



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS



FOR LEASE \$17.00 PSF Gross

RETAIL / OFFICE

26th Street Crossing

1716 S Marion Road, Suite 3B

1,396 SQFT



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WHAT YOU NEED TO KNOW

1716 S MARION ROAD, Ste 3B

Position your business for success with this high-visibility strip mall ideally located at 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 or relocating, 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

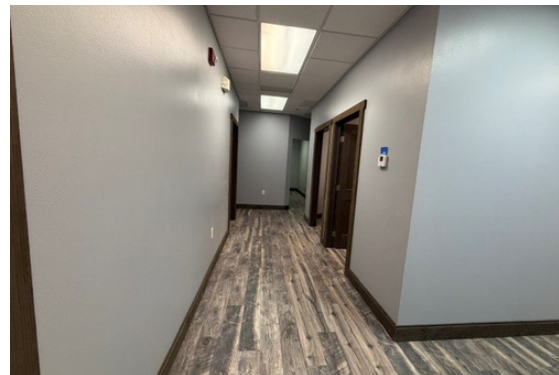
- Building Size: 20,000 SF
- Vacant SQFT: 1,396 SF
- Lease Rate: \$17.00 PSF
- Lease Type: Gross plus utilities
- Property Type: RETAIL/OFFICE
- Year Built: 2001/2002
- Parking: 103 SPACES

FEATURES

- Located on the NE corner of 26th Street & Marion Road
- Monument and building signage available
- Current set up is reception area, 5 offices, storage and in suite restroom
- Situated in corner nook of building with exterior entrance immediately out suite door
- Additional restrooms in common hallway near suite
- Laminate flooring and modern finishes compliment this space

PROPERTY PHOTOS

1716 S Marion Road, Ste 3B



LOCATION MAP

1716 S Marion Road, Ste 3B



NEIGHBORING BUSINESSES

1716 S Marion Road, Ste 3B

Key nearby businesses

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

