FOR LEASE

SKOGEN RETAIL CENTRE
22ND AVENUE | BROOKINGS, SD

QSR DRIVE-THRU FOR LEASE
TBD 22nd Avenue South | Brookings, SD 57006



SIZE
Drive-Thru: 1,800 sqft
West Endcap: LEASED

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.

TYSDAL COMMERCIAL
4921 South Oxbow Avenue
Sioux Falls, South Dakota 57106
TysdalCommercial.com

RYAN TYSDAL
TYSDAL COMMERCIAL

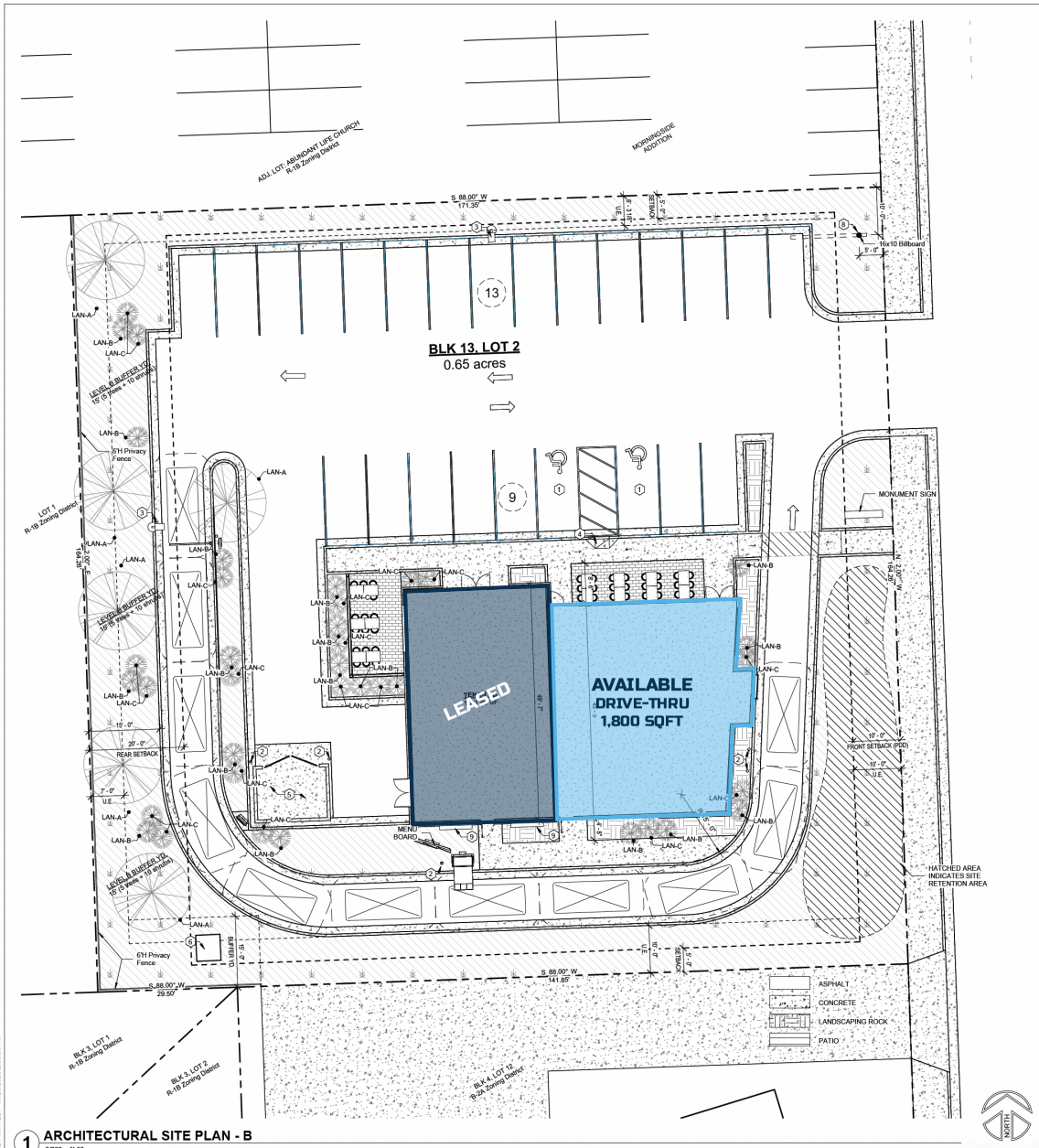


605 376-0127
ryan@tysdalcommercial.com

AREA MAP


N
6TH STREET
6TH STREET
22ND AVENUE
22ND AVENUE
INTERSTATE 29
INTERSTATE 29
SITE
Perkins
Brookings Auto Mall
Culver's
Blue Tide Car Wash
QDOBA Mexican Eats
KFC
bp
Firehouse Subs
DQ
Wendy's
O'Reilly
Avera
LARSON
Brookings Health System
Avera
ups
Twin City Fan Companies, Ltd.
LARSON
Scooter's Coffee
CRC Global Solutions
Casey's
Wingstop
Anytime Fitness
HyVee
Shoe Sensation
Lewis
Sanford Health
Dollar Tree
Kaplus
Employee Owned
maurices
T.J.Maxx
verizon
solventum

SITE PLAN



1 ARCHITECTURAL SITE PLAN - B
3/32" = 1'-0"

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GENERAL NOTES - ARCH. SITE PLAN

A. IMPORTANT: ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE AND DESIGN INTENT ONLY, AND NOT TO BE USED FOR CONSTRUCTION. REFER TO CIVIL FOR ALL DIMENSIONING, SLOPING & GRADING, SPOT ELEVATIONS & ADDITIONAL REQUIREMENTS.
B. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO SITE PREP. REPORT ANY DISCREPANCIES TO ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
C. CONTRACTOR TO VERIFY ANY CRITICAL DIMENSIONS WITH REGARDS TO EXISTING CONSTRUCTION, IF ANY.
D. SEE SHEET A4.1. FOR LIGHTING AND LANDSCAPE SPECS.

⬡ KEYNOTES - ARCH. SITE PLAN

1. DESIGNATED ADA PARKING STALL LOCATION, SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
2. BOLLARD, SEE TYPICAL DETAIL THIS SHEET.
3. SITE POLE LIGHTING (SEE SHEET A4.1. FOR LIGHTING SPECS.).
4. ACCESSIBLE CURB CUT, SEE CIVIL FOR REQUIREMENTS.
5. DUMPSTER ENCLOSURE W/ MIN. 6'H SCREENING FENCE (DUMPSTER(S) BY OWNER).
6. DESIGNATED TRANSFORMER LOCATION (SEE ELEC.).
7. BIKE PARKING.
8. SITE SIGNAGE BY OTHERS, SHOWN ON PLAN FOR GENERAL PLACEMENT ONLY.
9. METER BANK LOCATION.
10. GREASE INTERCEPTOR LOCATION.
11. EXTERIOR WALL LIGHTING. (SEE SHEET A4.1. FOR LIGHTING SPECS.)

DUE DILIGENCE REPORT:

LOCAL ORDINANCE CHECK:

VERIFY LOCAL ADOPTED CODES:

BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE
ACCESSIBILITY:	2010 ADA and ANSI A117.1 (2009)
PLUMBING CODE:	2015 UNIFORM PLUMBING CODE
MECHANICAL CODE:	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE:	2017 NATIONAL ELECTRIC CODE
ENERGY CODE:	NO ADOPTION OF IECC
FIRE CODE:	2018 INTERNATIONAL FIRE CODE

REVIEW APPLICABLE IBC AMENDMENTS, BROOKINGS, SD

N/A

REVIEW APPLICABLE ZONING REQUIREMENTS, BROOKINGS, SD (SECTION 94)

94.132(C) PERMITTED USES: B-2 DISTRICT
- RETAIL
- OFFICE
- DRINKING ESTABLISHMENT

94.132(F) BULK REGULATIONS: B-2 DISTRICT
- FRONT YARD: 25 FEET
- SIDE YARD: 5 FEET
- REAR YARD: 20 FEET
- MAX. HEIGHT: 45 FEET

94-165. COMMERCIAL CORRIDOR DESIGN OVERLAY DISTRICT

94-165.2.(B) PARKING LOT DESIGN AND STANDARDS: NO PARKING STALL MAY BE CLOSER TO THE STREET THAN THE BUILDING SETBACK LINE OR THE PRIMARY BUILDING LOCATED ON THE PARCEL, WHICHEVER IS FURTHER FROM STREET.

94-165.2.(B) BICYCLE PARKING: BICYCLE PARKING USING BIKE RACKS SPECIFICALLY DESIGNED FOR BIKE PARKING SHALL BE PROVIDED, MIN OF ONE SPACE PER TEN AUTOMOBILE PARKING.

94-165.4.(A)(2) WALLS AND FENCES SHALL PROVIDE VARIETY AND ARTICULATION AT 25' INTERVALS MAX.

94-165.7.(D). MIN 20% OF TOTAL STREET-FACING FACADE SHALL BE WINDOWS/DOORS.

94-165.9. - EXTERIOR MATERIALS: VINYL,PLYWOOD,CLIPBOARD, T1-11, ASPHALT SIDING, NON-ARCHITECTURAL METAL SIDIN AND SMOOTH-FACED CONCRETE BLOCK ARE PROHIBITED.

94.399(C) LANDSCAPE STANDARDS:
1 TREE FOR THE FIRST 4,000 SQ.FT. OF SURFACE AREA.
1 TREE FOR EACH ADDITIONAL 3,000 SQ.FT. OF SURFACE AREA.
INTERIOR PARKING LOT LANDSCAPING NOT REQ. (LESS THAN 20,00 SQ.FT. OF PARKING SURFACING)
A MIN. 5' PF PLANTING STRIP ALONG FOUNDATIONS FACING A PUBLIC RIGHT-OF-WAY.

94.399.1(D): BUFFERYARDS

B-2 ABUTTING R-1B -
TYPE B - 15' MIN BUFFER FROM PARKING LOT, 25' MIN BUFFER TO STRUCTURE
5 TREES AND 10 SHRUBS

94.400: SURFACE PARKING SPACES IN BUSINESS AND INDUSTRIAL DISTRICTS SHALL BE PERMITTED UP TO ALL PROPERTY LINES.
94.433(C)(11): *RETAIL*; ONE SPACE FOR EACH 200 SQ.FT OF GROSS FLOOR AREA

94.434(1) STACKING
120' FOR THE FIRST SERVICE WINDOW/ DEVICE

94.470: SIGNAGE REGULATION
PERMITTED SIGNS BY ZONING DISTRICT
BILLBOARD
BUILDING
ALLOWABLE MAX. TOTAL SIGN AREA (B-2A)
200 TOTAL MAX. SF/ 2 SF. PER LINEAR SF OF FRONTAGE
CALCULATION:
BUILDING LINEAR FEET OF STREET FRONTAGE - 93.5 FT
ALLOWABLE MAX FRONTAGE - 93.5 X 2 = 187SF

PROVIDED, 11 SIGNAGES ON SITE; EACH 17 SF.

BUILDING SUMMARY

BUILDING AREA		PARKING COUNT	
TOTAL AREA =	3,304.00 SQ. FT.	REQUIRED STALLS : EATING & DRINKING (3,304/200)	17
OVERALL BLDG LENGTH = (ROOFLINE NOT INCLUDED)	70' 10"	TOTAL REQ.:	22
OVERALL BLDG WIDTH =	49' 7"	STALLS PROVIDED:	22
OVERALL BLDG HEIGHT = (TO TOP OF ROOF PEAK)	16' 4"	ACCESSIBLE STALLS (9'-0"x19'-0"):	2
NUMBER OF STORIES =	1		

FINAL DEVELOPMENT PLAN - NOT FOR CONSTRUCTION

dA group
Architecture | Planning | Interiors
434 5th Street, Suite 1
Brookings, SD 57006 | P: 605.692.4008
P.O. BOX 2553
Sioux Falls, SD 57101 | P: 605.692.4008

STAMP:
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS:
NO. | DESCRIPTION | DATE

SHEET NAME:
ARCHITECTURAL SITE PLAN

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

PROJECT NO
DA22_032

MACKENZIE BUILDING
BROOKINGS, SD

PROJECT MANAGER:
HA

DATE:
10.26.26

SHEET:
AC1.1

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"

FINAL DEVELOPMENT PLAN - NOT FOR CONSTRUCTION

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Sioux Falls, SD 57101 | P: 605.692.4008

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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REVISIONS:
NO. | DESCRIPTION | DATE:

SHEET NAME:
BUILDING ELEVATIONS

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

PROJECT NO.
DA22_032

MACKENZIE BUILDING
BROOKINGS, SD

PROJECT MANAGER:
HA

DATE:
10.26.26

SHEET:
A4.1

RENDERINGS









FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION

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Sioux Falls, SD 57101 | P: 605.692.4008

STAMP:
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS:
NO. DESCRIPTION DATE

SHEET NAME:
3D PRESPECTIVES

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

PROJECT NO.
DA22_032

MACKENZIE BUILDING
BROOKINGS, SD

PROJECT MANAGER:
HA

DATE:
10.26.26

SHEET:
A4.2

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