



MARION ROAD RETAIL

Existing Salon Suite

Salon Space For Lease



2310 South Marion Road, Suite 150
Sioux Falls, SD 57106



size

1,760 sqft



price

\$18.50 per foot NNN
(Estimated NNN is \$7.05)



traffic

West 26th Street:
24,200 cars per day
Marion Road:
14,200 cars per day



layout

Great opportunity to open a salon, with buildout already complete! Set up with 6 stylist stations, break room, laundry hook-ups, private office and in-suite restrooms. Space has grand windows with great natural light. Space has exposed painted ceilings for a contemporary feel.



location

New retail building situated on Marion Road, on the west side of the Lake Lorraine Lifestyle Center. Lake Lorraine is one of the fastest growing mixed-use developments in South Dakota, including a mix of national and local retailers, offices, medical buildings and condos.



co-tenancy

HyVee, Avera Health, Verizon, Anytime Fitness, Love Marlow Boutique, Capriotti's Sandwich Shop, Sandbar and Grill, Hobby Lobby, Dave & Buster's, Homegoods, Marshalls, Kirkland's, Moe's Home Collection, A Perfect 10, Child's Play Toys, Apricot Lane, Lowe's

Information deemed reliable but not guaranteed.

Co-listed with Mike Van Buskirk



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AREA RETAIL MAP

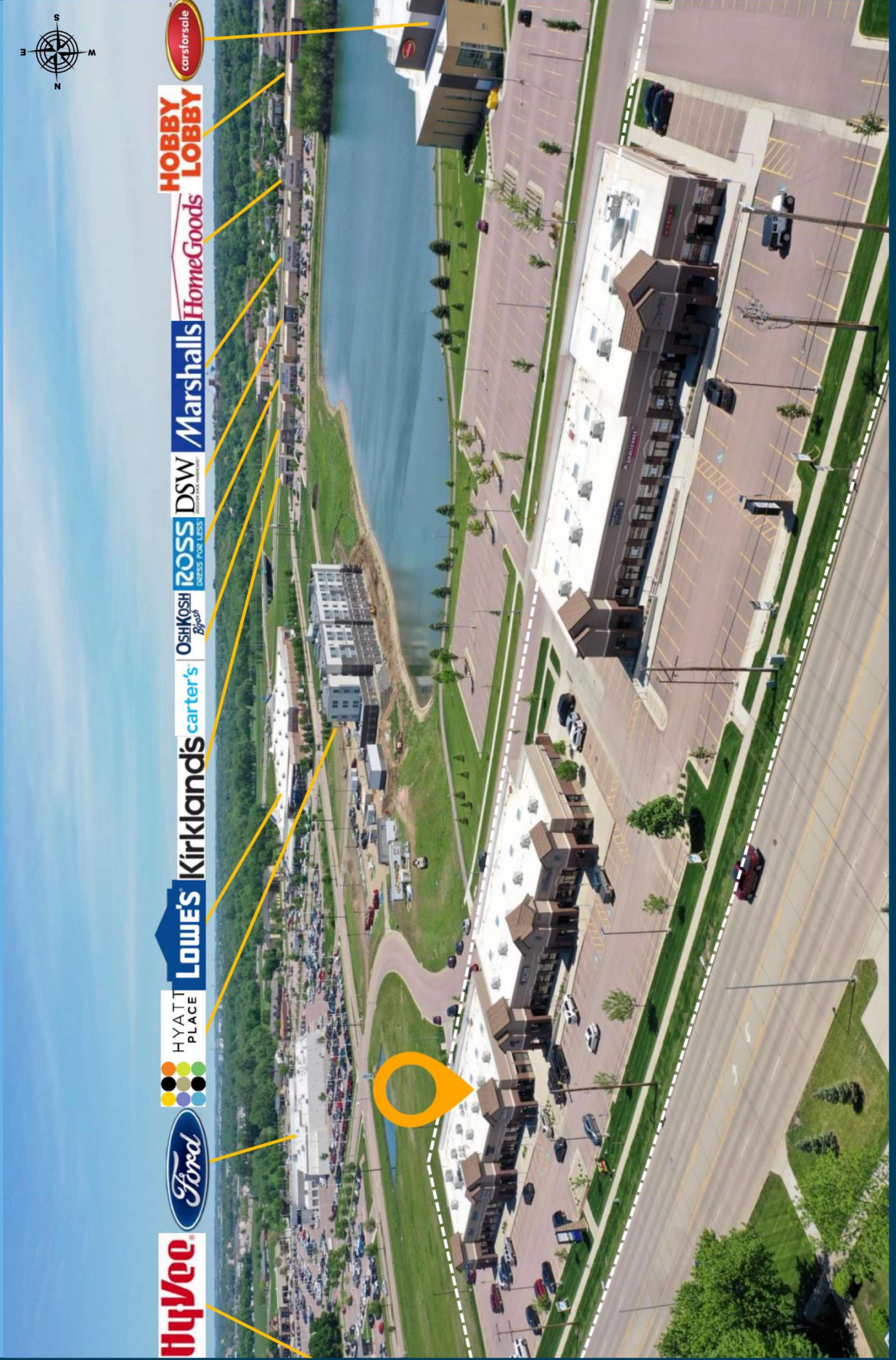


LAKE LORRAINE OVERVIEW

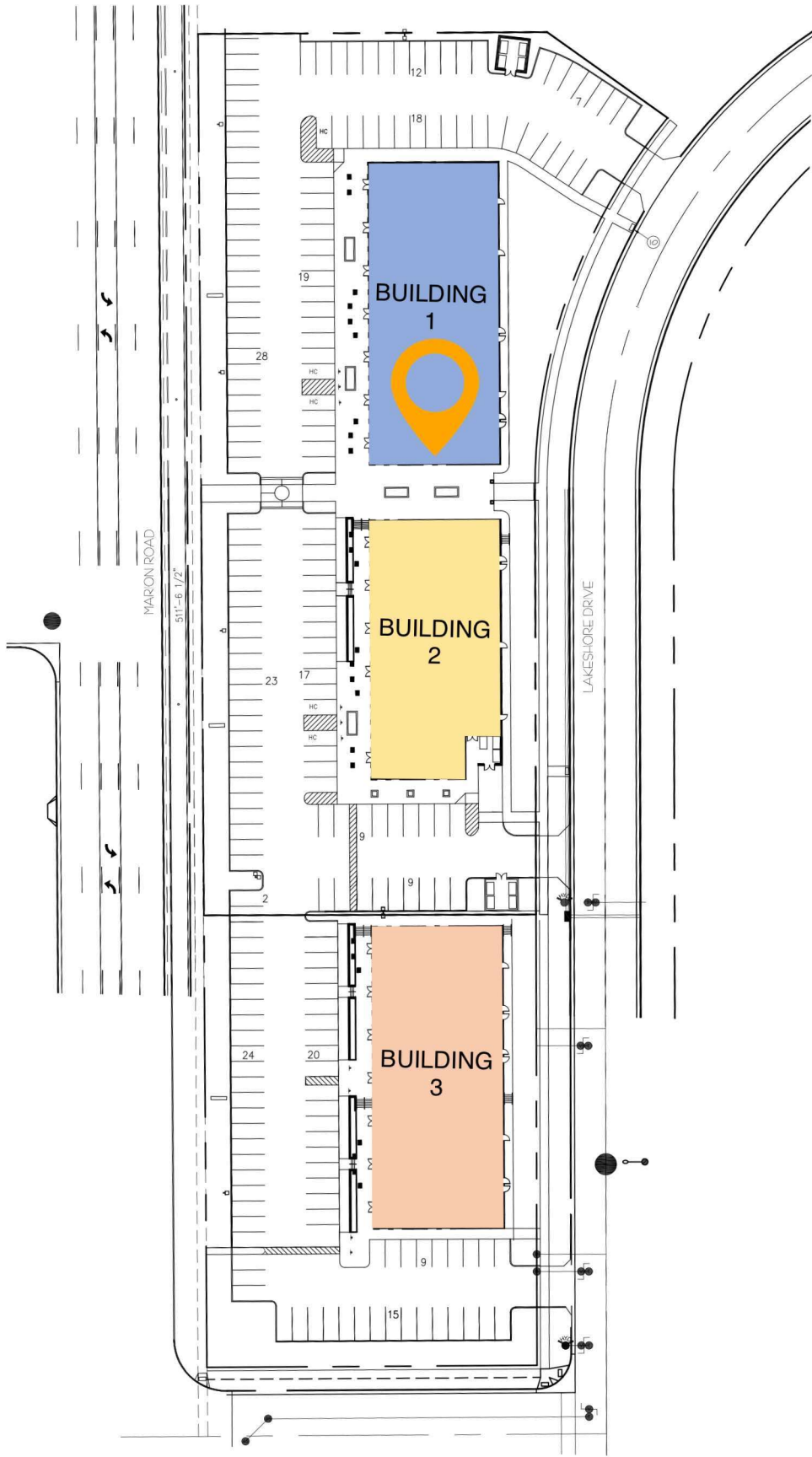



Lake Lorraine
 — sioux falls —

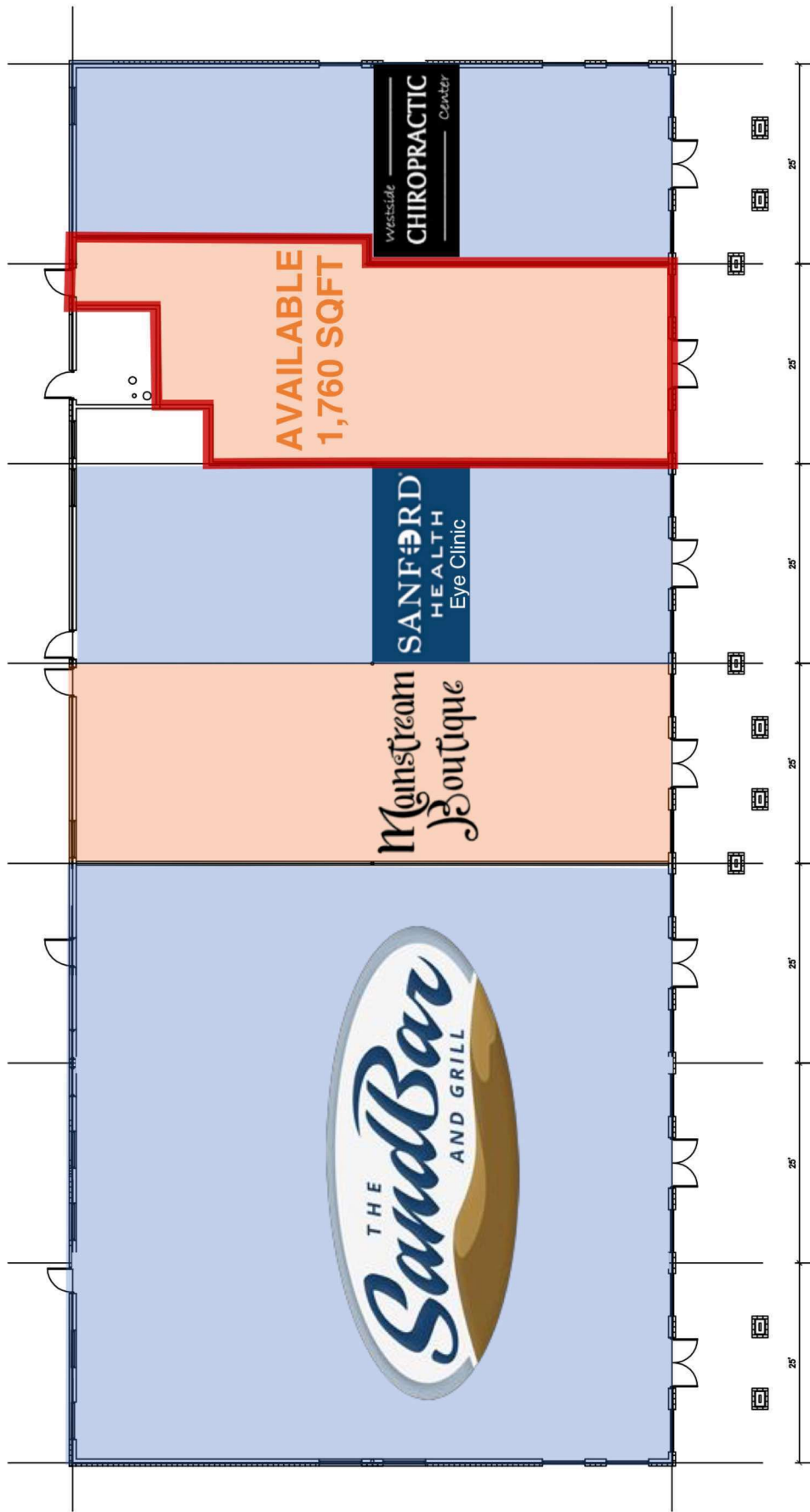
SITE OVERVIEW



SITE PLAN



FLOOR PLAN



PROPERTY PHOTOS

