

UNIVERSITY MALL – THE SQUARE
988 22ND AVENUE SOUTH
BROOKINGS, SD

Real Estate Services

Bender
COMMERCIAL

PAD SITE FOR LEASE
RETAIL SPACE – BROOKINGS, SD

We open doors.



PROPERTY FEATURES:

- **4,941 sq. ft.***
- **For Lease: \$15.00/sq. ft. NNN**
- Estimated NNNs: \$3.15/sq. ft.
- Zoned B-2 Medium Business
- Stand-alone retail space available near the University Mall in Brookings, SD.
- Open floorplan.
- Building signage.
- Tenant Improvement Allowance negotiable.
- Neighboring retailers include JC Penneys, Lewis Drug, Maurices, Dollar Tree, Zesto, GNC, Riddle's Jewelry, Joann Fabric and Hy-Vee.

For More Information, Please Contact:

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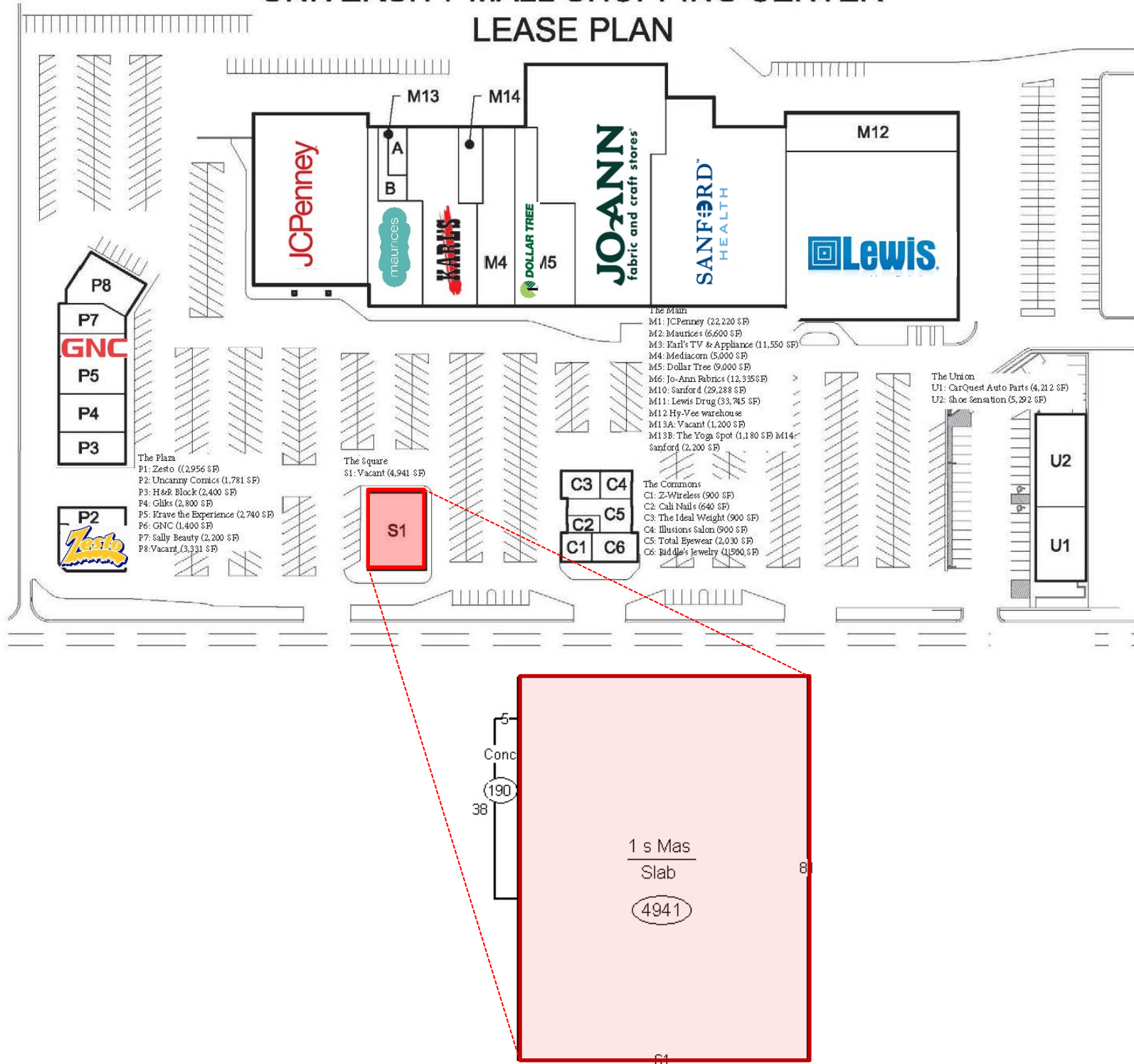
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**UNIVERSITY MALL SHOPPING CENTER
 LEASE PLAN**



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KEY FACTS

25,148

Population



Average
Household Size

25.4

Median Age

\$43,375

Median Household
Income

EDUCATION

5%

No High
School
Diploma



22%

High School
Graduate



25%

Some College



48%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,100

Total Businesses



14,824

Total Employees

EMPLOYMENT



White Collar

58%



Blue Collar

25%



Services

16%

2.1%

Unemployment
Rate

INCOME



\$43,375

Median Household
Income



\$23,316

Per Capita Income



\$25,856

Median Net Worth

Households By Income

The largest group: <\$15,000 (16.1%)

The smallest group: \$200,000+ (2.6%)

Indicator	Value	Difference	
<\$15,000	16.1%	+1.8%	
\$15,000 - \$24,999	12.7%	+1.6%	
\$25,000 - \$34,999	11.9%	+1.1%	
\$35,000 - \$49,999	14.5%	+0.4%	
\$50,000 - \$74,999	16.1%	-2.6%	
\$75,000 - \$99,999	12.0%	-1.8%	
\$100,000 - \$149,999	11.1%	-0.6%	
\$150,000 - \$199,999	2.9%	-0.2%	
\$200,000+	2.6%	+0.1%	

Bars show deviation from
Brookings County