

RETAIL SPACE FOR LEASE: THE SHOPPES AT LAKE LORRAINE



NOW READY FOR TENANTS!



REAR VIEW OF BUILDING FROM I-29

Lake Lorraine - The Shoppes
2500 - 2568 S Lorraine Place
Sioux Falls, SD 57106

PRICE: \$23.50 PSF
TERMS: NNN
ESTIMATED NNN: \$5.95 PSF
ZONING: PO-PUD/C-4


Tenant Improvement Allowance
\$25.00 PSF
(with qualifying lease terms)

For more information,
please contact:

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PROPERTY INFORMATION

- The exclusive **Lake Lorraine Lifestyle Center** is the most exciting and fastest growing mixed use development in Sioux Falls, featuring retail, dining, lodging, office, and residential housing.
- This remarkable location, strategically located adjacent to I-29 between 41st Street and 26th Street, capitalizes on the highest traffic counts in the region. Centered between Fargo and Omaha - the primary retail hub in Sioux Falls.
- **The Shoppes** is anchored by national retailers including Hobby Lobby, Home Goods, Marshalls, DSW, Ross Dress for Less, Carters/OshKosh and Kirkland's, consisting of more than 168,900 square feet.
- Retail space for lease is located on the east side of the development, south of Hobby Lobby with excellent interstate visibility - see picture inset for view from I-29.
- High quality architecture and build indicative of Van Buskirk Companies features superior design, inside and out!
- Designed around lakeside recreation with focuses on planned spaces to create a unique experience and drive sales.
- The synergy with so many varied uses sets us apart from the competition.
- Outlots Available!

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



Nearly ten million people each year travel to Sioux Falls from a four-state area, which is the largest city between Denver and the Twin Cities. With traffic counts on I-29 of 48,284 vehicles per day (2017), visibility for your business at this location is unparalleled!

**BUILDING C
NOW LEASING!**

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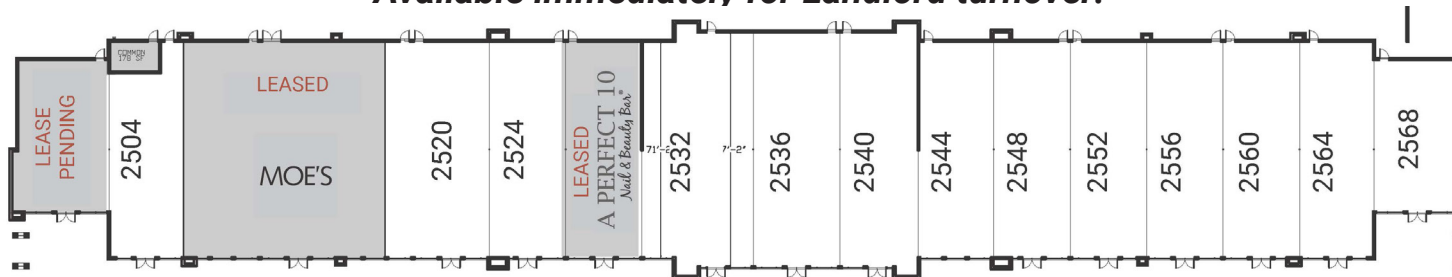
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“Building C” is located south of Hobby Lobby and lies parallel to I-29, allowing maximum visibility and fantastic interstate signage opportunities.

The total gross leasable area of the building is 33,146 square feet. Bays range in size and can be customized to fit your needs.

This building features a Class A design, including an outdoor lounge area to promote a shopping “experience”.

Available immediately for Landlord turnover!



BUILDING “C” FLOOR PLAN

South Lorraine Place	Rentable Square Feet	Usable Square Feet
2504.....	1,562.....	1,571.....
2520.....	2,427.....	2,440.....
2524.....	1,779.....	1,789.....
2532.....	2,796.....	2,811.....
2536.....	2,186.....	2,198.....
2540.....	2,033.....	2,044.....
2544.....	1,754.....	1,763.....
2548.....	1,779.....	1,789.....
2552.....	1,779.....	1,789.....
2556.....	1,779.....	1,789.....
2564.....	1,738.....	1,747.....
2568.....	1,557.....	1,565.....




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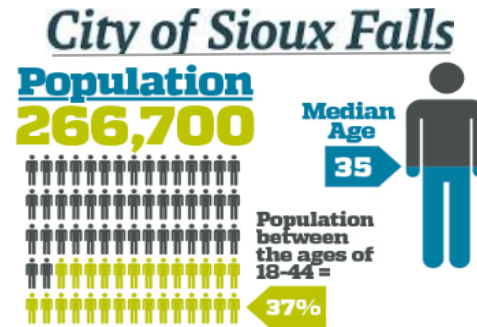
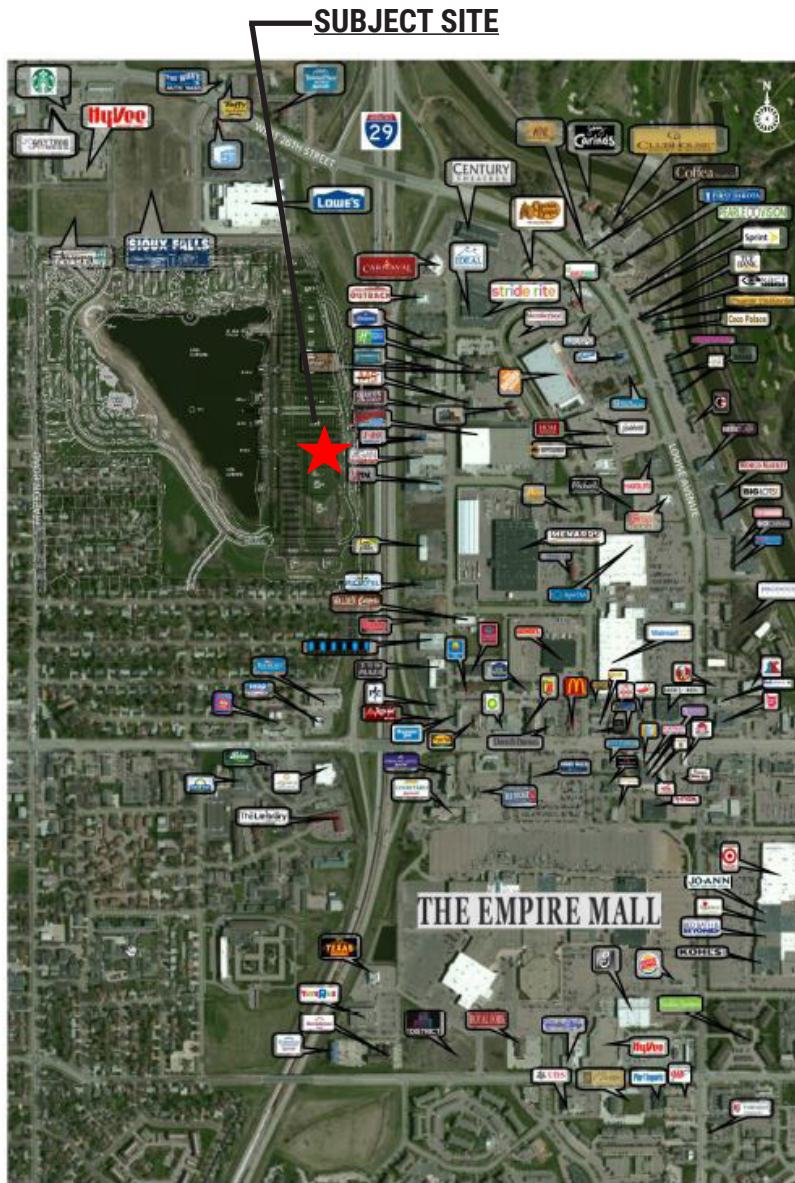
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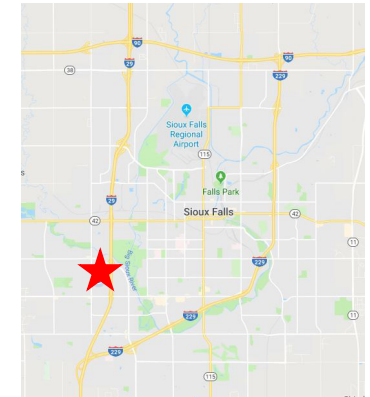
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South Dakota's population growth has outpaced the nation's . . . 6.5% to 5.3% since 2010. In 2018, the city grew by 5,200 persons, a 3.0 percent growth rate. Since January 1, 2000, Sioux Falls has seen a 59,000-person increase in population.

Percent of the population with a Graduate Degree = 10.9%




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