

FOR LEASE \$22.00 PSF



2500 S MARION RD
SIOUX FALLS, SD 57106

- ◆ 1,500 - 3,960 SQUARE FEET
- ◆ NEW CONSTRUCTION RETAIL / OFFICE SPACE ON MARION RD
- ◆ BUILDING SITUATED AT THE ENTRANCE OF POPULAR LAKE LORRAINE!
- ◆ \$25.00 PSF TENANT IMPROVEMENT ALLOWANCE
- ◆ LARGE DISPLAY WINDOWS
- ◆ BUILDING AND MONUMENT SIGNAGE
- ◆ ESTIMATED NNN OF \$5.00 PSF (FINAL AMOUNT TBD)
- ◆ 37 ON-SITE PARKING SPACES WITH ADDITIONAL PARKING AVAILABLE EAST OF THE BUILDING ALONG WEST LAKE DRIVE
- ◆ AREA NEIGHBORS INCLUDE - CAPRIOTTI'S, HOBBY LOBBY, MARSHALL'S, THE SANDBAR, CARSFORSALE.COM AND MUCH MORE!

INFORMATION HEREIN DEEMED RELIABLE, BUT NOT GUARANTEED.

190514



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS



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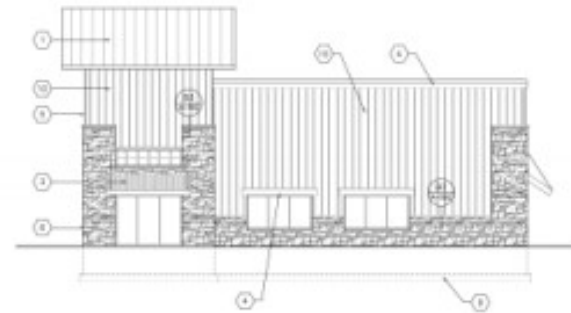
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B1 West Elevation
Scale: 1/8" = 1'-0"



B4 South Elevation
Scale: 1/8" = 1'-0"

REAL ESTATE. FOR REAL.



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