

FOR SALE: LAKE LORRAINE LAND COMMERCIAL CORNER/MARION & LAKE SHORE

5201 W Lake Shore Boulevard
Sioux Falls, SD 57106



AVAILABLE: 3.63 Acres
157,943 SF

PRICE: \$18.00 PSF
ZONING: Pedestrian-Oriented PUD

TAXES: \$25,991.22

**For more information,
please contact:**

Steve Van Buskirk

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c: 605.366.0939
e: Steve@VBCLink.com

Mike Van Buskirk

p: 605.361.8211
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Ryan Tysdal

p: 605.361.8211
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PROPERTY INFORMATION

- SUPERB OPPORTUNITY to position your business at this highly-visible location on the corner of Lake Shore Boulevard and South Marion Road!
- Situated directly to the south of Avera Emergency Medical Clinic on Marion Road, and to the west of Lake Lorraine Lifestyle Center anchors including Kirklands, Osh-Kosh/Carters, Ross Dress for Less, Marshalls, Home Goods, and Hobby Lobby.
- Traffic counts along Marion Road of 13,300 vehicles per day demonstrate a steady increase of nearly 1,000 vehicles per day year-over-year since the onset of construction at Lake Lorraine Lifestyle Center.
- Construction of Hyatt Place Hotel directly to the east along Lake Shore Boulevard in progress with an expected opening in 2020.

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

SUBJECT SITE

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

30,000 SQ FT AVAILABLE



Ideal location for:

- Bank
- Drive-Up
- Food Service
- Professional Office
- Retail
- Personal Services

**CONCEPT PLANS
AVAILABLE UPON REQUEST**

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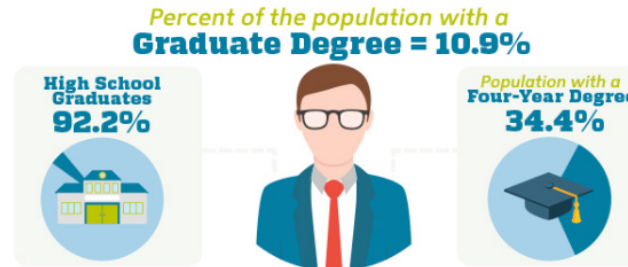
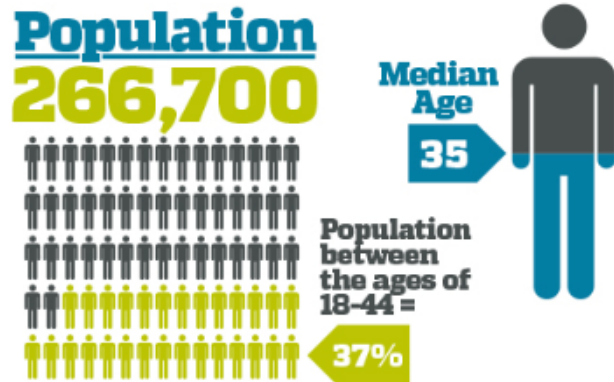
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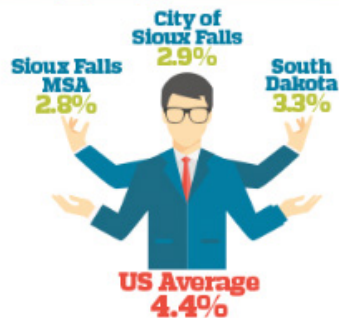
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Unemployment Rates



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VanBuskirk
COMPANIES

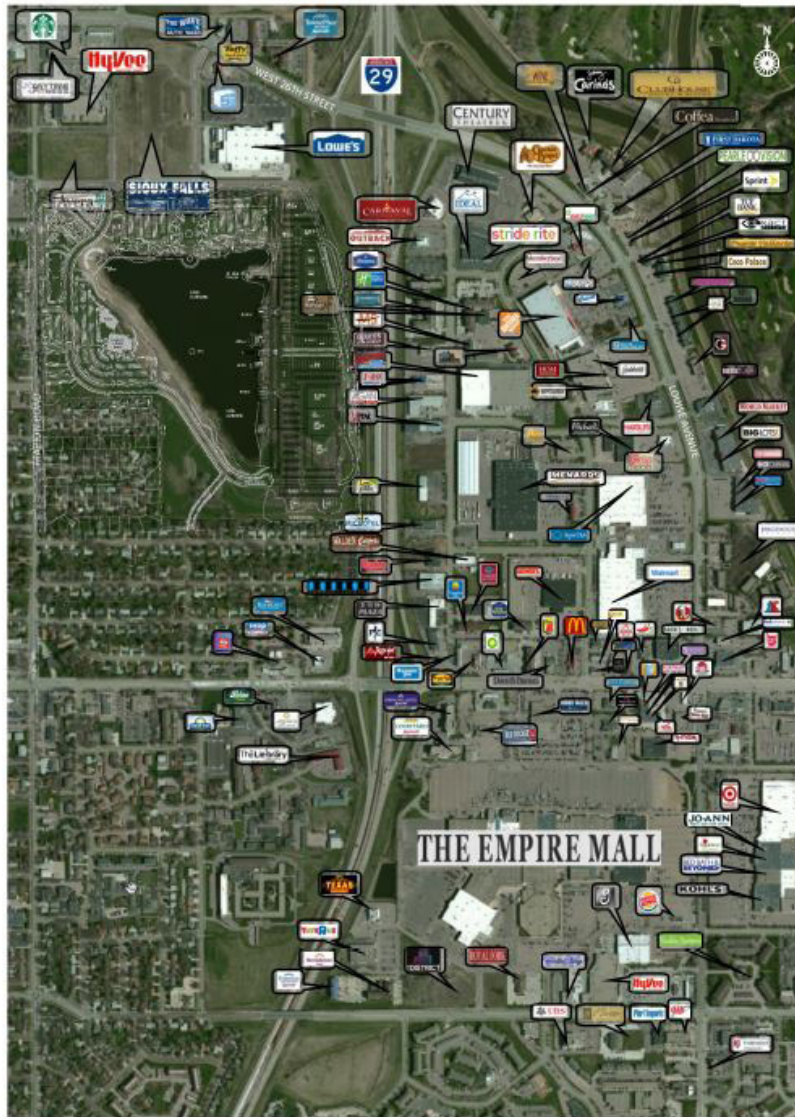
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BUILD-TO-SUIT AVAILABLE

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.

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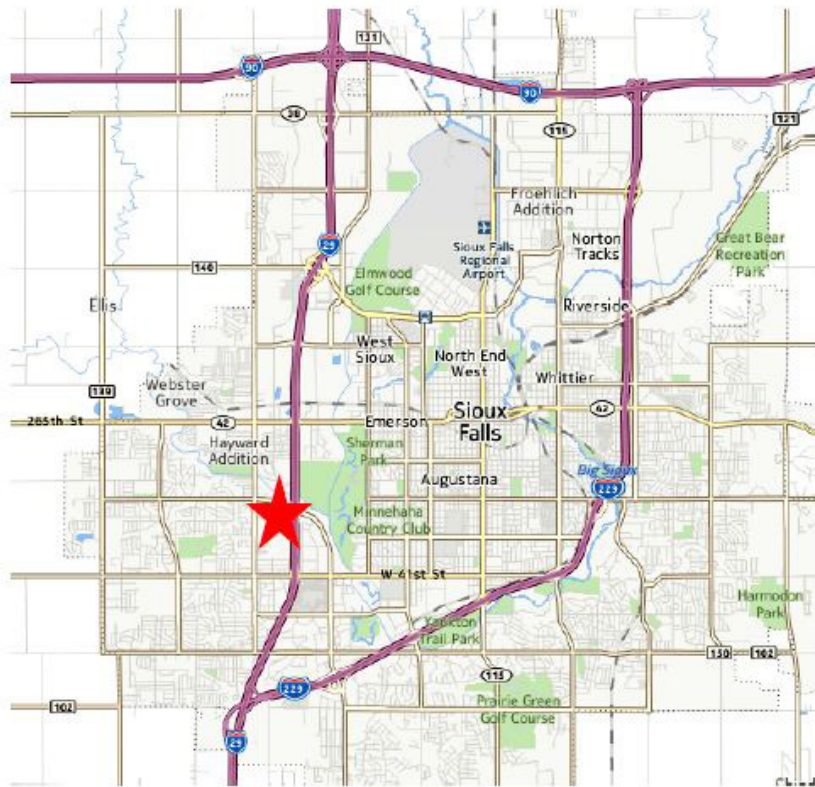
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City Street Traffic Counts:	2017
41st Street: (between Terry Ave & I-29)	31,400
26th Street: (between Lorraine Dr & I-29)	30,200
Marion Road: (between 26th St & 32nd St)	13,000
(between 32nd St & 41st St)	13,200

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




— lifestyle center —

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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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