

**FOR
LEASE**



OFFSHORE RETAIL AT LAKE LORRAINE

2430 - 2568 South Lorraine Place
Sioux Falls, SD 57106



RETAIL SPACE FOR LEASE WITH I-29 VISIBILITY



SIZE

1,565 SF - 4,756 SF



PRICE

\$23.50 PSF (NNN)

Estimated NNN
\$6.00 PSF



LOCATION

Retail building situated
between Hobby Lobby and
Dave & Busters, with over 500'
of Interstate 29 frontage!



T.I.A.

Landlord is offering
\$40 per square foot as
a Tenant Improvement
Allowance.



Traffic

Interstate 29:
50,890 cars per day

West 26th Street:
38,100 cars per day

Marion Road:
10,300 cars per day



CO-TENANCY

Hobby Lobby, Five Below,
Dave & Buster's,
Homegoods, Marshalls,
DSW, Kirkland's, Lowe's,
Cinemark, and Hy-Vee.

Information deemed reliable but not guaranteed.



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605.351.5512

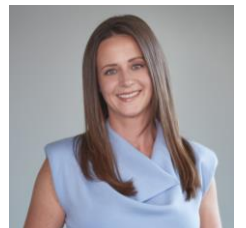
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AREA MAP



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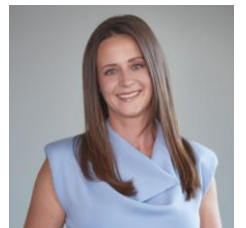
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LAKE LORRAINE DEVELOPMENT MAP



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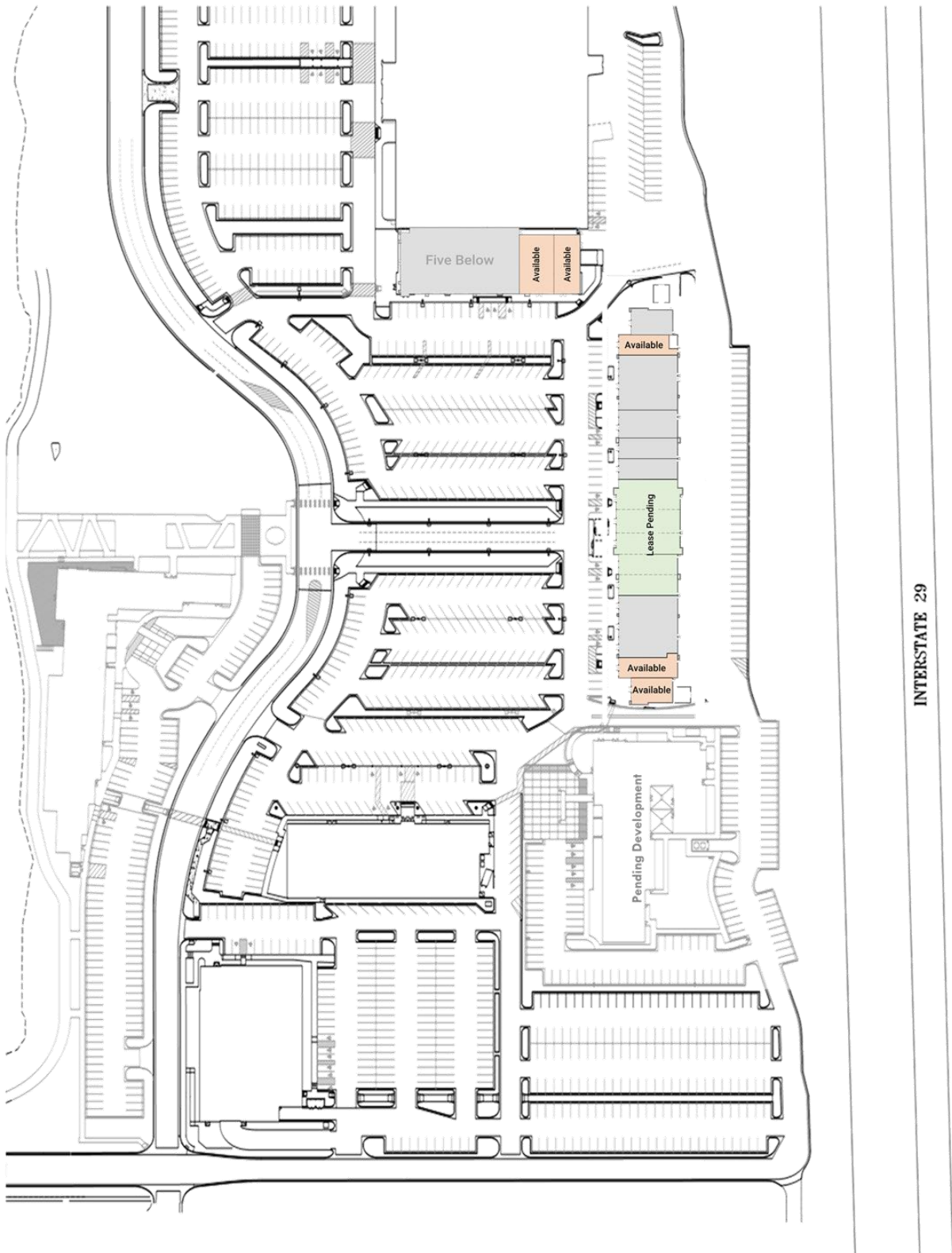
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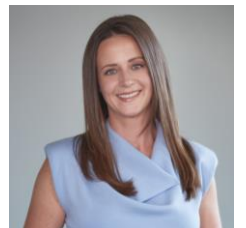
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OFFSHORE RETAIL SITE PLAN



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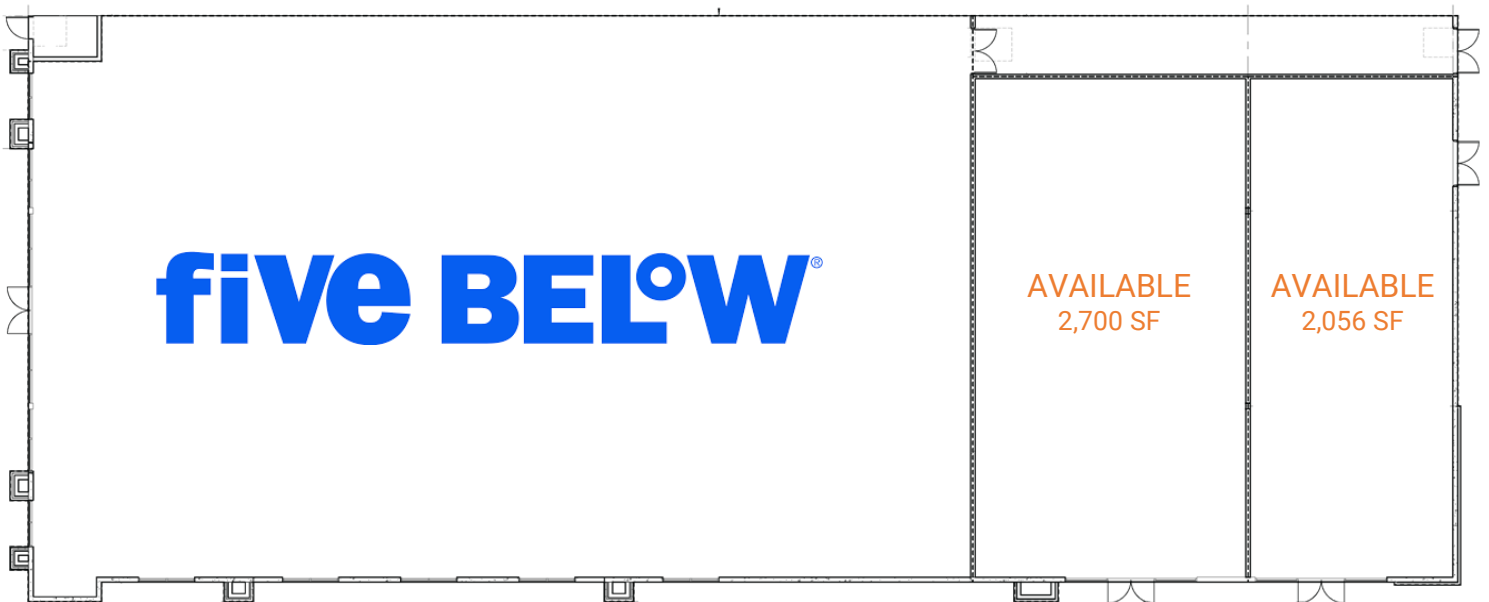
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OFFSHORE RETAIL BUILDING B

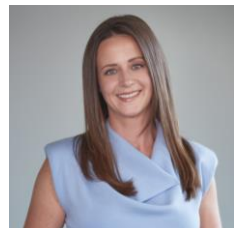


- SOUTH ENDCAP OF THE LAKE LORRAINE POWERCENTER WITH PRIME INTERSTATE 29 FRONTAGE
- SPACE WILL BE DELIVERED AS A 'WARM DARK SHELL'
- AVAILAVLE: 2,056 – 4,756 SF
- SHARED SERVICE HALLWAY



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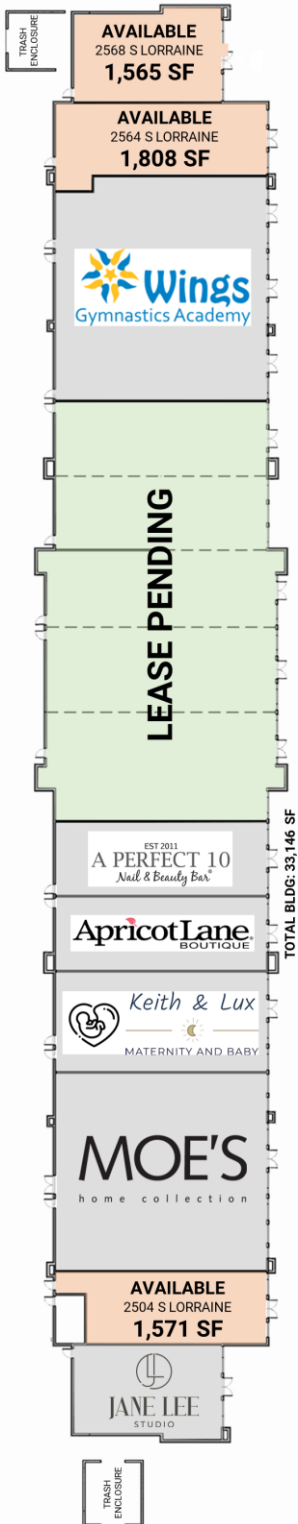
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OFFSHORE RETAIL BUILDING C

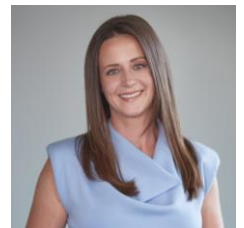


- THIS IS THE NEWEST RETAIL BUILDING IN THE LAKE LORRAINE LIFESTYLE CENTER
- PRIME INTERSTATE 29 FRONTAGE
- CO-TENANCY: JANE LEE STUDIO, MOE'S HOME COLLECTION, THE SONOGRAPHY STUDIO, KEITH & LUX MATERNITY AND BABY, APRICOT LANE, PERFECT 10 NAIL SALON, WINGS GYMNASTICS
- AVAILABLE: 1,565 – 1,808 SF



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SITE PHOTOS

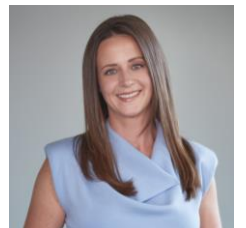


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— AT LAKE LORRAINE —



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