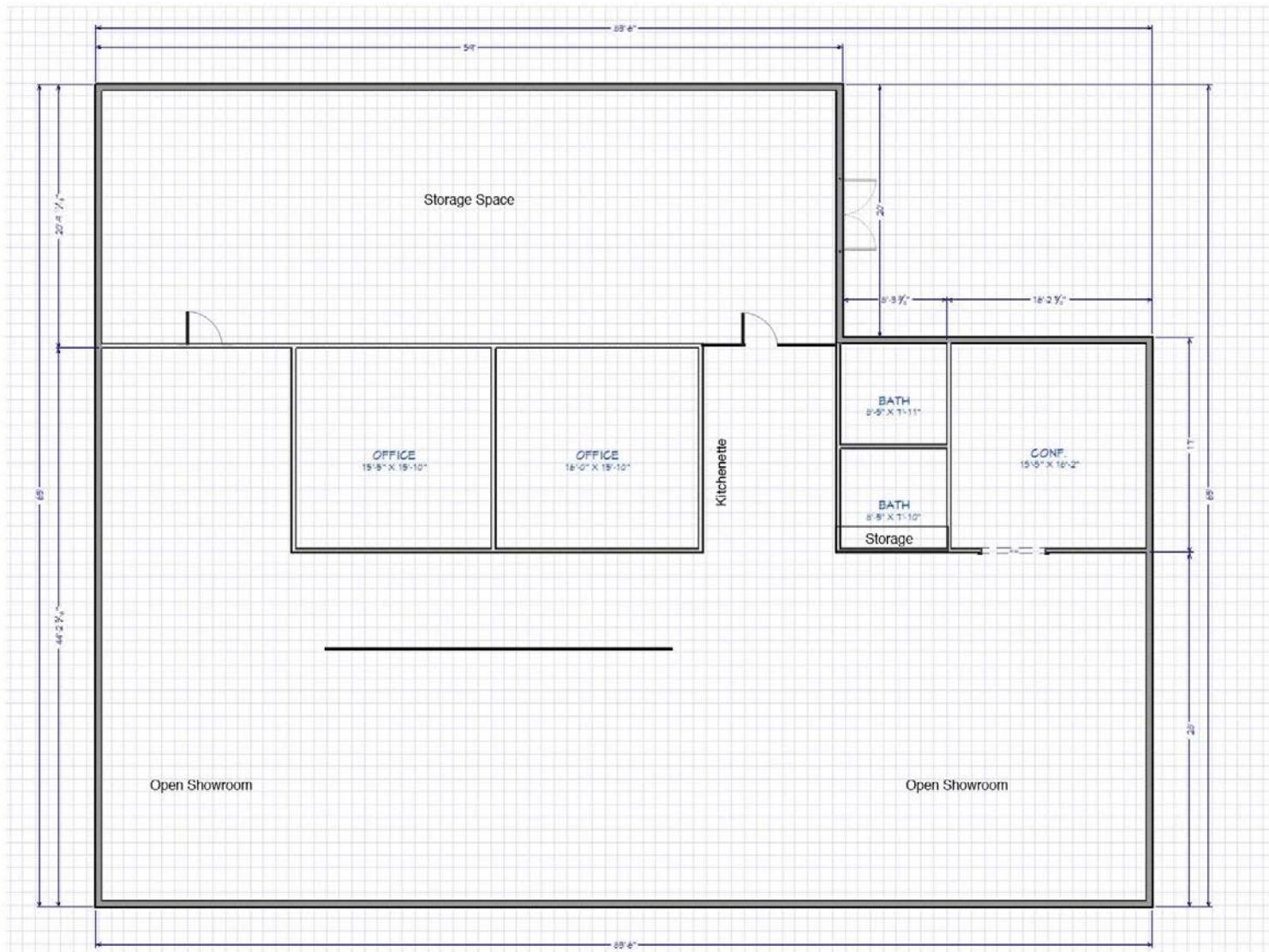
Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	No	Yes
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	Yes
Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	No	Yes
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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## FLOOR PLAN

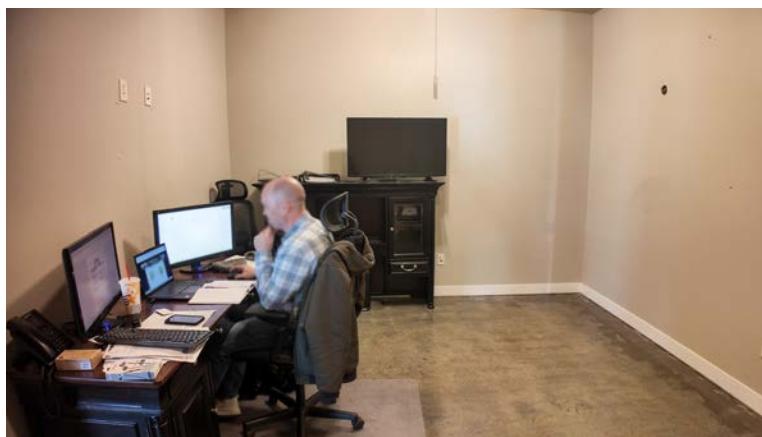
Concept only; subject to change

Floor plan is for conceptual purposes only and is not to scale.  
Subject to change without notice.



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

*Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.*

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## LAKE LORRAINE MAP



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# LAKE LORRAINE RETAIL



## RETAIL SPACE FOR SUBLLEASE

# AREA MAP



*\*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East*

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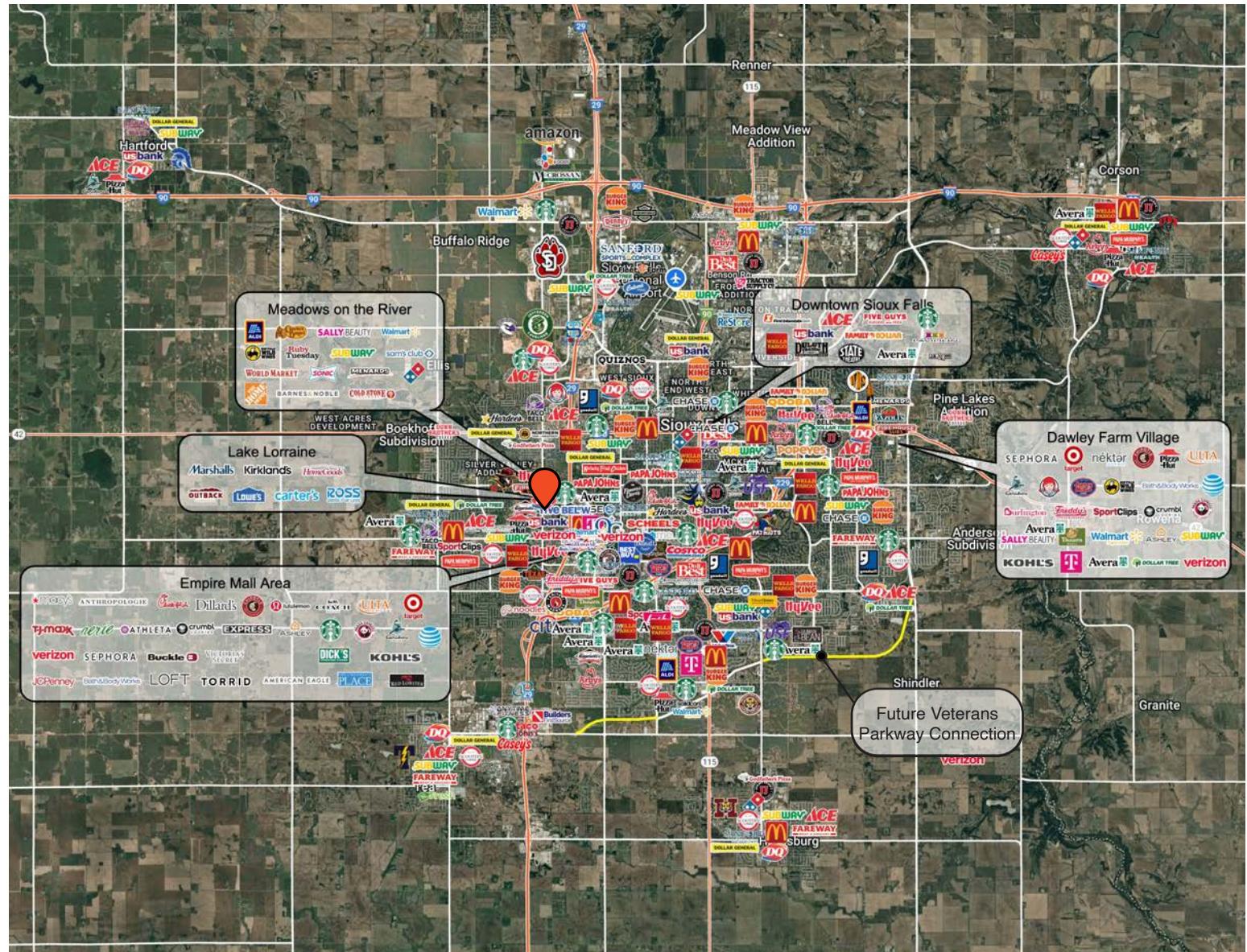
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## CITY MAP



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## SIOUX FALLS DEMOGRAPHICS

### POPULATION PROJECTION

Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,444

\*Source: *The City of Sioux Falls*

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

### FAST FACTS



#1 City for Small Businesses  
(B2B Review 2025)



#2 Best Tax Climate in the U.S.  
(Tax Foundation 2024)



#3 Hottest Job Market  
(ZipRecruiter 2023)



Top 25 Safest Cities in America  
(WalletHub 2025)

**4M**

# of Visitors to Sioux Falls in 2024

**1.8%**

Sioux Falls MSA Unemployment Rate  
(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America  
(WalletHub 2025)

### TOP EMPLOYERS

**SANFORD**  
HEALTH

10,929

**Avera**

8,200



3,627

**Smithfield**

3,239

**Hy-Vee**  
EMPLOYEE OWNED

2,390

**amazon**

1,600

## MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	10,645	68,364	119,383
2020 Total Population	10,864	78,579	141,574
2020 Group Quarters	342	1,794	4,426
2025 Total Population	11,445	85,806	155,248
2025 Group Quarters	344	1,777	4,438
2030 Total Population	11,998	91,915	168,539
2024-2029 Annual Rate	0.95%	1.39%	1.66%
2025 Total Daytime Population	13,722	92,852	184,366
Workers	8,587	56,261	116,784
Residents	5,135	36,591	67,582
<b>Household Summary</b>			
2010 Households	4,772	28,431	48,552
2010 Average Household Size	2.17	2.31	2.34
2020 Total Households	5,007	32,890	58,275
2020 Average Household Size	2.10	2.33	2.35
2025 Households	5,358	36,069	64,189
2025 Average Household Size	2.07	2.33	2.35
2030 Households	5,665	38,817	69,870
2030 Average Household Size	2.06	2.32	2.35
2024-2029 Annual Rate	1.12%	1.48%	1.71%
2010 Families	2,663	16,291	28,537
2010 Average Family Size	2.83	2.95	2.98
2025 Families	2,849	20,164	36,055
2025 Average Family Size	2.91	3.07	3.11
2030 Families	2,981	21,516	38,902
2030 Average Family Size	2.91	3.08	3.13
2024-2029 Annual Rate	0.91%	1.31%	1.53%
2025 Housing Units	5,568	38,280	68,742
Owner Occupied Housing Units	47.2%	54.1%	53.3%
Renter Occupied Housing Units	49.0%	40.1%	40.1%
Vacant Housing Units	3.8%	5.8%	6.6%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	8,145	57,040	104,266
Less than 9th Grade	1.7%	1.9%	1.8%
9th - 12th Grade, No Diploma	4.2%	3.7%	3.5%
High School Graduate	18.9%	18.9%	18.8%
GED/Alternative Credential	3.5%	3.1%	3.5%
Some College, No Degree	24.6%	19.8%	18.9%
Associate Degree	15.6%	15.1%	13.0%
Bachelor's Degree	22.6%	26.6%	27.2%
Graduate/Professional Degree	8.8%	11.0%	13.3%
<b>Median Household Income</b>			
2025	\$70,084	\$73,746	\$75,614
2030	\$76,182	\$82,790	\$86,534
<b>Median Age</b>			
2010	37.7	32.0	33.4
2020	39.1	34.6	35.4
2025	39.7	35.8	36.4
2030	40.9	37.1	37.6
<b>2025 Population by Sex</b>			
Males	5,518	42,559	78,152
Females	5,927	43,247	77,096
<b>2030 Population by Sex</b>			
Males	5,775	45,376	84,339
Females	6,222	46,539	84,200
<b>Data for all businesses in area</b>			
Total Businesses:	1 mile	3 miles	5 miles
Total Employees:	522	3,680	7,570
	7,393	53,882	110,374