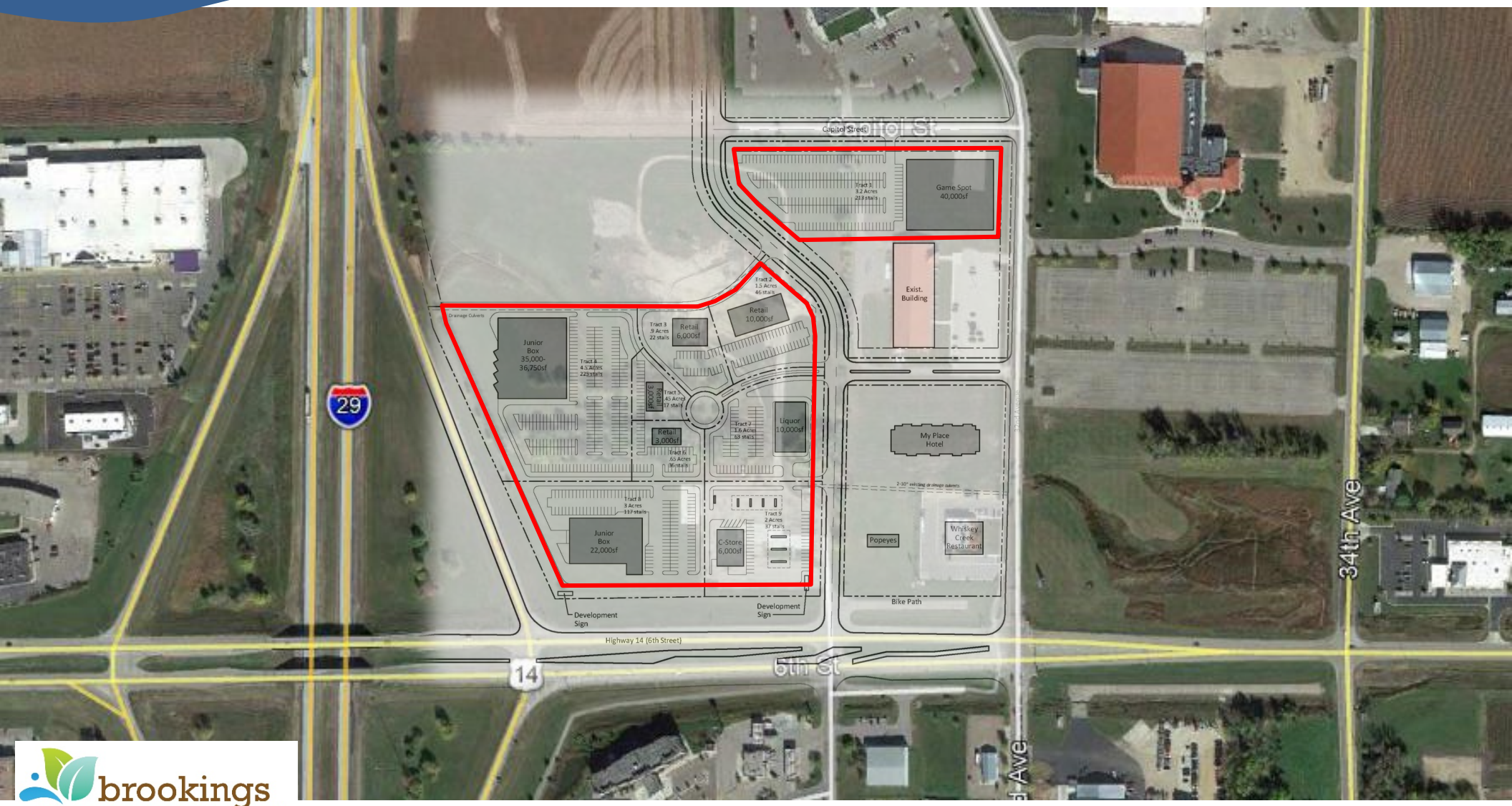


**FOR SALE**  
**COMMERCIAL LAND**  
**\$6.00 - \$11.00/SF**

**BROOKINGS MARKETPLACE**  
**HIGHWAY 14 & I-29**  
**BROOKINGS, SD**



**Bender Commercial Real Estate Services**  
 305 West 57<sup>th</sup> Street  
 Sioux Falls, South Dakota 57108  
 (605) 336-7600  
 www.benderco.com

**Reggie Kuipers, SIOR**  
 (605) 782-1663 – Direct  
 (605) 496-2966 – Cell  
 reggie@benderco.com

**Michael Bender, CCIM, SIOR**  
 (605) 782-1662 – Direct  
 (605) 366-2246 – Cell  
 michael@benderco.com

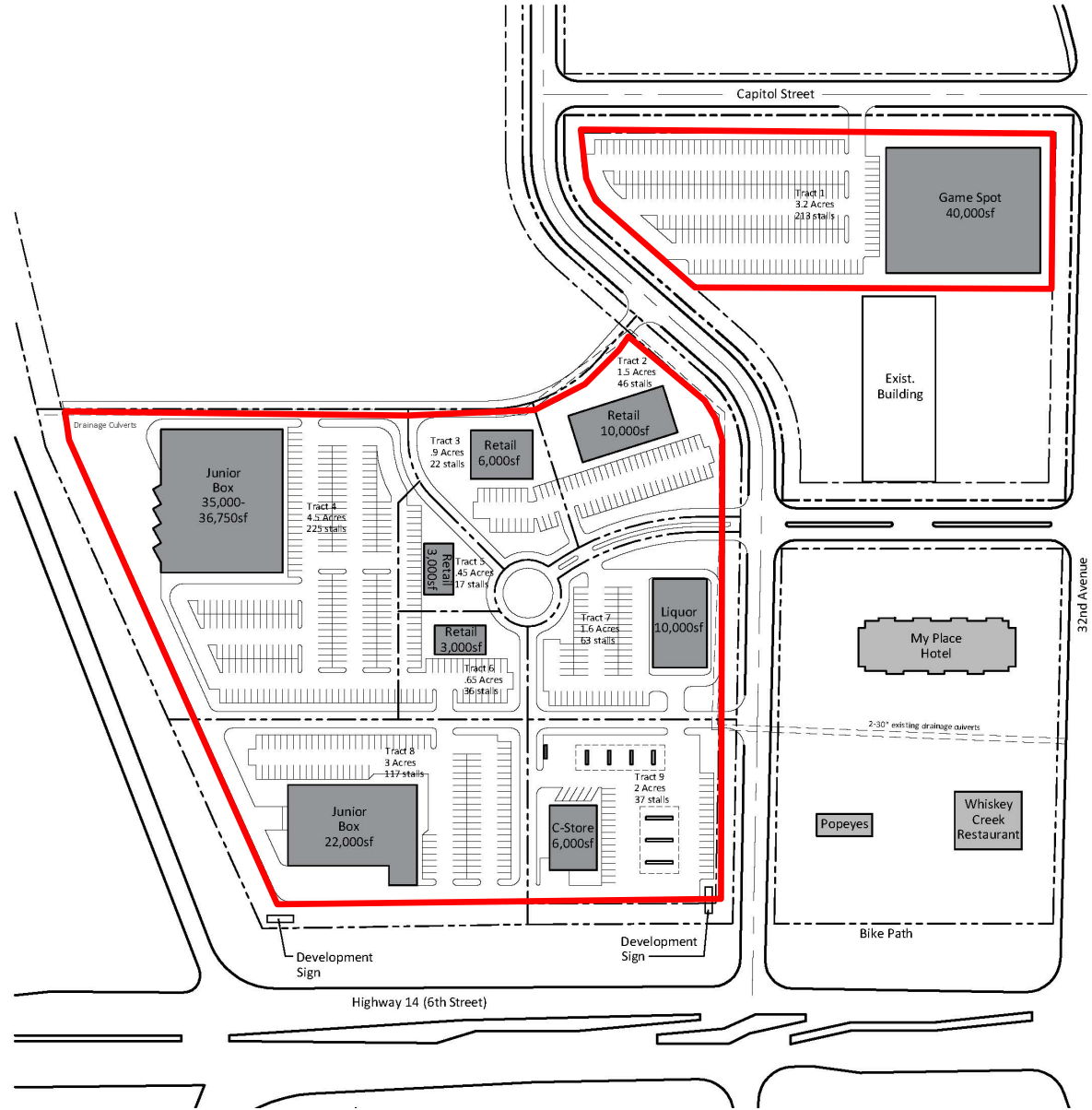


**PROPERTY SUMMARY**

Tract 1: 139,292 SF @ \$6.00/SF  
 Tract 2: 65,340 SF @ \$7.00/SF  
 Tract 3: 39,204 SF @ \$7.00/SF  
 Tract 4: 196,020 SF @ \$6.00/SF  
 Tract 5: 19,602 SF @ \$8.00/SF  
 Tract 6: 28,314 SF @ \$8.00/SF  
 Tract 7: 69,696 SF @ \$6.50/SF  
 Tract 8: 130,680 SF @ \$9.00/SF  
 Tract 9: 87,120 SF @ \$11.00/SF

**LOTS AVAILABLE**

- Build Ready Lots for Junior Box, Retail Strip, C-Store, Drive-thru Pads.
- Combined average daily traffic count of 15,000 vehicles
- Available Signage:
  - Pylon signage
  - Development signage
  - Development signage tower
- Developers would consider all options – sale, build-to-suit, or leasing options.
- Preleasing available for retail center – contact broker for details.
- *Seller is a licensed broker in the state of South Dakota*



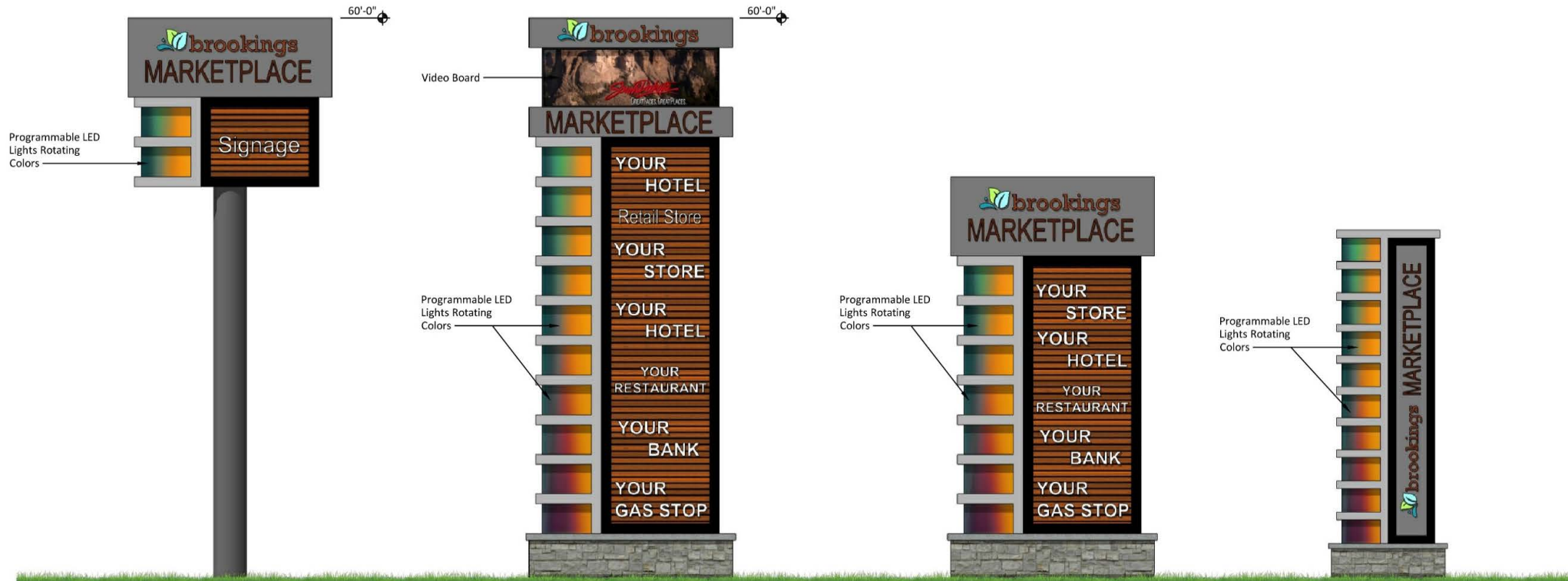
32nd Avenue

VICINITY MAP

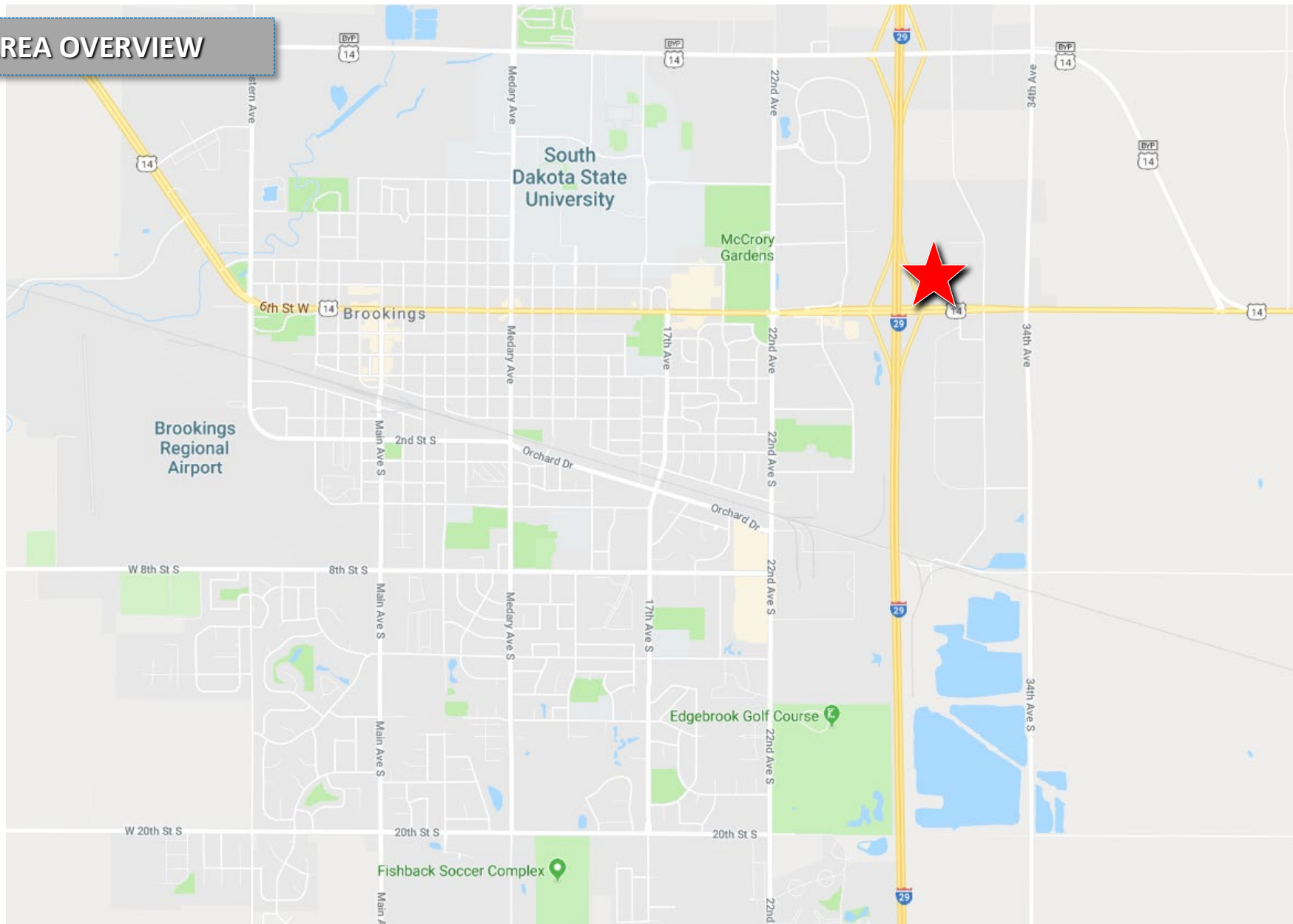
- National Big Box Retailers
  - Walmart
  - Runnings
  - Lowes
  
- Major Employers
  - South Dakota State University
  - Daktronics
  - 3M
  - HyVee
  - Brookings Health Systems
  - Walmart
  - Aramark
  - Brookings School District



DEVELOPMENT SIGNAGE



**AREA OVERVIEW**



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**30-MINUTES DRIVE-TIME DEMOGRAPHICS**

44,810

Population



2.4

Average Household Size



30.8

Median Age

\$51,958

Median Household Income



6%

No High School Diploma



26%

High School Graduate



29%

Some College



40%

Bachelor's/Grad/Prof Degree

**BUSINESS**



1,925

Total Businesses



21,778

Total Employees

**EMPLOYMENT**



59%

White Collar



27%

Blue Collar



13%

Services



3.2%

Unemployment Rate

**INCOME**



\$40,810

Median Household Income



\$22,223

Per Capita Income



\$19,679

Median Net Worth

**Households By Income**

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$200,000+ (2.4%)

Indicator	Value	Difference	
<\$15,000	11.9%	-1.3%	<div style="width: 11.9%;"></div>
\$15,000 - \$24,999	10.0%	+0.3%	<div style="width: 10.0%;"></div>
\$25,000 - \$34,999	10.2%	+1.7%	<div style="width: 10.2%;"></div>
\$35,000 - \$49,999	15.5%	+1.4%	<div style="width: 15.5%;"></div>
\$50,000 - \$74,999	20.3%	-1.7%	<div style="width: 20.3%;"></div>
\$75,000 - \$99,999	13.2%	-1.6%	<div style="width: 13.2%;"></div>
\$100,000 - \$149,999	12.0%	+0.3%	<div style="width: 12.0%;"></div>
\$150,000 - \$199,999	4.4%	+1.4%	<div style="width: 4.4%;"></div>
\$200,000+	2.4%	-0.7%	<div style="width: 2.4%;"></div>

Bars show deviation from Brookings County

