

BROOKINGS RETAIL LAND

FOR SALE OR FOR LEASE



 32nd Ave & 6th Street
Brookings, SD 57006

 58,955 SF +/-

 Price Negotiable

LOCATION

Strategically positioned at the entrance of the Ryan Companies big box retail development, this prime location offers excellent visibility from I-29 and 6th Street. Its prominent placement ensures easy access and heightened exposure, making it an ideal spot for businesses seeking to capitalize on the potential customer base generated by the future retail development.

DESCRIPTION

- Sales price is to be negotiated based on market terms; lease rate is to be determined based on market terms for suite and build-to-suit requirements
- Major commercial corridor with many recognizable neighbors including Whiskey Creek Wood Fire Grill, several hotels, the Swiftel Center, Larson Ice Center, Walmart, Runnings, Lowe's, and many commercial businesses
- Highly visible site with convenient access to I-29 and 6th Street
- 3/4ths access to 6th Street
- Property is zoned B-4 (Business Highway District), which accommodates a variety of commercial uses
- Nearby, the Larson Ice Center complex continues to experience enhancements that drives further activity and traffic.
- Estimated traffic counts of 11,140 vpd on I-29 and 5,048 vpd on Hwy 14
- Contact Brokers for additional information

ALEXIS MAHLEN 605.321.4861 | alexis@lloydcompanies.com

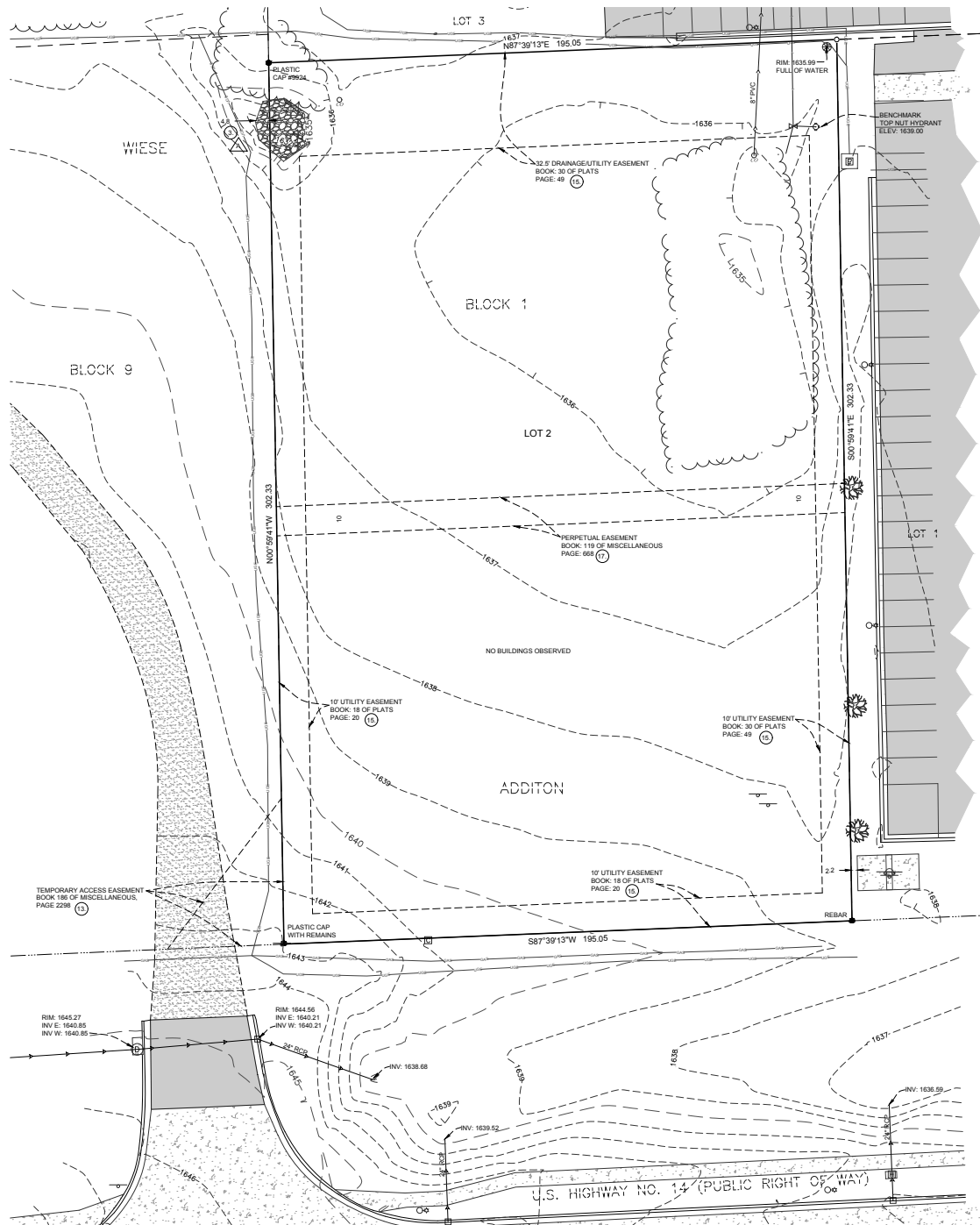
KRISTEN ZUEGER SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

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.

LAND SURVEY

Concept only; subject to change



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APPROXIMATE PARCEL BOUNDARY



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PROPOSED PROPERTY ACCESS

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SITE MAP



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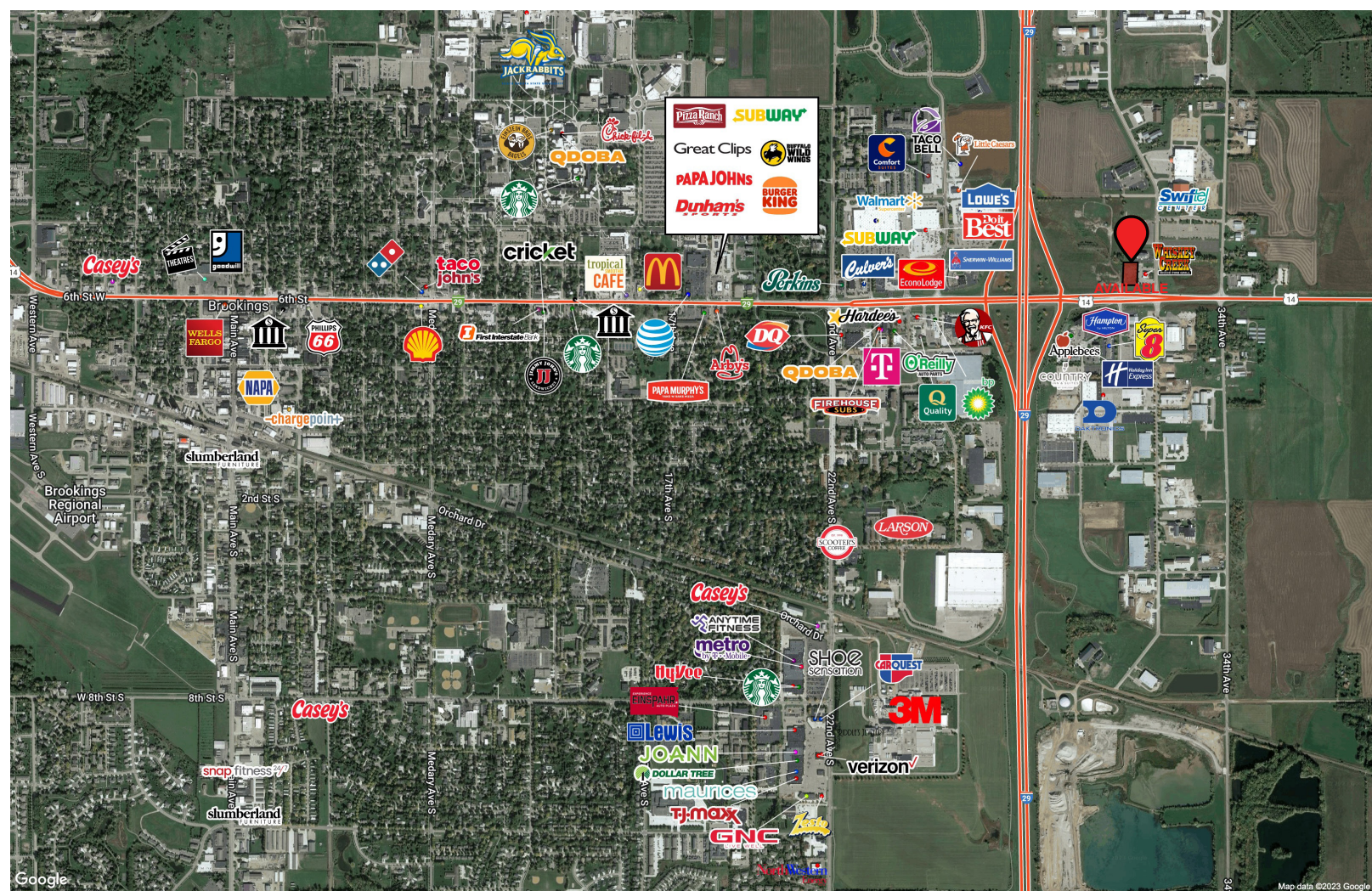
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AREA MAP



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BROOKINGS MSA MARKET PROFILE

Population Summary	
2010 Total Population	31,965
2020 Total Population	34,375
2020 Group Quarters	3,200
2022 Total Population	34,848
2022 Group Quarters	3,200
2027 Total Population	35,545
2022-2027 Annual Rate	0.40%
2022 Total Daytime Population	35,781
Workers	20,637
Residents	15,144
Household Summary	
2010 Households	12,029
2010 Average Household Size	2.36
2020 Total Households	13,120
2020 Average Household Size	2.38
2022 Households	13,333
2022 Average Household Size	2.37
2027 Households	13,648
2027 Average Household Size	2.37
2022-2027 Annual Rate	0.47%
2010 Families	6,623
2010 Average Family Size	2.93
2022 Families	6,974
2022 Average Family Size	3.04
2027 Families	7,086
2027 Average Family Size	3.04
2022-2027 Annual Rate	0.32%
Housing Unit Summary	
2000 Housing Units	11,576
Owner Occupied Housing Units	53.6%
Renter Occupied Housing Units	38.5%
Vacant Housing Units	7.9%
2010 Housing Units	13,137
Owner Occupied Housing Units	52.7%
Renter Occupied Housing Units	38.9%
Vacant Housing Units	8.4%
2020 Housing Units	14,849
Vacant Housing Units	11.6%
2022 Housing Units	15,181
Owner Occupied Housing Units	53.7%
Renter Occupied Housing Units	34.1%
Vacant Housing Units	12.2%
2027 Housing Units	15,584
Owner Occupied Housing Units	55.0%
Renter Occupied Housing Units	32.6%
Vacant Housing Units	12.4%
Median Household Income	
2022	\$64,779
2027	\$71,190
Median Home Value	
2022	\$198,672
2027	\$226,506
Per Capita Income	
2022	\$32,950
2027	\$36,921
Median Age	
2010	26.5
2022	30.4
2027	30.8

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BROOKINGS ECONOMIC DEVELOPMENT

Brookings, SD stands as an ideal hub for entrepreneurs, expanding enterprises, and families alike. Situated strategically, it takes just 50 minutes to reach Sioux Falls, a mere 3 hours to Fargo, and around 3 ½ hours to both Omaha and the Minneapolis/St. Paul area. Additionally, the drive is approximately 5 hours to Des Moines and 6 ½ hours to Kansas City. This proximity to major metropolitan centers allows manufacturing firms to seamlessly transport goods while benefiting from the affordability of small-town real estate prices.

Residents and workers revel in the security and cost-effectiveness of a small-town atmosphere, all while relishing the cultural offerings synonymous with one of America's premier college towns. The presence of South Dakota State University infuses Brookings with a dynamic blend of global faculty and students, crafting an atmosphere that's both diverse and forward-looking. This unique fusion transforms Brookings into an exhilarating destination.

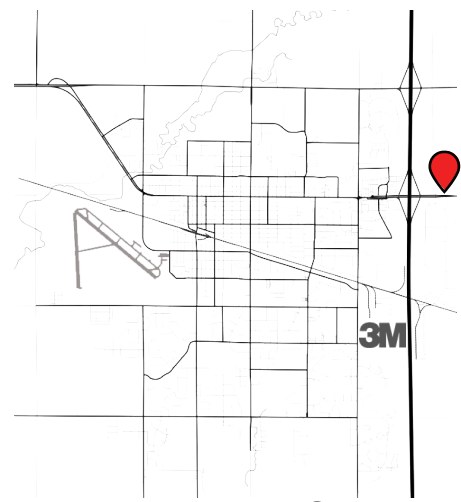
Whether you're a pioneering entrepreneur primed to kickstart a venture or a business in quest of support and a welcoming business environment coupled with favorable tax conditions, look no further than Brookings. Join in and become an integral part of this extraordinary journey.

3M EXPANSION

Over the next three years, 3M intends to allocate an investment of up to \$468 million into its Brookings facility.

The initial phase, which involves a \$158 million expenditure, encompasses the construction of 16 additional shipping docks, an expansive warehouse with a capacity for 8,000 slots, 200,000 square feet of added manufacturing space, as well as the inclusion of laboratory and office facilities.

Established in 1969, 3M Brookings stands as the company's inaugural and largest healthcare manufacturing hub. Commencing operations in 1971, the facility has witnessed numerous expansions. Presently encompassing 667,000 square feet, the plant boasts a workforce of over 1,000 individuals dedicated to producing an array of medical and surgical items.



Brookings, SD

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With a population of over 23,000, Brookings is the fourth largest city in South Dakota. Home of South Dakota State University, the state's largest higher education institution which continues to fuel the community's growth year over year. Residents enjoy fishing, hunting, watching SDSU Jackrabbit sporting events, exploring the nature park, attending concerts, golfing, and shopping.

EDUCATION



South Dakota State University College of Nursing is the state's nursing education leader with a 100% APRN pass rate and over 640 students in the program each year. Offering BSN, Master's Degrees, Postgraduate Certificate Programs and Doctoral Programs for students with a 90% placement rate.

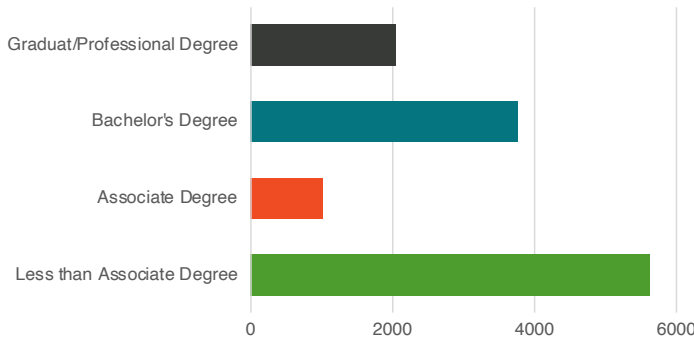
TOP EMPLOYERS

-  3,973
-  1,329
-  1,156
-  538
-  496

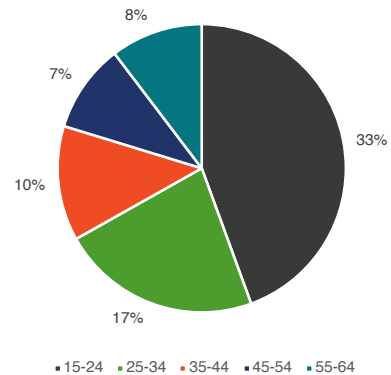
POPULATION

	Total Population	Median Household Income
2022	23,566	\$59,651
2027*	23,812	\$63,020

Total Population by Educational Attainment



Total Working Population by Age



13%

(1,773)

of employed workforce are in the Healthcare/Social Assistance industry



3%

Unemployment Rate



63%

Workers make up the daytime population

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