



**RESTAURANT
WITH PATIO FOR SALE**
3001 LEFEVRE DRIVE | BROOKINGS, SD





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Property Facts



Lloyd Commercial Real Estate proudly presents a restaurant property at **3001 LeFevre Drive** in Brookings, South Dakota. Positioned at the crossroads of I-29 and 6th Street, this high-visibility location is surrounded by hotels, national retailers, and major employers, offering a prime opportunity to serve a daytime population of 8,462 within a 1-mile radius. The property features a spacious dining area, full commercial kitchen, and a large outdoor patio, making it well-suited for a wide range of restaurant concepts. It also sits adjacent to the future Brookings Marketplace development, with confirmed anchor tenants Target and Aldi, further increasing traffic and long-term value.

- **Address:**
3001 Lefevre Drive, Brookings, SD 57006
- **County:**
Brookings
- **Pricing:**
Contact Broker
- **Gross Building Area (GBA):**
5,339 SF +/-
- **Site Size:**
1.64 Acres +/- (71,628 SF +/-)
- **Year Built:**
2003
- **Real Estate Taxes:**
\$20,378.16 (2024 Taxes payable in 2025)
- **Zoning:**
Business B-3: Heavy District
- **Parking:**
99 surface stalls; parking lot lights
- **Parking Ratio:**
18.54 : 1,000 SF



Parcel Map



Parcel ID

402950000000805

Size

1.64 Acres

2024 Taxes (Payable 2025)

\$20,378.16



SCOTT BLOUNT

605.231.1882 | scott@lloydcompanies.com

Exterior Photos



Interior Photos



Equipment List

- Maximum Capacity: 249
- 1 - 20' Class 1 Hood System w/ Ansul
- 1 - 8'x20' Walk-in Cooler
- 1 - 8'x10' Walk-in Keg Cooler
- 1 - 8'x10' Walk-in Freezer
- 1 - 8' Reach-in Beer Cooler
- 1 - 4' Reach-in Beer Bunker
- Large Exterior Patio for Outdoor Dining
- 1 - Atosa Ice Cream Bunker
- 1 - Atosa Reach-in Freezer
- 4 - Solstice Supreme Deep Fryers
- Mug Chiller
- Beer taps
- Glycol System
- Booths
- Lighting
- KDS Monitors



For a comprehensive list of Furniture, Fixtures, & Equipment (FF&E), we encourage interested parties to reach out to the Broker.

Neighboring Tenants



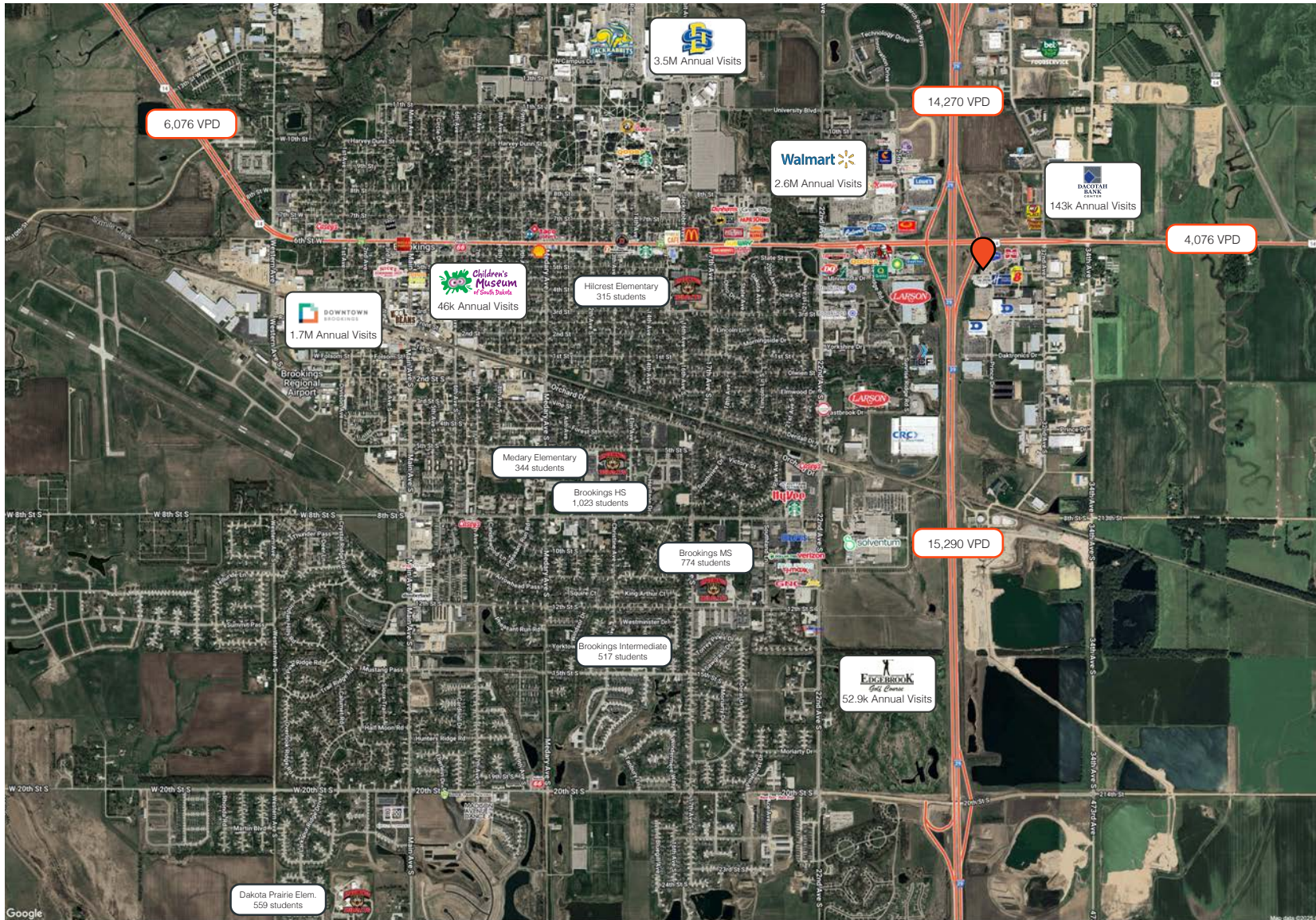
Neighboring Tenants



Neighboring Tenants

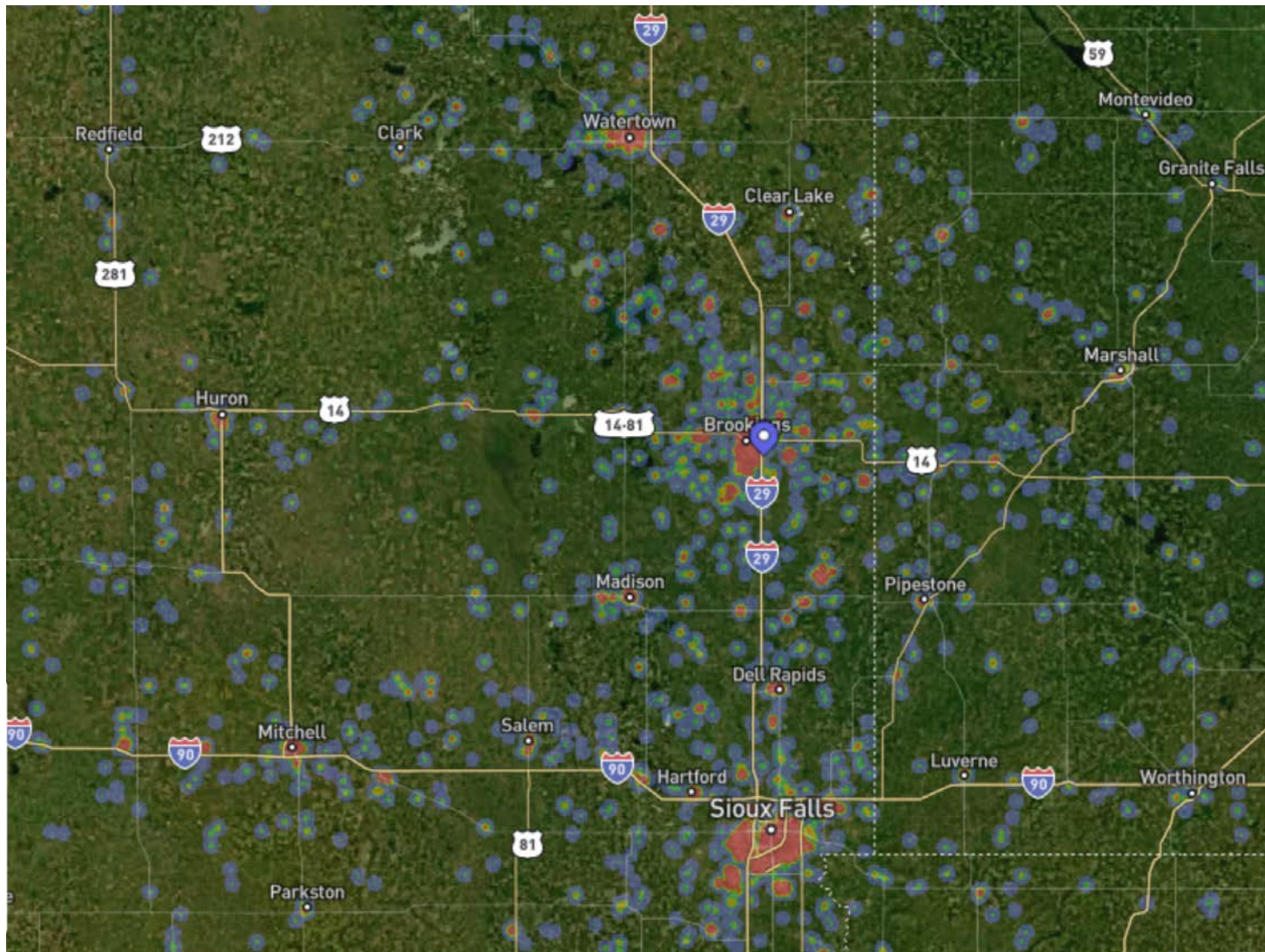


CITY MAP



Event Center Reach

Dacotah Bank Center serves as a key destination in Brookings, consistently drawing visitors from nearby small towns and regional hubs like Watertown, Sioux Falls, and Mitchell. As a regional anchor, its diverse events bring steady foot traffic and energy to the area, driving business to local shops, restaurants, and hotels. The strong pull continues to boost Brookings economy and solidify its role as a hub for connection and commerce.

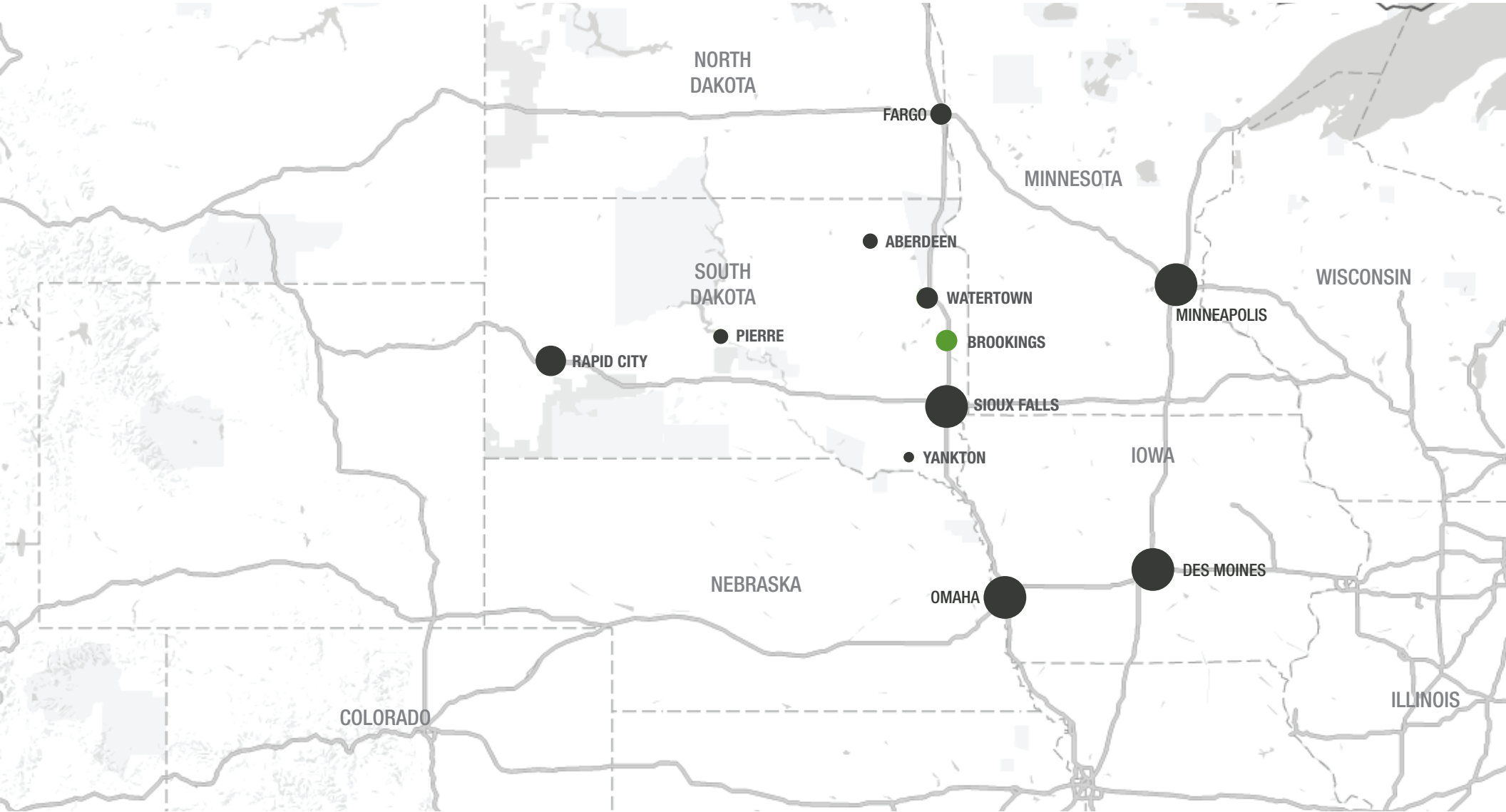


143K
visits in 2024

88K
visitors in 2024

+7.7%
visits YoY

Trade Area



Economic Drivers & Ease of Access

Positioned directly off Interstate-29, this property benefits from immediate interstate visibility and excellent access, just moments from the I-29 exit. Located near major employers, it offers immediate proximity to Brookings' strongest economic drivers.



Daktronics was founded by two SDSU engineering professors in 1968, building its current HQ in Brookings as a result of the local economy and workforce. Now a global leader in electronic billboards and LED display systems, Daktronics operates out of 1M+ square feet of manufacturing space.



1,500+ Employees



Established in 1881, SDSU is South Dakota's largest higher-education institution, educating students from across 47 states & 77 countries. The university spans 400+ acres and plays a key role in workplace development, research, and innovation.



1,998 Employees



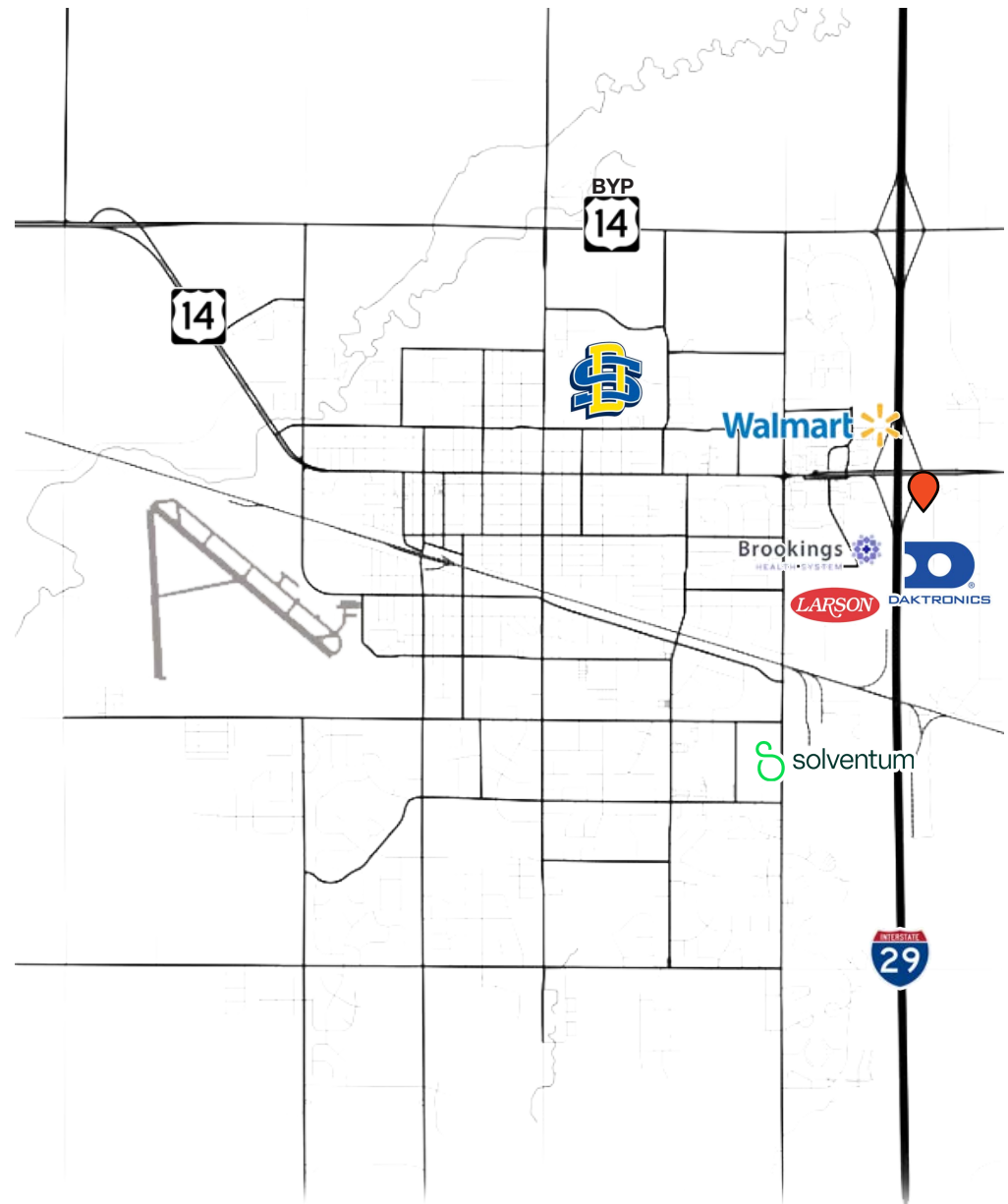
Formerly part of 3M, solventum began operations in Brookings in 1971. Today it is one of the largest healthcare manufacturing facilities in the U.S., running 24 hours a day, 7 days a week. Solventum produces essential medical products for global distribution.



667,000+ SF Production



Brookings Health is an independent, city-owned system with a **49-bed hospital**, **79-bed nursing home**, and **multiple clinics**. A recent expansion added 100,000+ square feet of space to support its regional reach.



Demographics



Brookings, SD is a convenient location for entrepreneurs, growing companies and families. Brookings is located only 50 minutes to Sioux Falls, 3 hours to Fargo, 3 ½ hours to Omaha or Minneapolis/St. Paul, 5 hours to Des Moines, and 6 ½ hours to Kansas City. As the fourth-largest city in South Dakota, Brookings is home to a diverse economy, an educated workforce, and a strong entrepreneurial spirit.

Living here provides the best of both worlds. Residents enjoy the safety and affordability of small-town living with the cultural amenities found in one of America's Best College Towns, with South Dakota State University (SDSU) being at the center of the community. SDSU is a premier land-grant institution that fuels innovation, workforce development, and research across industries including agriculture, engineering, healthcare, and technology. The university's presence contributes to a highly skilled labor pool and an energetic, future-focused business environment.

Brookings benefits from excellent transportation access, including direct routes along I-29 and US-14, and a municipal airport that connects businesses to broader regional markets. The city's collaborative leadership, supportive economic development resources, and investment in modern infrastructure create a welcoming environment for new ventures and expansions alike. From advanced manufacturing and biosciences to retail, hospitality, and education, Brookings offers a mix of stability and growth potential. With a high quality of life, low cost of doing business, and access to a wide range of amenities, Brookings is more than a great place to live; it's a smart place to do business.

MAJOR EMPLOYERS



FAST FACTS



#9 Top College Town (Midwest)
(RentCafe 2025)



Top 20 Rural Community Hospital
(NRHA 2025)

\$127.1M

Tourism Impact on Brookings Economy in 2024



#2 Safest City in South Dakota
(Safewise 2025)

2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	2,374	22,547	27,086	35,763
Projected Population (2029)	2,459	23,254	28,126	37,125
Daytime Population	8,462	27,318	30,165	36,506
Median Age	30.0	26.8	27.8	30.3
Area Households	1,193	8,732	10,379	13,788
Median Household Income	\$49k	\$59.9k	\$65k	\$69.5k
Median Home Value	\$225k	\$244k	\$246k	\$264k
Educational Attainment (Associates Degree +)	63.5%	59.1%	60.2%	58.6%

Major Attractions



South Dakota State University
12,065 Students; 3.5M Visits (2024)



Children's Museum of South Dakota
46k Adult Visits (2024)



Decotah Bank Center
143k Visits (2024)



Downtown Brookings
1.7M Visits (2024)

Student count for the 2024-2025 academic year includes both full-time and part-time students. The data on this page has been obtained by a third party provider and is based on tracking data from mobile/cellular devices. Lloyd Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective buyers must take appropriate measures to verify all the information set forth herein.

RESTAURANT WITH PATIO FOR SALE

3001 LEFEVRE DRIVE | BROOKINGS, SD



SCOTT BLOUNT

BROKER ASSOCIATE

scott@lloydcompanies.com

605-231-1882

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
605.323.2820 | LloydCompanies.com

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