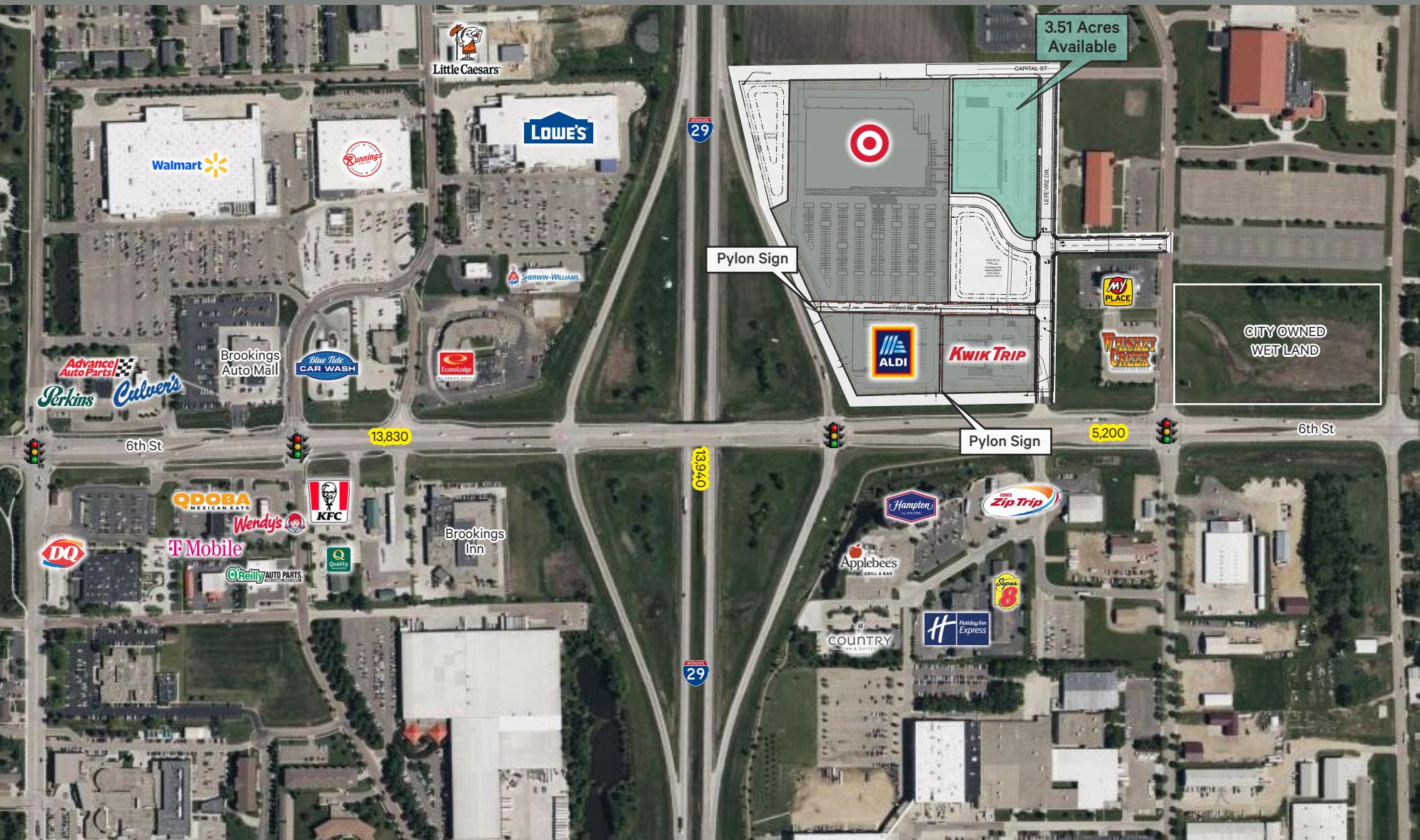


Brookings Marketplace

NEQ of Highway 29 & 6th St., 3.51 Acre Pad Available | Brookings, SD

www.cbre.com

Join Target, ALDI and Kwik Trip - Last Remaining Pad Available

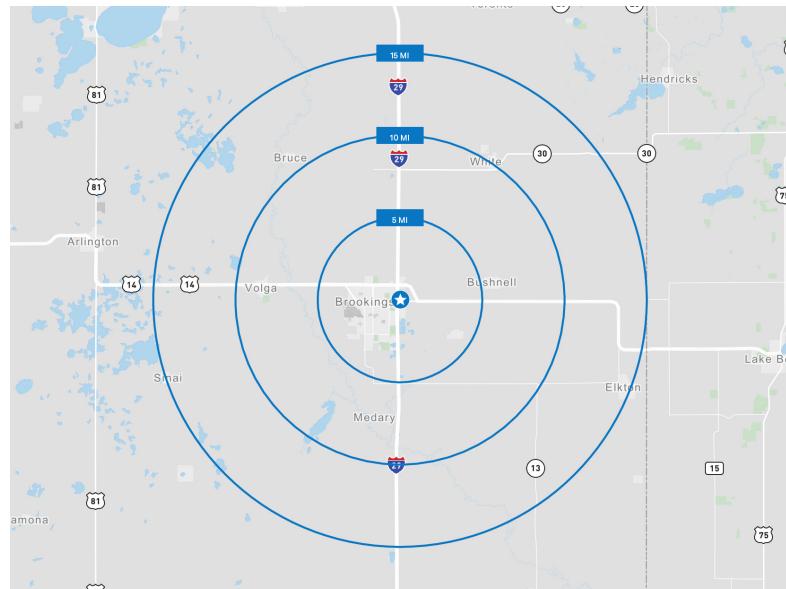


Property & Area Highlights

Property Features

- Excellent opportunity to purchase, ground lease or do a build to suit on prime pad site
- 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 - Kwik Trip
- + 12.61 acres - Target
- + 2.83 acres - ALDI

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

Project Rendering





Contact Us

Matt Friday

Senior Vice President
+1 612 961 2675
Matt.Friday@cbre.com

David Daly

Senior Vice President
+1 612 201 9398
David.Daly@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.