

**FOR LEASE**



# MARION MALL I

RETAIL SPACE WITH DRIVE-THRU OPPORTUNITY

**Bender**  
COMMERCIAL



**929 SOUTH MARION ROAD  
SIOUX FALLS, SD**



**1,560 SF**



**\$13.50/SF NNN  
EST. NNNs: \$6.02/SF**

- Endcap retail/office space located in the Marion Mall I in west Sioux Falls along Marion Road.
- Open floorplan with private office and in-suite restroom.
- Drive-thru opportunity.
- Building and pylon signage available. Ample parking.
- Exterior remodel in 2024.
- Great visibility along Marion Road with a daily traffic count of 15,000 vehicles.
- Neighboring businesses include Get N' Go, O'Reilly Auto Parts, Thirsty Duck Grill, Woody's Pub & Grill and FitLife Gym.

**ALEX SOUNDY, SIOR**  
alex@benderco.com  
605-376-3700

**ROB FAGNAN, SIOR**  
rob@benderco.com  
605-521-5444



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

© 2024 Bender Companies. Information herein deemed reliable, but not guaranteed.

# MARION MALL I



## RETAIL/OFFICE SPACE FOR LEASE



# MARION MALL I



RETAIL/OFFICE SPACE FOR LEASE



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

2024 Bender Companies. Information herein deemed reliable, but not guaranteed.

# MARION MALL I



RETAIL/OFFICE SPACE FOR LEASE

