



SKOGEN RETAIL CENTRE

22ND AVENUE | BROOKINGS, SD

QSR DRIVE-THRU FOR LEASE

TBD 22nd Avenue South | Brookings, SD 57006



SIZE

Drive-Thru: 650 sqft
West Endcap: 2,065 sqft



PRICE

Contact Broker



LOCATION

High-profile retail site on 22nd Avenue, located directly across the street from the Brookings Hospital. The site is in close proximity to several large employers, national retailers and restaurants.



TRAFFIC

14,770 vpd



TIA

Landlord is offering \$30 psf with acceptable lease terms.



AREA TENANTS

TJ Maxx, HyVee, Scooter's Coffee, Dollar Tree, Verizon, Maurices, Shoe Sensation, Culver's, Casey's, Anytime Fitness, Brookings Hospital, Solventum, Larson Manufacturing, Twin City Fan, CRC Global Solutions

Information deemed reliable but not guaranteed.



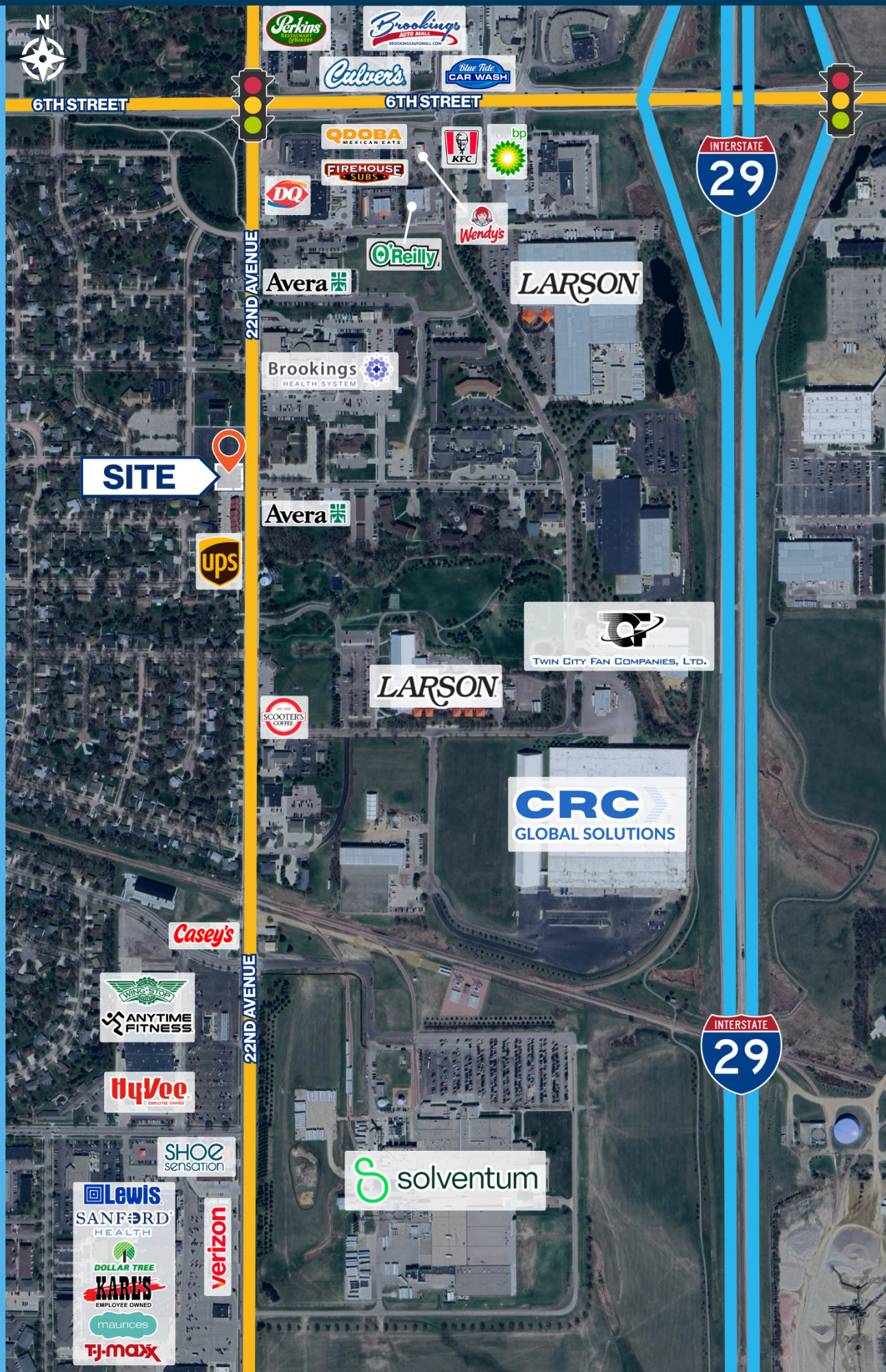
605.361.8211

2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



605.376.0127
ryan@vanbuskirkco.com

AREA MAP



[illegible]

- A. IMPORTANT ARCHITECTURAL PLAN SHOWING FOR REFERENCE AND DESIGN INTENT ONLY AND NOT TO BE USED FOR CONSTRUCTION. REFER TO ALL DIMENSIONING, SLOPING & GRADING, SPOT ELEVATIONS & ADDITIONAL REQUIREMENTS.
- B. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. DISCREPANCIES TO ARCHITECT AND ENGINEER IMMEDIATELY.
- C. CONTRACTOR TO VERIFY ANY CRITICAL DIMENSIONS WITH REGARDS TO EXISTING CONSTRUCTION, IF ANY. SEE SHEET M-1 FOR LIGHTING AND LANDSCAPE SPECS.
- D.

1. DESIGNATED ADA PARKING STALL LOCATION. SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
2. SIGNAGE LOCATION.
3. SIGNAGE TYPE.
4. SIGNAGE LIGHTING. (SEE SHEET A4.1 FOR LIGHTING SPECS.)
5. ACCESSIBLE CURB CUT. SEE CIVIL FOR REQUIREMENTS.
6. DUMPSTER ENCLOSURE W/ MIN. 6" SCREENING FENCE.
7. DESIGNATED TRANSFORMER LOCATION (SEE ELEC.).
8. BIKE PARKING.
9. SITE SIGNAGING BY OTHERS. SHOW ON PLAN FOR GENERAL REFERENCE.
10. METER RANK LOCATION.
11. GREASE INTERCEPTOR LOCATION.
12. EXTERIOR WALL LIGHTING. (SEE SHEET A4.1 FOR LIGHTING SPECS.)

[illegible]

BUILDING SUMMARY	
BUILDING AREA	PARKING COUNT
TOTAL AREA = 4,162.66 SQ. FT.	REQUIRED STALLS = 11
OVERALL LENGTH = 52' 0"	EATING & DRINKING (215.322000) 11
(FOOT LINE NOT INCLUDED)	STALLS REQUIRED 22
OVERALL WIDTH = 51' 0"	TOTAL REQ. 22
OVERALL BUILD HEIGHT = 16' 0"	STALLS PROVIDED: 22
(TO TOP OF ROOF PEAK)	ACCESSIBLE STALLS (9549-07) 2
NUMBER OF STORIES = 1	

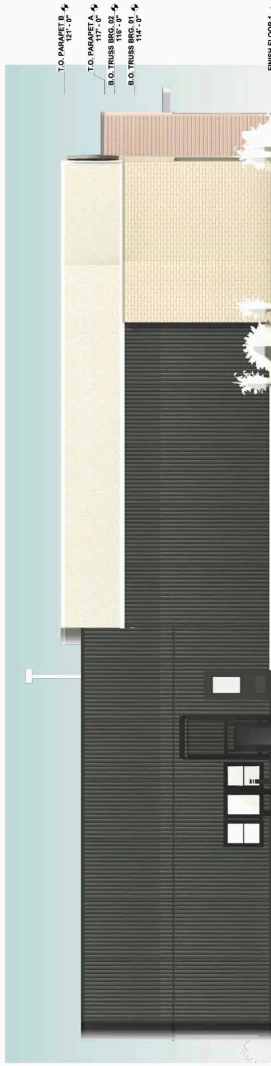
**FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION**

	Architecture Planning Interiors 434 5th Street, Suite 1 Brooklyn, NY 10001 P: 605.662.4008 P.O. BOX 25453 Sioux Falls, SD 57101 P: 605.662.4008	PRELIMINARY PLANS NOT FOR CONSTRUCTION	NO. DESCRIPTION: _____ REVIEWER: _____ DATE: _____	ARCHITECTURAL SITE PLAN FULL-SCALE: 24x36 HALF-SCALE: 18x18 DRAWING MAY NOT BE PRINTED TO SCALE	PROJECT NO. DA22_032 MACKENZIE BUILDING BROOKINGS, SD PROJECT MANAGER HA DATE: 09/24/25	SHEET AC1.1
	SHEET:	SHEET:	SHEET:	SHEET:	SHEET:	SHEET:

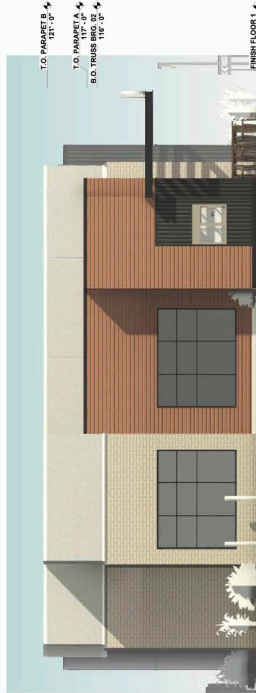
ELEVATIONS



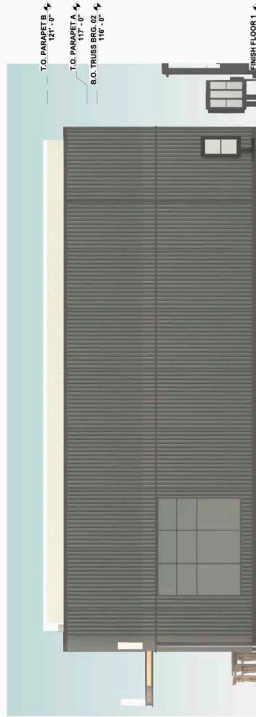
1 BUILDING ELEVATION - NORTH
3/16" = 1'-0"



2 BUILDING ELEVATION - SOUTH
3/16" = 1'-0"



3 BUILDING ELEVATION - EAST
3/16" = 1'-0"

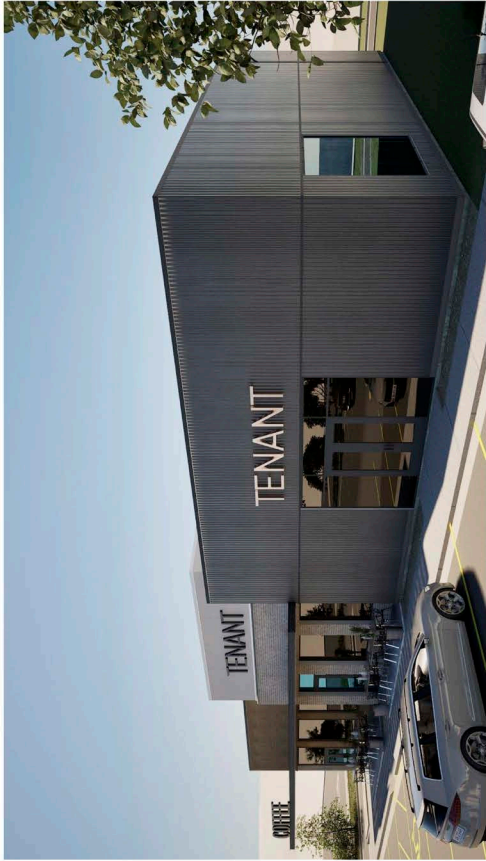


4 BUILDING ELEVATION - WEST
3/16" = 1'-0"

Architects Planners Interiors	
424 5th Street, Suite 1 Brooklyn, SD 57001 P: 605.692.4009	
P.O. BOX 2453 Spearfish, SD 57701 P: 605.692.4009	
STAMP:	
PRELIMINARY PLANS NOT FOR CONSTRUCTION	
NO. DESCRIPTION:	DATE:
BUILDING ELEVATIONS	
FULL-SCALE: 24x36 HALF-SCALE: 12x18 DRAWING MAY NOT BE PRINTED TO SCALE	
SHEET NAME:	
PROJECT NO:	DA22_032
MACKENZIE BUILDING	
BROOKINGS, SD	
PROJECT MANAGER:	
TIA	
DATE:	
09/24/25	
SHEET:	
A4.1	

FINAL DEVELOPMENT PLAN
-NOT FOR CONSTRUCTION

RENDERINGS



		Architecture Planning Interiors 434 5th Street, Suite 1 Brookings, SD 57001 P: 605.692.4008 P.O. BOX 25553 Brookings, SD 57001 P: 605.692.4008	
STAMP:		PRELIMINARY PLANS NOT FOR CONSTRUCTION	
DATE:	NO. DESCRIPTION:	REVISIONS:	
BUILDING ELEVATIONS		FULL SCALE: 24x36 HALF SCALE: 12x18 DRAWING MAY NOT BE PRINTED TO SCALE	
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PROJECT NO: DA22 032		MACKENZIE BUILDING	
PROJECT MANAGER: HA		BROOKINGS, SD	
DATE: 09/24/25		SHEET: A4.1	

FINAL DEVELOPMENT PLAN
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