

VALLEY WEST PLAZA

RETAIL/OFFICE SPACE FOR LEASE



 945 S Marion Road, Suite 201
Sioux Falls, SD 57106

 1,294 - 1,500 SF +/-

 \$10.00 / SF NNN
Estimated NNN: \$3.74 / SF

LOCATION

Affordable retail and office suites available along Marion Road. Several shopping, dining and professional services are located nearby.

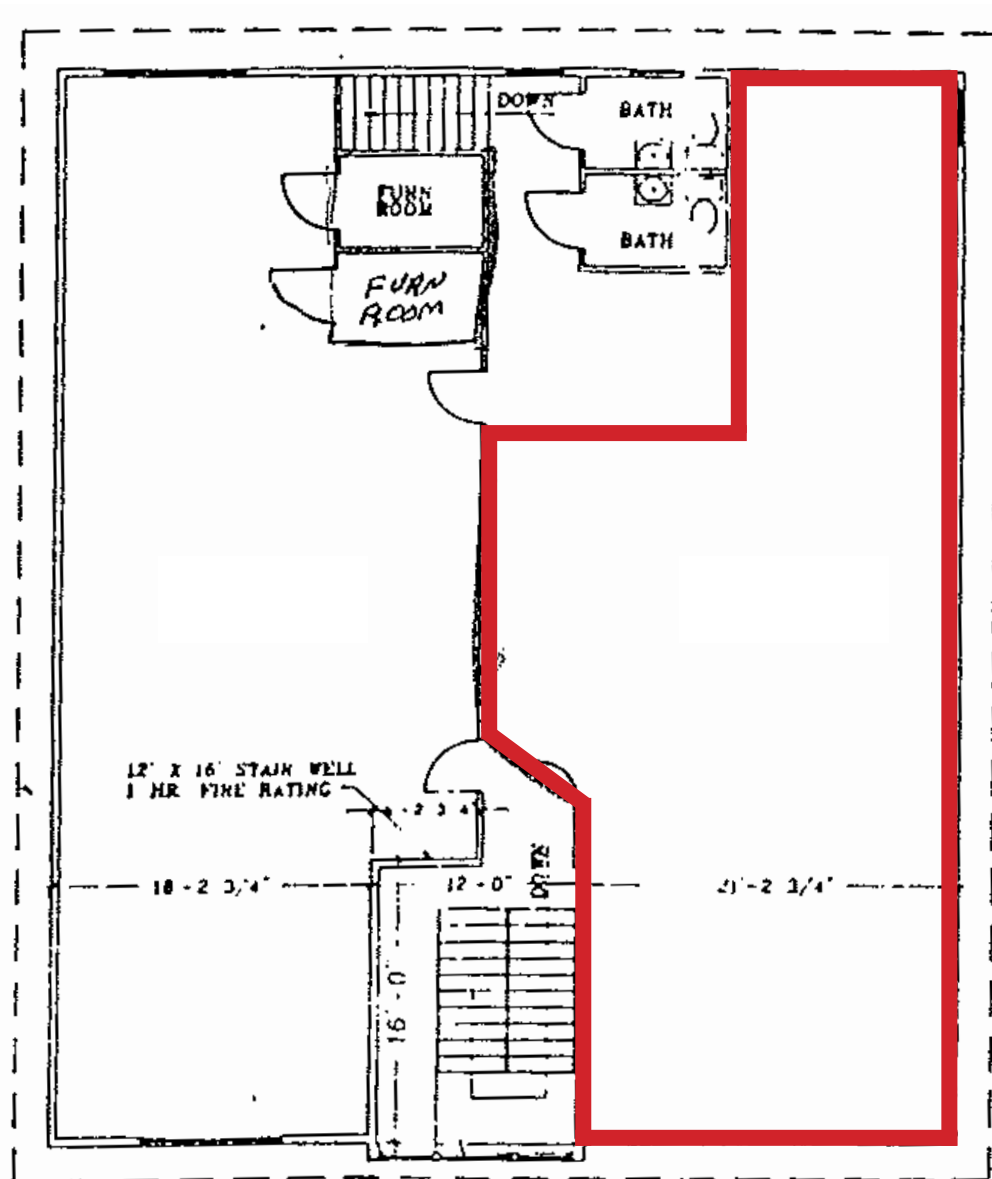
DESCRIPTION

- Suite 201 is a second floor suite with five offices, open area, file room and common area restrooms
- Potential for building and pylon signage
- Traffic counts estimated at 7,500 vehicles per day
- 81 surface parking spaces
- Co-tenants include The Thirsty Duck, Liquor Stadium, West Side Glass Emporium, Tha' Spot Barbershop and Process Agent Service Company
- Near Lake Lorraine, Empire Place, and the Empire Mall
- Contact Broker for additional information

SCOTT BLOUNT | 605.231.1882 | scott@lloydcompanies.com

FLOOR PLAN

Concept only; subject to change



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101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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EXTERIOR & SIGNAGE

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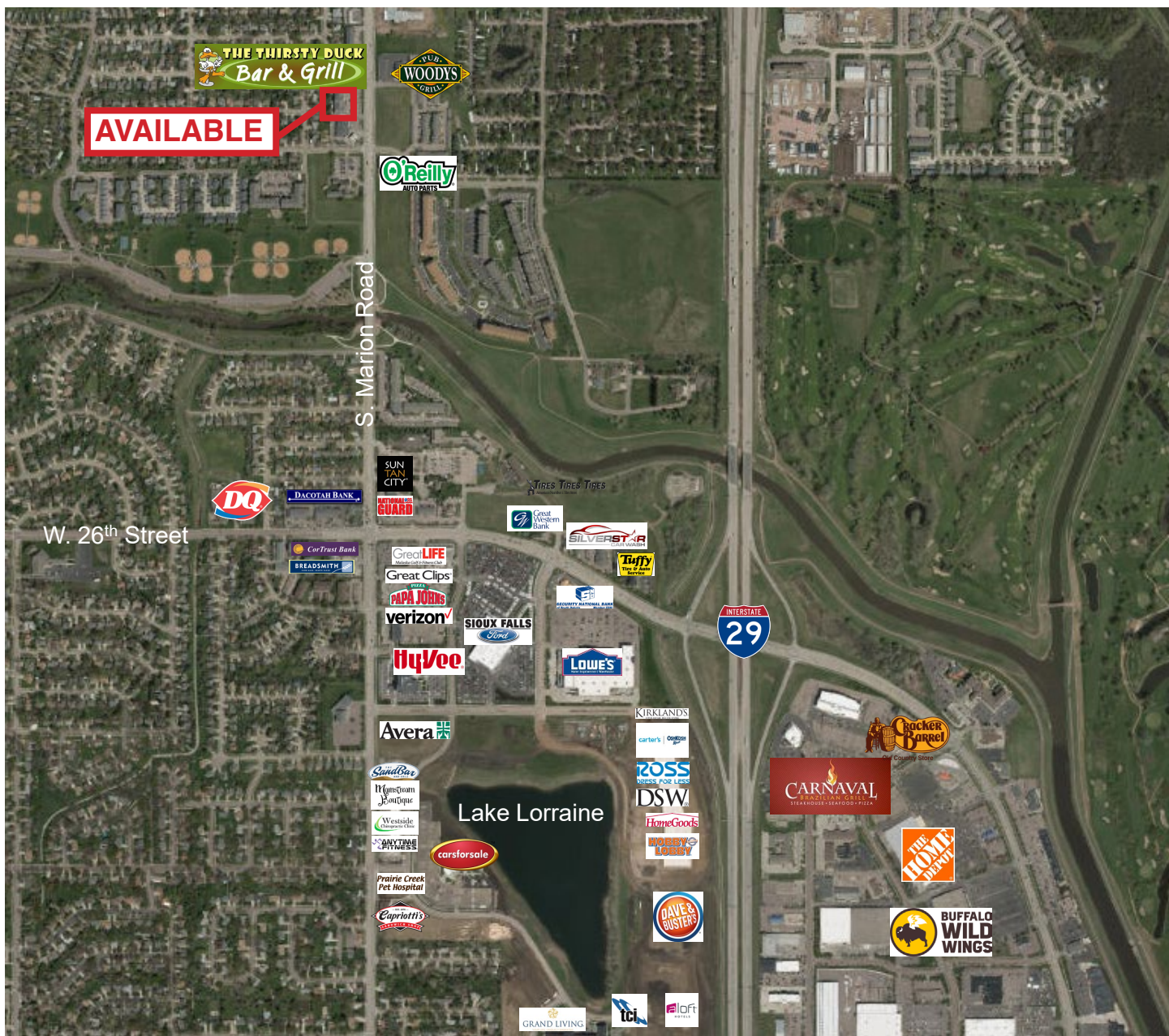
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AREA MAP



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