



QSR INVESTMENT BROOKINGS, SD

RARE 6TH STREET OPPORTUNITY (FULLY-LEASED)

1461 6th Street | Brookings, SD 57006



SIZE

Building: 1,100 sqft
Land: 17,048 sqft



PRICE

\$915,000 (6% cap)



LOCATION

Rare investment opportunity on the highly sought-after 6th Street corridor in Brookings, SD, home to SDSU and several large employers. Site is located next to McDonald's at the 6th & Jackrabbit intersection, 1.5 blocks from campus.



LAYOUT

Building is built out for Tropical Smoothie Café tenant, who leases the entire property.



TRAFFIC

6th Street: 15,000 vpd
Interstate 29: 15,010 vpd



AREA TENANTS

SDSU, McDonald's, HillCrest Aquatics Center, Pizza Ranch, Burger King, Buffalo Wild Wings, Arby's, Subway, Starbucks, Jimmy John's, & many more!

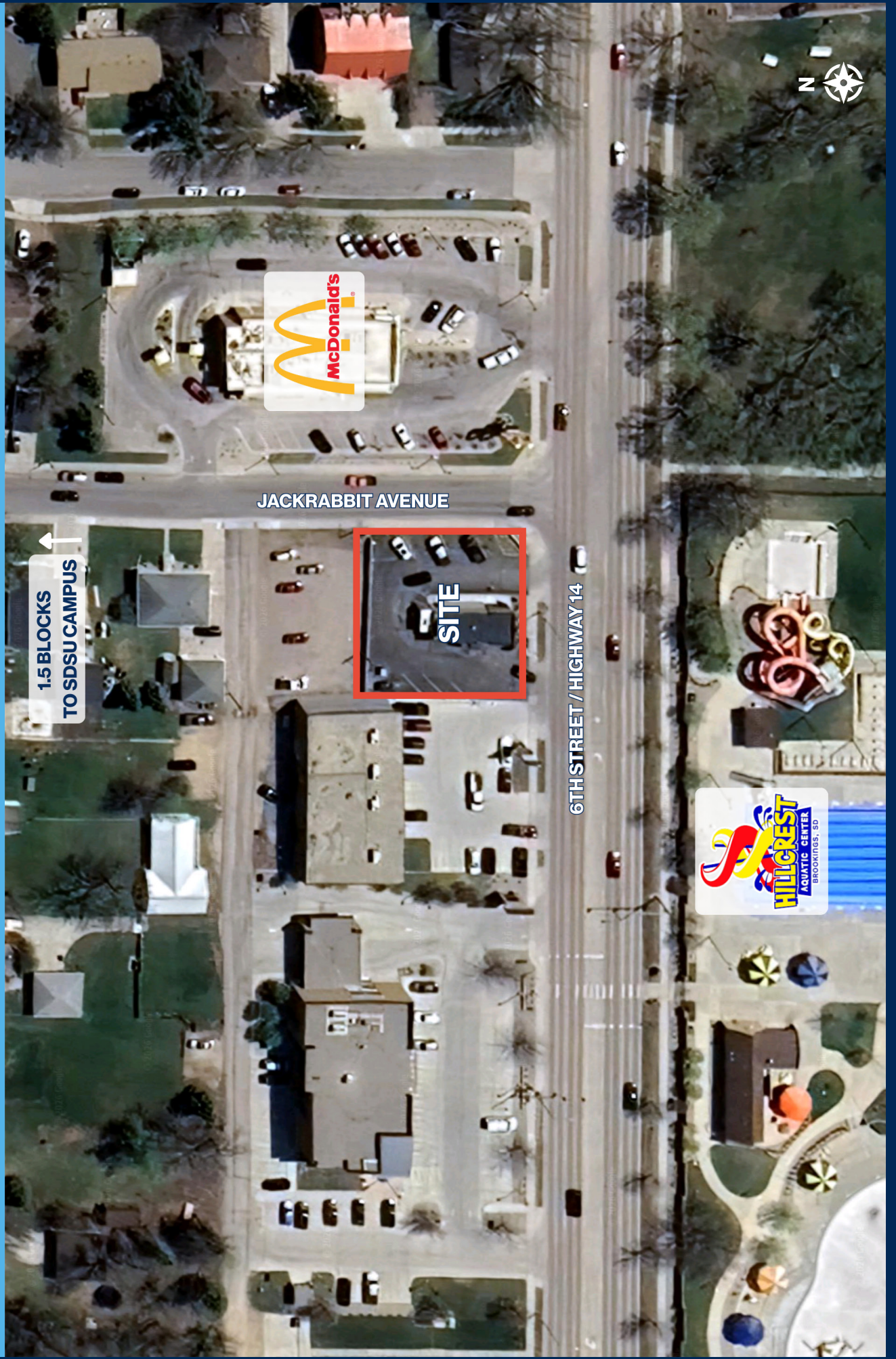
Information deemed reliable but not guaranteed.



7400 South Bitterroot Place
Sioux Falls, South Dakota 57108

605.376.0127
ryan@tysdalcommercial.com

SITE PLAN



1.5 BLOCKS
TO SDSU CAMPUS



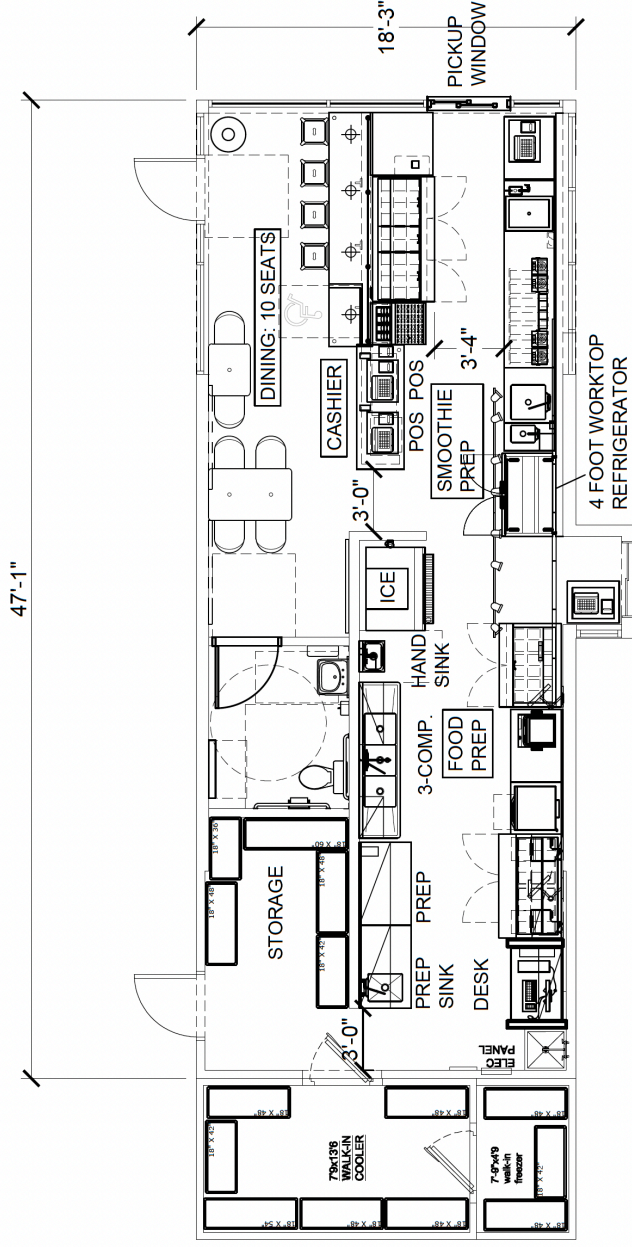
JACKRABBIT AVENUE



6TH STREET / HIGHWAY 14



FLOOR PLAN



1 EQUIPMENT PLAN 1/8" = 1'-0"

NOTES:

- VERY SMALL AREA
- WALK-IN MAINTAINED.
- LOW SEATING DUE TO SPATIAL CONSTRAINTS.
- PICKUP WINDOW ADDED.
- DOOR BLOCKED OFF FOR LAYOUT.
- SINGLE RESTROOM.

tropical
SMOOTHIE
CAFE

eat better. feel better.

1117 PERIMETER CENTER WEST SUITE W200 ATLANTA, GA 30339
(770) 821-1500
www.tropicalsmoothiecafe.com

STORE LOCATION

BROOKINGS, SD

STORE SIZE

APPROX. 877 SQ/FT

DATE 12-14-20

PROJECT 000-18

FOR INTERNAL USE ONLY

PROTOTYPE REV. # V2.5

STORE NUMBER SD-004

REVISION

SHEET NAME

TEST FIT

SHEET NUMBER

TSC-1.0

PHOTOS



tropical SMOOTHIE CAFE®

Tropical Smoothie Cafe is an American quick-serve restaurant chain offering a variety of fruit-based smoothies. The blended-to-order smoothies often feature tropical fruits such as mango, pineapple and coconut. The healthy-focused menu also includes wraps, sandwiches and salads.

Tropical Smoothie Cafe has over 1,600 locations nationwide, with five locations in South Dakota.

The Brookings, SD, location is owned by a multi-unit franchisee. They are less than halfway through their initial 10-year lease term, which includes annual rent increases along with renewal options.



TENANT INFO