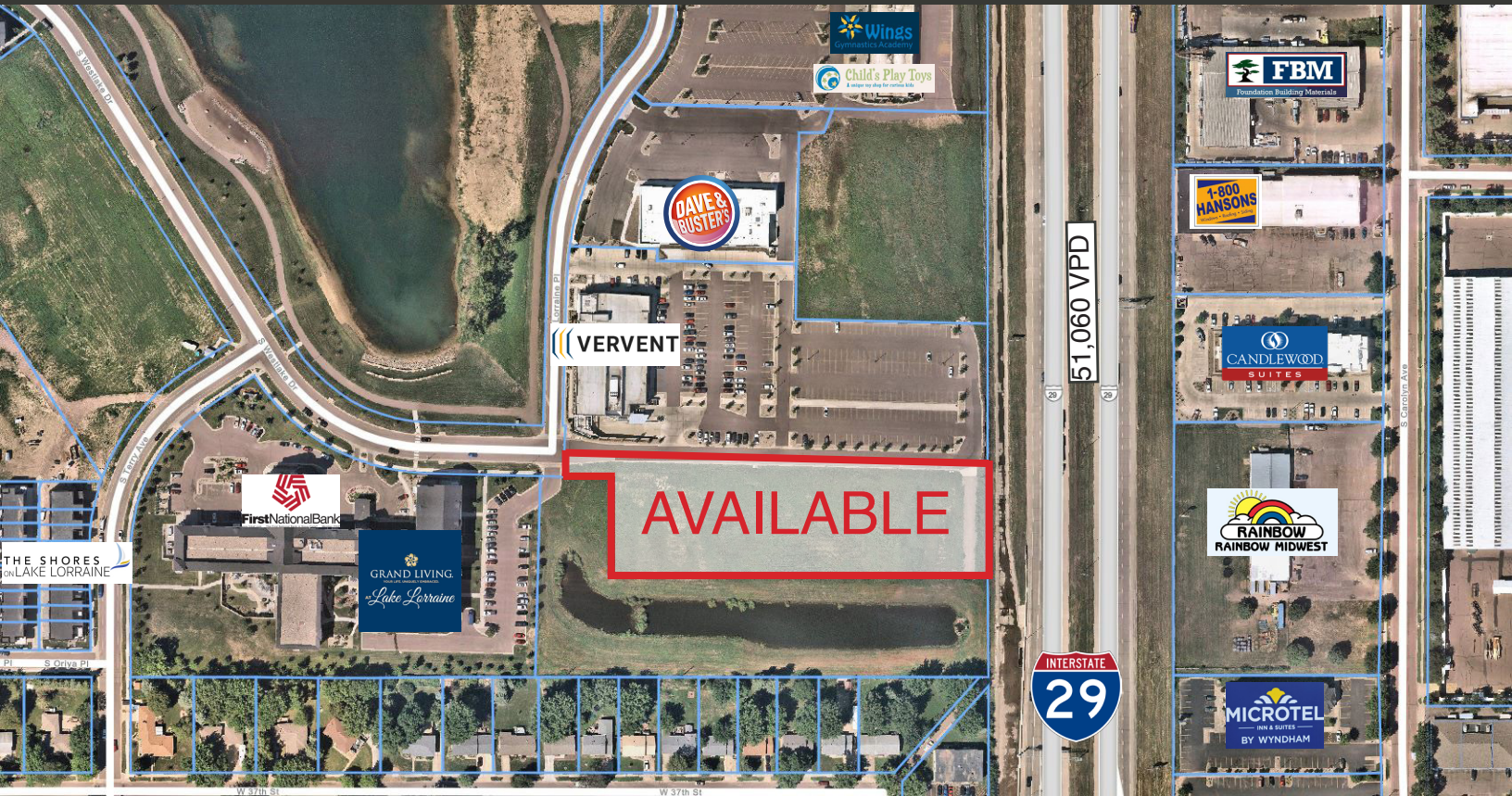


# 2750 S LORRAINE PLACE

LAND FOR SALE



2750 S Lorraine Place  
Sioux Falls SD, 57106



2.64 Acres  
114,964 SF



\$17.75 Per Square Foot

## LOCATION

Fantastic land opportunity at the growing Lake Lorraine development, a premier lifestyle center with easy access to I-29

## DESCRIPTION

- Great opportunity to bring your business to a unique retail area with high traffic and a piece of nature with the development surrounding a 33 acre lake
- Lake Lorraine offers a mix of retail, residential, and office
- Area neighbors include HobbyLobby, HomeGoods, Marshalls, Carter's, DSW, Ross, Kirklands, Dave & Buster's, Lowe's, OshKosh B'gosh, Grand Living, Vervent, First National Bank and The Shores on Lake Lorraine
- Excellent visibility from I-29 with traffic counts of 51,060 vehicles per day
- Zoned Commercial
- Contact Broker for additional information

**RAQUEL BLOUNT** SIOR

605.728.9092 | raquel@lloydcompanies.com

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

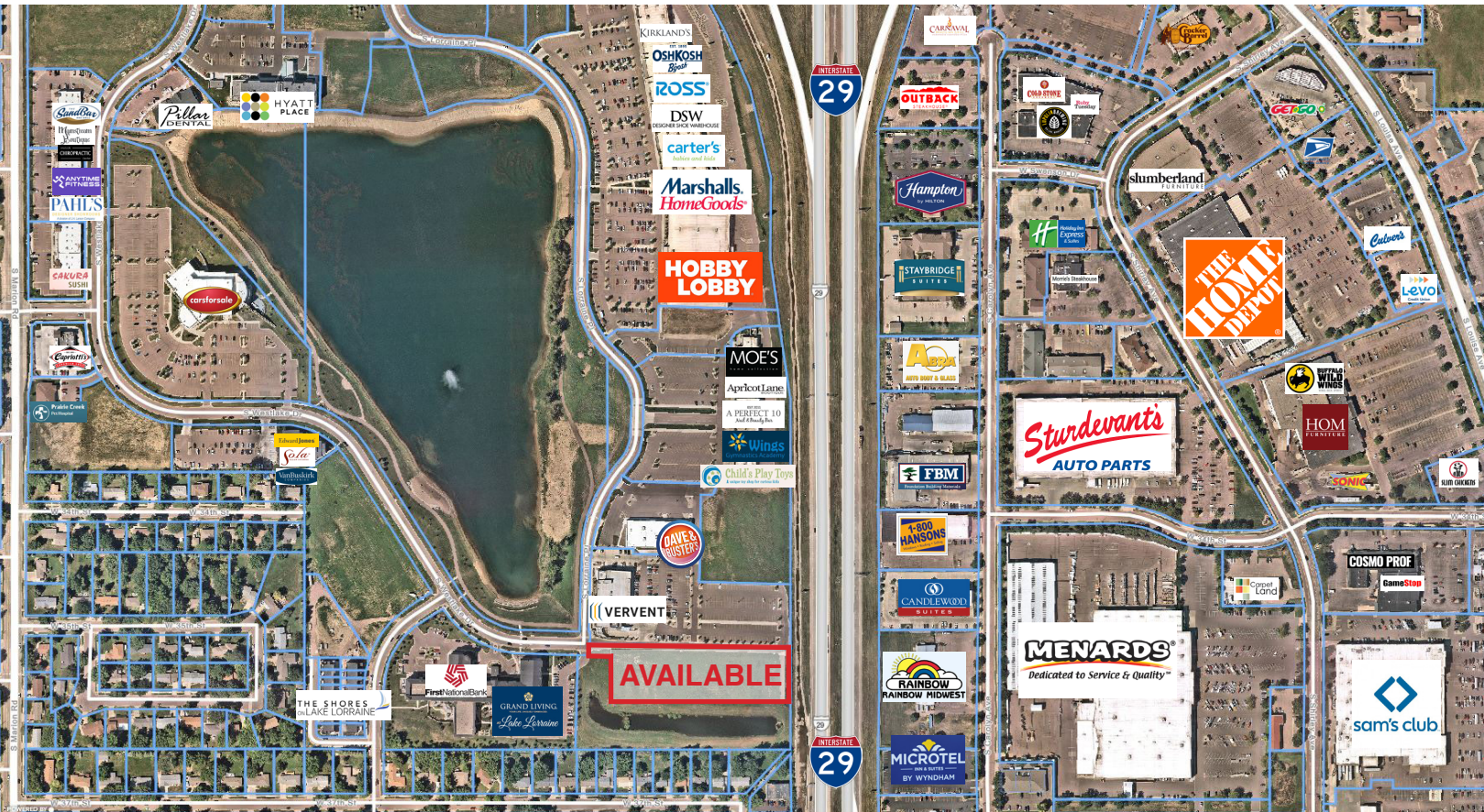
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# 2750 S LORRAINE PLACE

LAND FOR SALE



## SITE MAP



Join the destination shopping center of Lake Lorraine near Empire Mall and Empire place with excellent interstate visibility and high traffic counts. This shopping center has a focus of stay & play, as well as a place to innovate. Lake Lorraine contains a great variety of office, residential, restaurant, shopping, and entertainment. This location truly offers something for everyone.

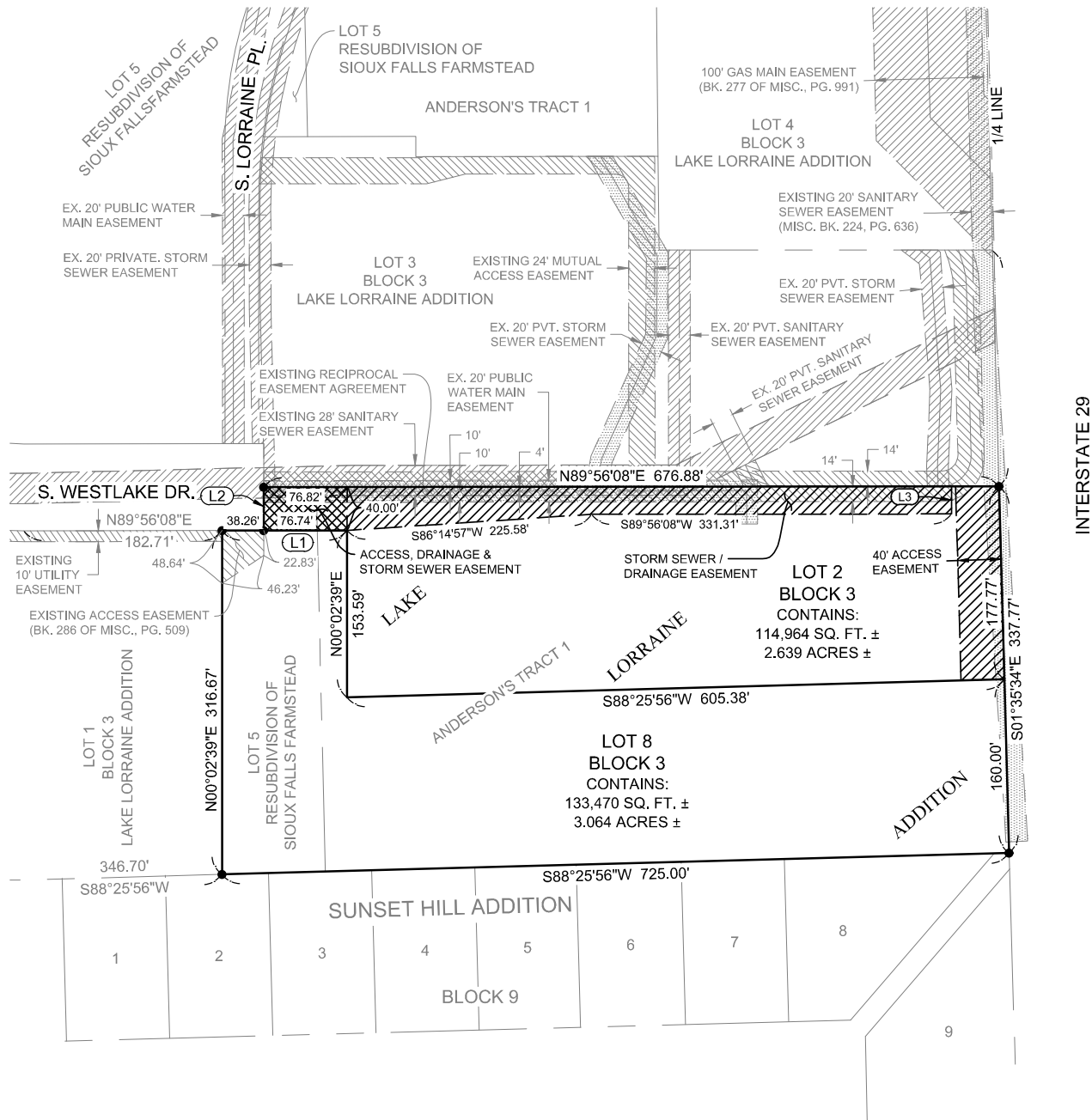
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# SITE PLAT

LOT 2 & 8, BLOCK 3, LAKE LORRAINE ADDITION TO THE CITY OF SIOUX FALLS,  
MINNEHAHA COUNTY, SOUTH DAKOTA



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# 2750 S LORRAINE PLACE

LAND FOR SALE



## AREA MAP



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## AREA MAP



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# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	7,730	60,225	103,194
2010 Total Population	7,617	74,384	126,218
2021 Total Population	8,286	86,611	150,954
2021 Group Quarters	336	2,677	5,688
2026 Total Population	8,725	93,433	164,600
2021-2026 Annual Rate	1.04%	1.53%	1.75%
2021 Total Daytime Population	13,025	93,789	168,206
Workers	8,988	56,444	102,258
Residents	4,037	37,345	65,948
<b>Household Summary</b>			
2000 Households	3,391	24,900	42,163
2000 Average Household Size	2.19	2.33	2.34
2010 Households	3,475	30,748	51,401
2010 Average Household Size	2.09	2.33	2.34
2021 Households	3,844	36,081	61,992
2021 Average Household Size	2.07	2.33	2.34
2026 Households	4,071	39,029	67,772
2026 Average Household Size	2.06	2.33	2.34
2021-2026 Annual Rate	1.15%	1.58%	1.80%
2010 Families	1,747	17,842	30,409
2010 Average Family Size	2.83	2.97	2.98
2021 Families	1,834	20,216	35,697
2021 Average Family Size	2.86	3.01	3.02
2026 Families	1,911	21,663	38,742
2026 Average Family Size	2.87	3.03	3.04
2021-2026 Annual Rate	0.83%	1.39%	1.65%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,485	25,850	43,878
Owner Occupied Housing Units	44.2%	57.8%	57.5%
Renter Occupied Housing Units	53.1%	38.5%	38.6%
Vacant Housing Units	2.7%	3.7%	3.9%
2010 Housing Units	3,719	33,066	55,387
Owner Occupied Housing Units	39.8%	56.2%	56.9%
Renter Occupied Housing Units	53.7%	36.8%	35.9%
Vacant Housing Units	6.6%	7.0%	7.2%
2021 Housing Units	4,150	38,864	66,626
Owner Occupied Housing Units	37.6%	55.5%	56.5%
Renter Occupied Housing Units	55.0%	37.3%	36.5%
Vacant Housing Units	7.4%	7.2%	7.0%
2026 Housing Units	4,387	41,963	72,683
Owner Occupied Housing Units	39.1%	56.9%	57.9%
Renter Occupied Housing Units	53.7%	36.1%	35.4%
Vacant Housing Units	7.2%	7.0%	6.8%
<b>Median Household Income</b>			
2021	\$48,359	\$59,660	\$59,808
2026	\$53,156	\$64,625	\$65,153
<b>Median Home Value</b>			
2021	\$191,903	\$211,525	\$225,508
2026	\$217,853	\$261,314	\$280,691
<b>Per Capita Income</b>			
2021	\$28,456	\$33,383	\$34,104
2026	\$31,793	\$37,172	\$38,050
<b>Median Age</b>			
2010	38.8	32.4	33.5
2021	40.9	34.9	35.8
2026	42.6	35.3	36.1

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# SIoux FALLS MSA DEMOGRAPHICS

Sioux Falls is one of the fastest-growing areas in the nation with a population growth rate nearly four times the national average. As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods with thousands of retail stores scattered throughout the metro area. Employing approximately 12.4 percent of the metro labor force, the retail sector has a primary market area of 650,000+ consumers and draws shoppers from a four state area.

Source: City of Sioux Falls Planning Department  
<https://siouxfallsdevelopment.com/community-profile/>

\*Prior to December 31, 1992, the Sioux Falls Metropolitan Statistical Area consisted of Minnehaha County. On December 31, 1992, the Federal Office of Management and Budget revised the MSA designation to include Lincoln County. The 2005-2012 MSA figures include the counties of McCook & Turner.

### Major Employers:

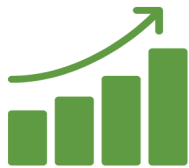
- Sanford Health - 11,239
- Avera Health - 7,888
- Smithfield Foods - 3,700
- Sioux Falls School District - 3,688
- HyVee Food Stores - 3,050
- Wells Fargo - 2,364
- Citi - 1,427
- First PREMIER Bank - 1,266
- Walmart/Sam's Club - 1,464

POPULATION		
YEAR	SIoux FALLS	MSA*
2010	153,888	228,261
2014	165,800	240,202
2021	202,600	285,387

PROJECTED POPULATION		
YEAR	SIoux FALLS	MSA
2025	208,800	325,391
2030	217,000	370,693
2035	233,200	422,608

AGE DISTRIBUTION	
AGE (YEARS)	SIoux FALLS
0-19	28.1%
20-64	59.2%
65+	12.6%

# SIoux FALLS HIGHLIGHTS



**Lincoln County- One of the Fastest Growing Counties in U.S**  
 (City of Sioux Falls 2020)



**Best City for Young Professionals**  
 (SmartAsset 2021)



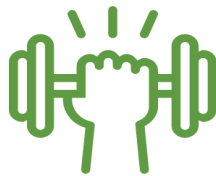
**A Top Ten for Financial Independence**  
 (Choose Fi 2021)



**Top Five Hottest Job Market**  
 (ZipRecruiter 2020)



**Top City for Millennials Buying Homes**  
 (SmartAsset 2020)



**High Economic Strength Rankings from Policom**  
 (Policom 2020)



**Second Best City to Start a Career**  
 (Zippia 2020)



**Top Six Happiest Cities in America**  
 (WalletHub 2020)

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