

# FOR SALE: LAKE LORRAINE LIFESTYLE CENTER LAND

AVAILABLE RETAIL, RESTAURANTS,  
OFFICE, LAND SALES, OR BUILD TO SUIT



I-29 and West 26th Street  
Sioux Falls, SD 57106

AVAILABLE: 15.51 Acres

PRICE: Varies;

Please see map on page 2

ZONING: Pedestrian-Oriented PUD



For more information,  
please contact:

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Mike Van Buskirk

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Ryan Tysdal

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## PROPERTY INFORMATION

- This prime location, strategically located between 41st and 26th Streets just west of I-29, capitalizes on the highest traffic counts in the region.
- Lake Lorraine is the only large tract available in the region's core retailing district.
- Lake Lorraine is creating an environment that focuses on planned spaces to create a unique experience that helps drive sales. Getting people out for an experience, as opposed to online shopping, is our advantage.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com



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## SITE PLAN



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COMPANIES

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## Population 266,700



Median Age  
35



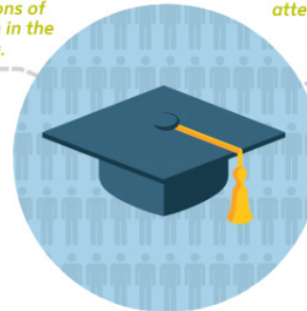
Population between the ages of 18-44 =

37%

## Higher Education By the Numbers

9,000 Students attend institutions of higher education in the metro area.

35,500 Students attend post-secondary institutions in the region

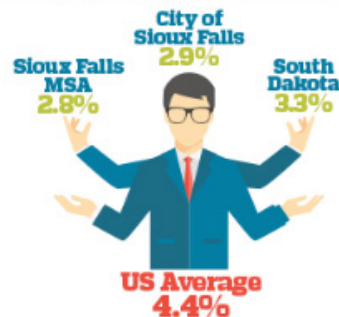


5,500 Students

earn a bachelor's degree from a South Dakota public or private college/university each year.



## Unemployment Rates



South Dakota  
Ranked

#2

in the U.S.  
for

Tax Climate



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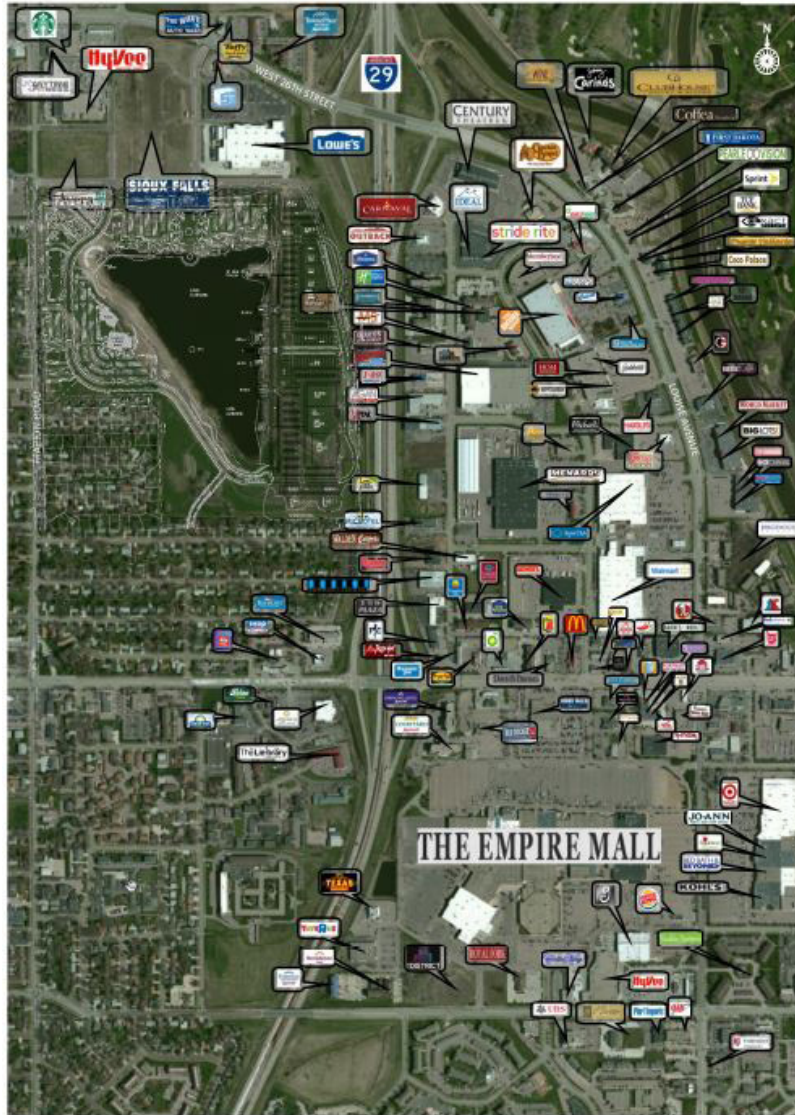
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## BUILD-TO-SUIT AVAILABLE

If you're looking for a **BUILD TO SUIT** partner, Van Buskirk Companies offers our own proven Design-Build process to help you plan, design and build any office, retail or business space using the most cost-efficient methods available. Our senior construction management team oversees the entire project from start to finish, keeping quality up, costs down and expectations high. When you work with Van Buskirk Companies, you are working with 40 years of experience.

.....  
**Lake Lorraine** is the only greenfield site adjacent to the retailing hub of the tri-state region. Lake Lorraine features 85+ acres of interstate-visible retail, office, hotel and multi-family property surrounding a 28-acre, groundwater-fed lake which features lifestyle amenities that attract regional traffic.

Lake Lorraine retail is shadow-anchored by the Empire Mall which is a short half (1/2) mile away.

The concept plan will maximize the site's potential as a regional retail draw, while preserving high quality design elements to enhance the end user's experience.

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**The Shoppes at Lake Lorraine** is a new mixed use development featuring retail, dining, lodging, office, and residential housing. Designed around lakeside recreation and adjacent to I-29 in Sioux Falls, SD, Lake Lorraine is in the heart of the region's core retailing district.

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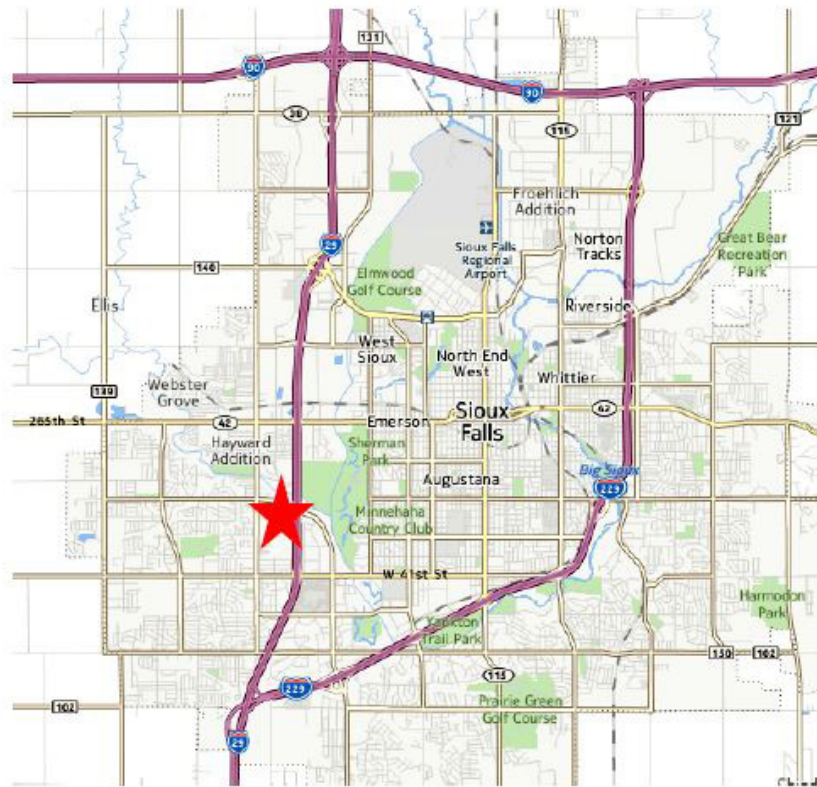
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City Street Traffic Counts:	2017
<b>41st Street:</b> (between Terry Ave & I-29)	31,400
<b>26th Street:</b> (between Lorraine Dr & I-29)	30,200
<b>Marion Road:</b> (between 26th St & 32nd St)	13,000
(between 32nd St & 41st St)	13,200

Interstate 29 Traffic Counts:	2017
Between 12th-26th Streets:	56,982
Between 26th-41st Streets:	48,264
Between 41st Street - I-229:	49,796



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- Forbes named Sioux Falls the Best Small City for Business and Careers in 2016, 2017, and 2018.
- Money Magazine names Sioux Falls as the Best Place to Live in South Dakota, 2018.
- Livability placed Sioux Falls in the top 5 of their 2017 list of Best Cities for Retirement; one of the Top Ten Affordable Places to Live in 2016; and one of the top 100 places to live in the country in 2015.
- WalletHub names Sioux Falls the 5th Happiest Place to Live in 2017; #10 on their list of Best Large Cities to Start a Business in 2017; and #1 on their list of Best Large Cities to Start a Business in 2016.
- Smart Asset named Sioux Falls as the best city for young professional in their 2017 report.
- PRNewswire lists Sioux Falls as the lone metro area among the top 50 fastest growing - located completely in the Midwest (2015).
- The Sports Business Journal named Sioux Falls in the top 10 Minor League markets (2013).
- Sioux Falls MSA has the 8th strongest local economy in the US, according to POLICOM Corporation's annual economic strength rankings (2015).
- Techie.com lists Sioux Falls as one of the top ten tech hubs to watch in 2014.
- According to The Washington Post, Sioux Falls is the fastest growing city in South Dakota (2014).
- Forbes Parenting Magazine rated Sioux Falls as one of the top 10 cities for families (2012).

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