



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.



7400 South Bitterroot Place
Sioux Falls, South Dakota 57108



605.376.0127
ryan@tysdalcommercial.com

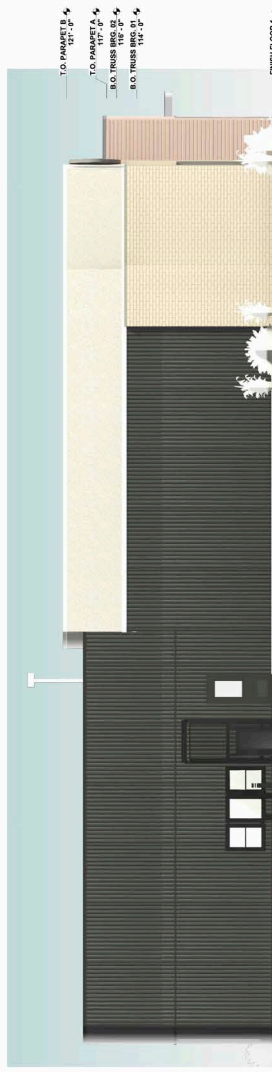
AREA MAP



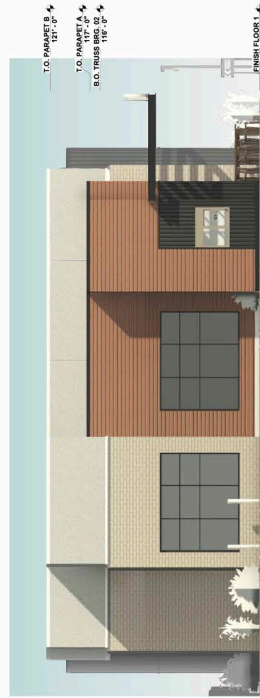
ELEVATIONS



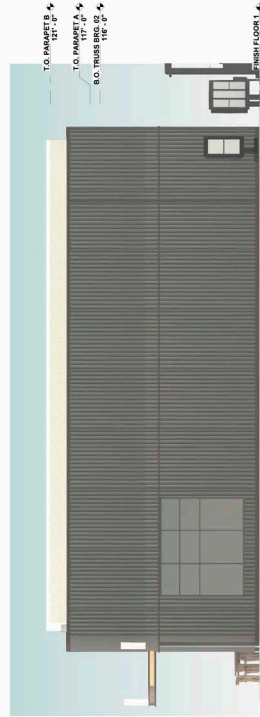
1 BUILDING ELEVATION - NORTH
3/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH
3/8" = 1'-0"



3 BUILDING ELEVATION - EAST
3/8" = 1'-0"



4 BUILDING ELEVATION - WEST
3/8" = 1'-0"



Architects | Planners | Interiors
424 5th Street, Suite 1
Brookings, SD 57006 | P: 605.892.4009
P.O. BOX 24563
Sioux Falls, SD 57107 | P: 605.892.4009

STAMP:

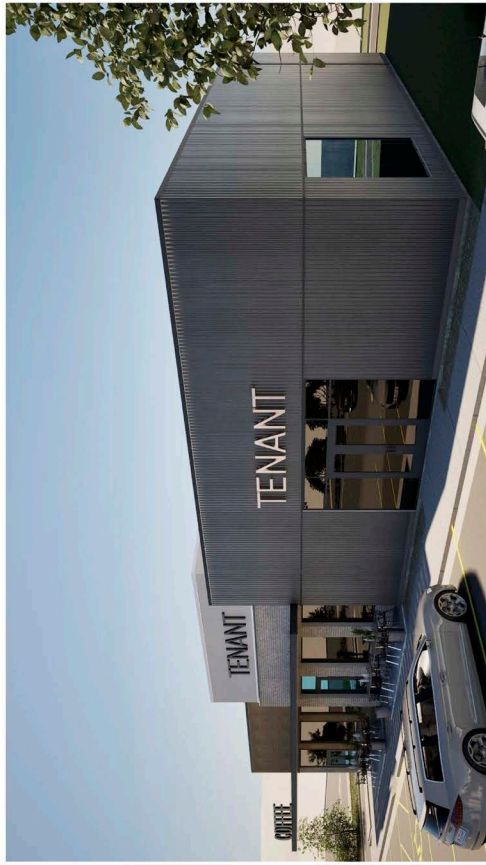
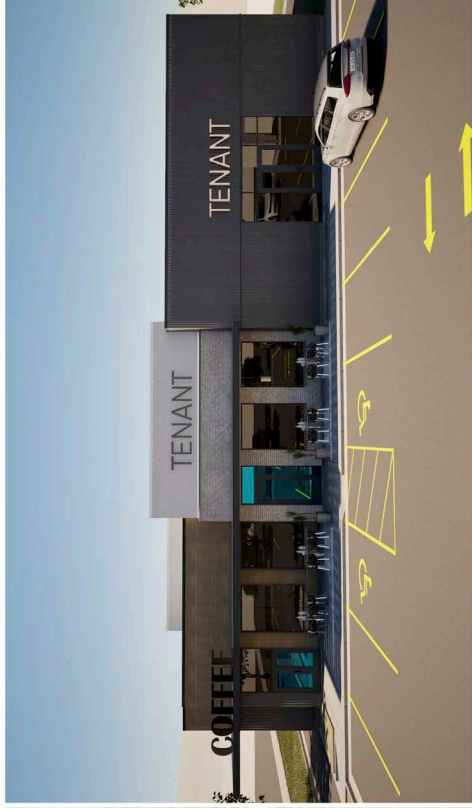
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS:
NO. DESCRIPTION:
DATE:

BUILDING ELEVATIONS
SHEET NAME:
PROJECT NO. DA22_032
MACKENZIE BUILDING
BROOKINGS, SD
PROJECT MANAGER: TJA
DATE: 09/24/25
SHEET: A4.1

**FINAL DEVELOPMENT PLAN
-NOT FOR CONSTRUCTION**

RENDERINGS



Architecture | Planning | Interiors
 434 5th Street, Suite 1
 Brookings, SD 57008 | P: 605.692.4008
 P.O. BOX 25553
 Brookings, SD 57001 | P: 605.692.4008

STAMP:

**PRELIMINARY
 PLANS**
 NOT FOR
 CONSTRUCTION

REVISIONS:
 NO DESCRIPTION:
 DATE:

BUILDING ELEVATIONS
 FULL SCALE: 24x36
 HALF SCALE: 12x18
 DRAWING MAY NOT BE PRINTED TO SCALE

SHEET NO:
DA22_032
**MACKENZIE
 BUILDING**
 BROOKINGS, SD
 PROJECT MANAGER:
 HA
 DATE: 09/24/25
 SHEET:

A4.1

**FINAL DEVELOPMENT PLAN
 -NOT FOR CONSTRUCTION-**