

# Brookings Marketplace

NEQ of Highway 29 & 6th St., 3.51 Acre & 2.48 Acre (Divisible) Pads Available | Brookings, SD

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Planned National Retail Co-Tenancy Opportunities - Construction Commencement Late 2024



# Property & Area Highlights

## Property Features

- Excellent opportunity to purchase, ground lease or do a build to suit on prime pad sites.
- Located at the busy intersection of Hwy 29 and 6th Street – these sites are sure to provide high traffic counts, excellent visibility, easy access and more.
- These desirable lots are located along a major commercial corridor in a neighborhood with numerous big-box retailers, medical services and more.
- Brookings is home to South Dakota State University, which had a Fall 2022 enrollment of 11,331 students.

\*Fuel, car wash and other automotive uses are not restricted

## Available Space

- + 3.51 acres
- + 2.48 acres (divisible)
- + 12.61 acres - Under Contract - Big Box Retailer
- + 2.83 acres - At Lease - National Grocer

## Area Retailers

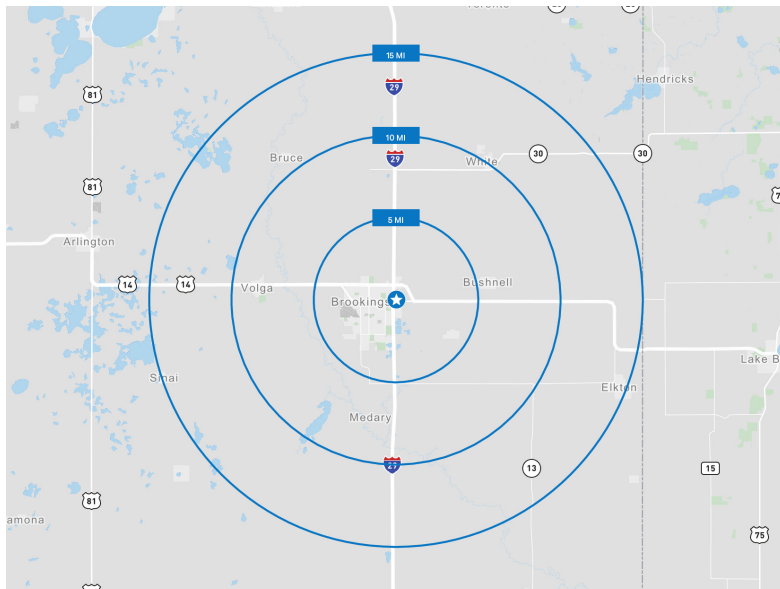


## Traffic Counts

- + Highway 29: 13,940 VPD
- + 6th Street: 13,830 VPD

## Demographics

	5 Miles	10 Miles	15 Miles
Population	26,426	30,900	34,279
Daytime Population	29,731	32,804	35,266
Households	10,046	11,825	13,091
Average Household Income	\$79,965	\$81,904	\$84,366
Median Household Income	\$61,432	\$62,845	\$64,492



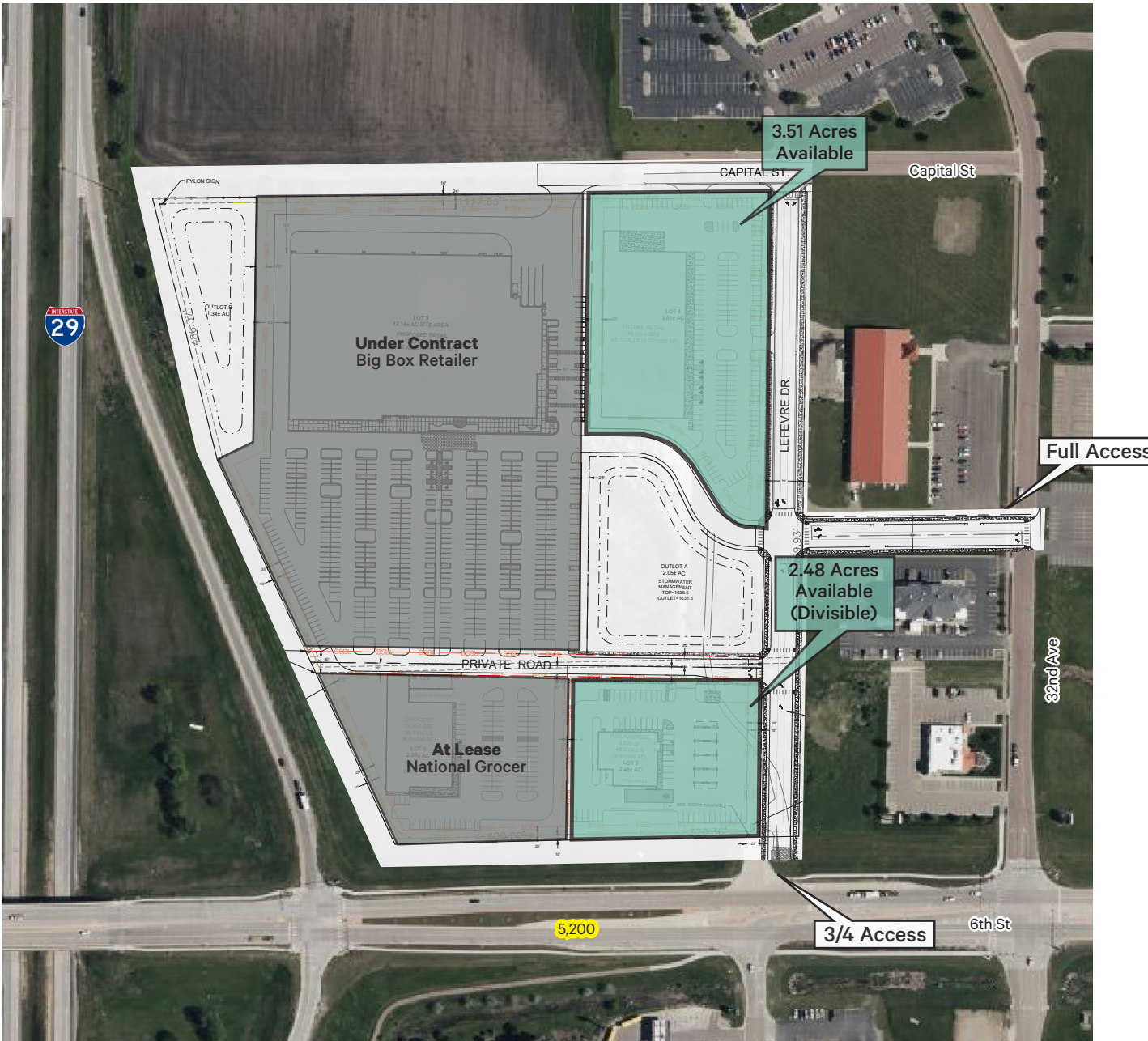
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