



INTERSTATE 29 RETAIL

Building C - Junior Box Space

Junior Box Retail Space With I-29 Visibility



2536 South Lorraine Place
Sioux Falls, SD 57106



size

7,015 - 8,769 sqft



price

\$23.50 per foot NNN
(Estimated NNN is \$6.25)



location

Junior box retail space situated between Hobby Lobby and Dave & Buster's, with over 500' of Interstate 29 frontage! This is the newest retail building in the Lake Lorraine Lifestyle Center.



t.i.a.

Landlord is offering \$25 per square foot as a Tenant Improvement Allowance.



traffic

Interstate 29:
53,940 cars per day

West 26th Street:
27,200 cars per day

Marion Road:
13,300 cars per day



co-tenancy

Hobby Lobby, Dave & Buster's, HomeGoods, Marshalls, DSW, Kirkland's, Moe's Home Collection, A Perfect 10, Child's Play Toys, Apricot Lane, Lowe's, Cinemark, HyVee

Co-listed with Mike Van Buskirk

Information deemed reliable but not guaranteed.



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T
1959
THE COUNTRY CLUB
OF SIOUX FALLS

Great Western Bank

TownePlace
SUITES
Marriott

verizon
Avera
PAPA JOHN'S
HyVee

West 26th Street

Ford

LOWE'S

INTERSTATE
29

Carino's
ITALIAN

CINEMARK

CLUBHOUSE
HOTEL & SUITES

HYATT
PLACE

SandBar
AND GRILL

Kirklands

carter's OSHKOSH
Bjork

DSW
DESIGNER SHOE MARTHA STEWART
ROSS
DRESS FOR LESS

Marshalls

HomeGoods
HOBBY LOBBY

OUTBACK
STEAKHOUSE

Facker Barrel
OLD FASHIONED STORE

bp

ANYTIME
FITNESS

Lake
Lorraine
-lifestyle center-

carsforsale

Capriotti's
SANDWICH SHOP

MOE'S
Apricot Lane
RESTAURANT

Hampton
Inn & Suites

THE HOME
DEPOT

BUFFALO
WILD WINGS

VanBuskirk
COMPANIES

Edward Jones
Sola

aloft
HOTELS

DAVE &
BUSTERS

Holiday Inn
Express
& Suites

STAYBRIDGE
SUITES

HOM
FURNITURE

Culver's

THE SHORES
of LAKE LORRAINE

GRAND LIVING

tci

STAYBRIDGE
SUITES

HOM
FURNITURE

Chevy's
FRESH MEX

MENARDS

Sam's
CLUB

Walmart

Holiday

IHOP
RESTAURANT

Super
8

McDonald's

chili's

BARNES
& NOBLE

INTERSTATE
29

West 41st Street

Perkins
RESTAURANT
& BAKERY

LAQUINTA
INNS & SUITES

PANDA EXPRESS
COMFORT CHINESE FOOD

THE EMPIRE MALL
A SIMON MALL

Wendy's

JCP
macy's

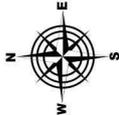
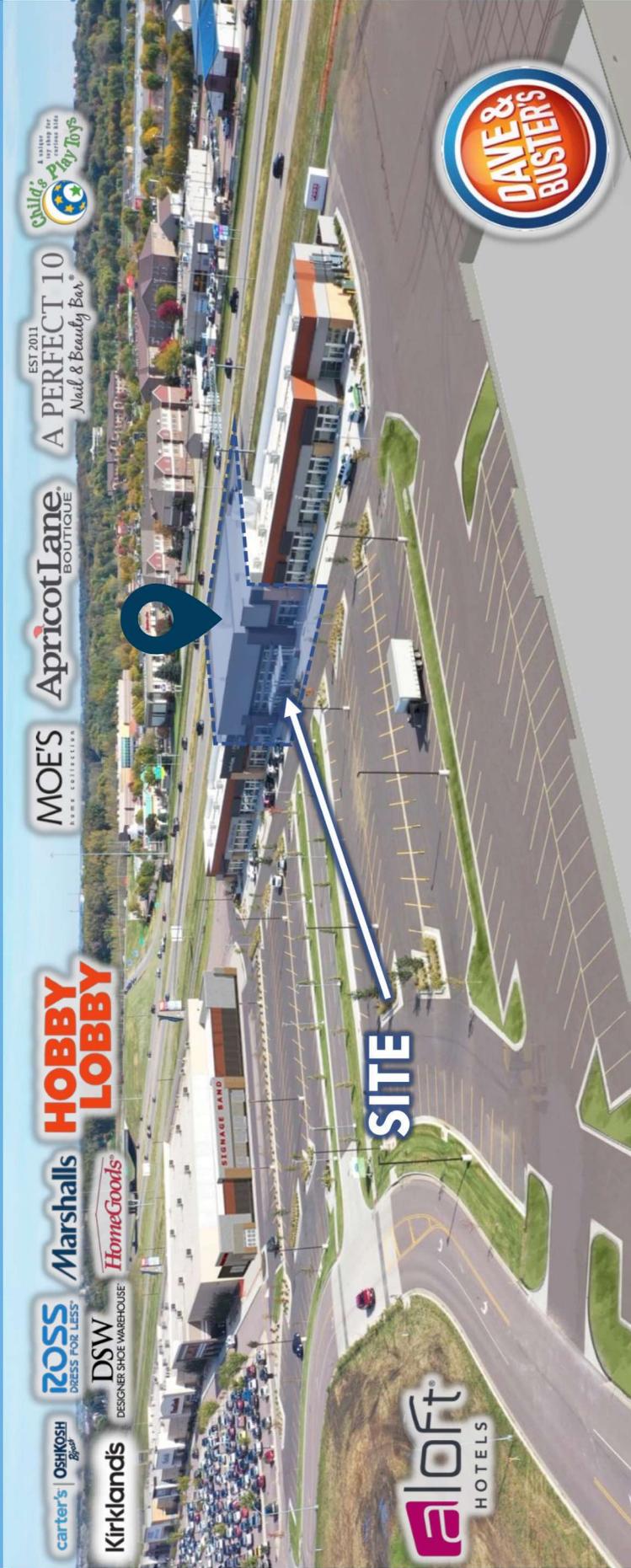
DICK'S
SPORTING GOODS

Gordmans
something unexpected

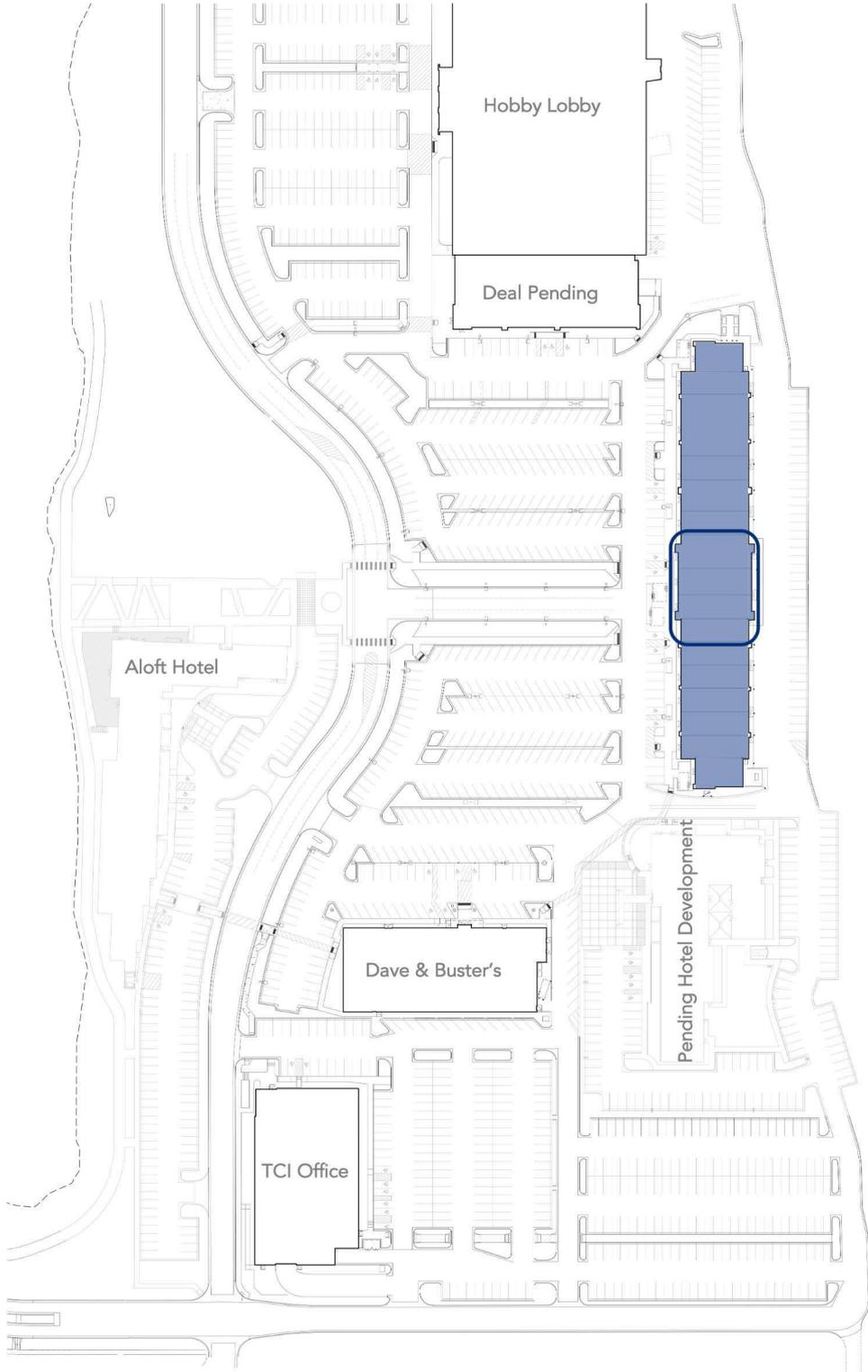
MASTER PLAN



LAKE LORRAINE OVERVIEW



SITE PLAN



Interstate 29 (55,000 vpd)

FLOOR PLAN

