



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS

Generation E-CIGARETTES
& VAPE BAR

MAGIC MIRROR
HAIR DESIGN

JUICE
REAL FRUIT SMO



FOR LEASE \$13.50 PSF NNN

RETAIL / OFFICE

26th Street Crossing

1710 S Marion Road

3,000 SQFT



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WHAT YOU NEED TO KNOW

1710 S MARION ROAD

Position your business for success with this high-visibility strip mall ideally located near the busy intersection of S Marion Road and W 26th Street in Sioux Falls. This well-situated retail center benefits from strong daily traffic counts, excellent accessibility, and prominent frontage that maximizes exposure for tenants.

The property offers flexible commercial spaces suitable for a variety of retail, service, or office users. Ample on-site parking and convenient ingress/egress make it easy for customers to visit, while surrounding residential neighborhoods and established businesses provide a built-in customer base. Whether you're expanding, relocating, or investing, this strip mall presents a prime opportunity in one of Sioux Falls' active commercial corridors — combining location, visibility, and long-term growth potential.

QUICK SNAPSHOT

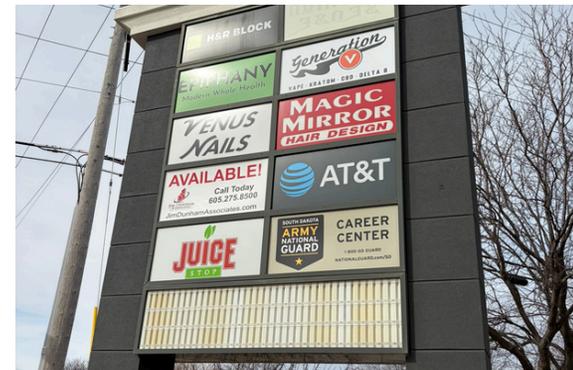
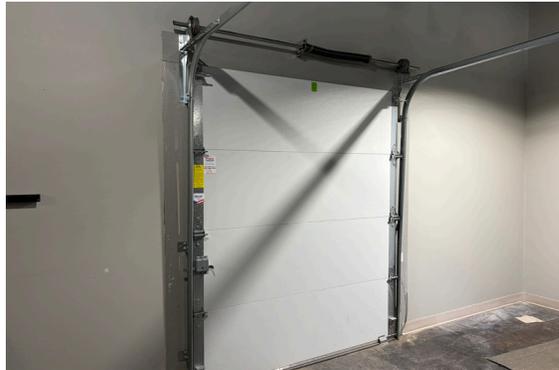
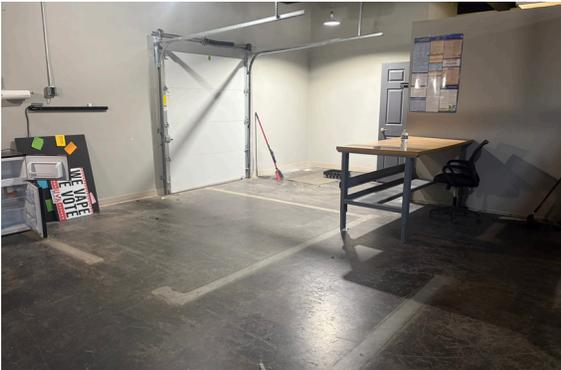
- Building Size: 20,000 SF
- Vacant SQFT: 3,000 SF
- Lease Rate: \$13.50 PSF NNN
- NNN Rate: \$7.00 PSF
- Property Type: RETAIL/OFFICE
- Year Built: 2001/2002
- Parking: 103 SPACES

FEATURES

- Located on the NE corner of 26th Street & Marion Road
- Monument and building signage available
- Currently set up as wide open floor plan with 2 offices, in suite restrooms & storage/mechanical room
- Large glass windows facing Marion Road for natural light
- 6' x 7' overhead door in rear of space
- Fit-up allowance negotiable

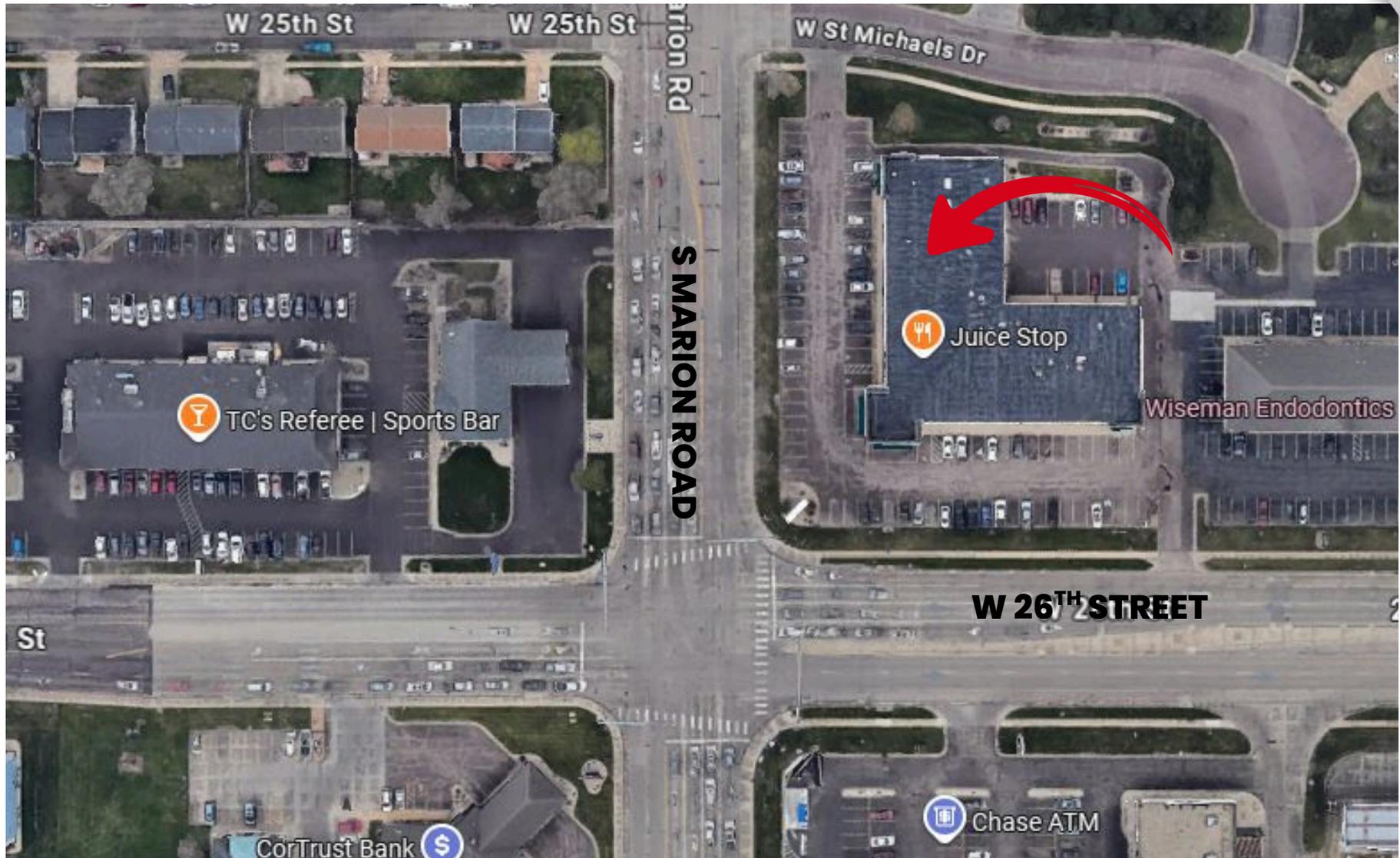
PROPERTY PHOTOS

1710 S Marion Road



LOCATION MAP

1710 S Marion Road



BUSINESS MAP

1710 S Marion Road

Key nearby businesses

- Hy-Vee (Marion Rd) – major grocery anchor at 26th St & Marion Rd
- Starbucks (inside/at Hy-Vee)
- Papa John's Pizza
- Verizon
- CorTrust Bank
- Attic West
- Lewis Drug / Lewis Stores (41st & Marion)
- Walmart (41st St area)

Lake Lorraine (nearby retail/entertainment district)

- Marshalls, HomeGoods, Ross Dress for Less, DSW, Five Below, Hobby Lobby, Dollar Tree, Kirkland's
- Dave & Buster's
- Hyatt Place Hotel (Lake Lorraine)
- Anytime Fitness, AutoZone, Sanford Health Eye Clinic, Prairie Creek Pet Hospital

