

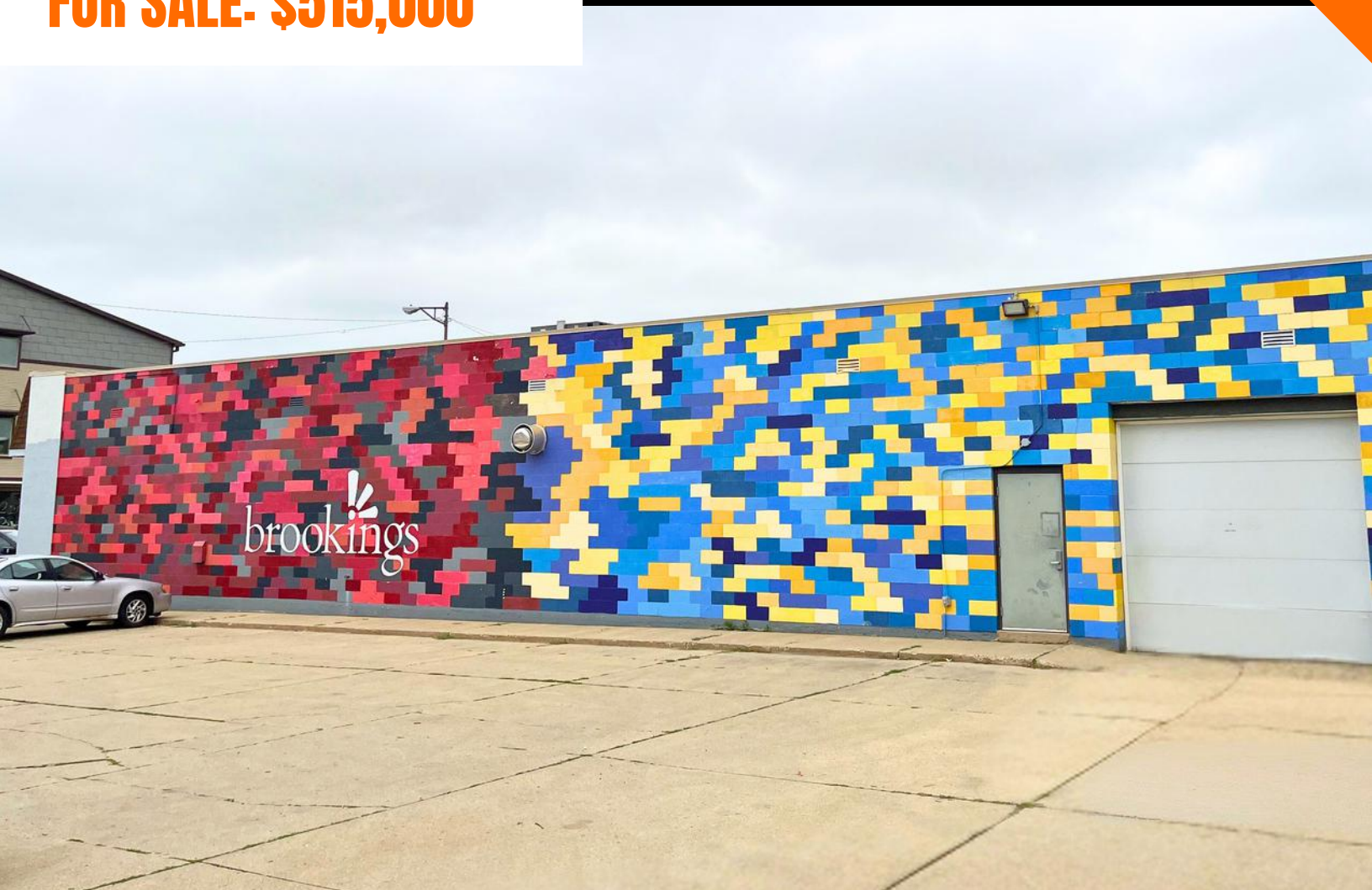
OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE OR LEASE

312 5th St, Brookings, SD 57006

9.14%
CAP RATE

FOR SALE: \$515,000



6,500 SF | 0.38 ACRES | SINGLE STORY | BUILT IN 1952

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OFFERING MEMORANDUM

312 5TH ST

Brookings, SD 57006

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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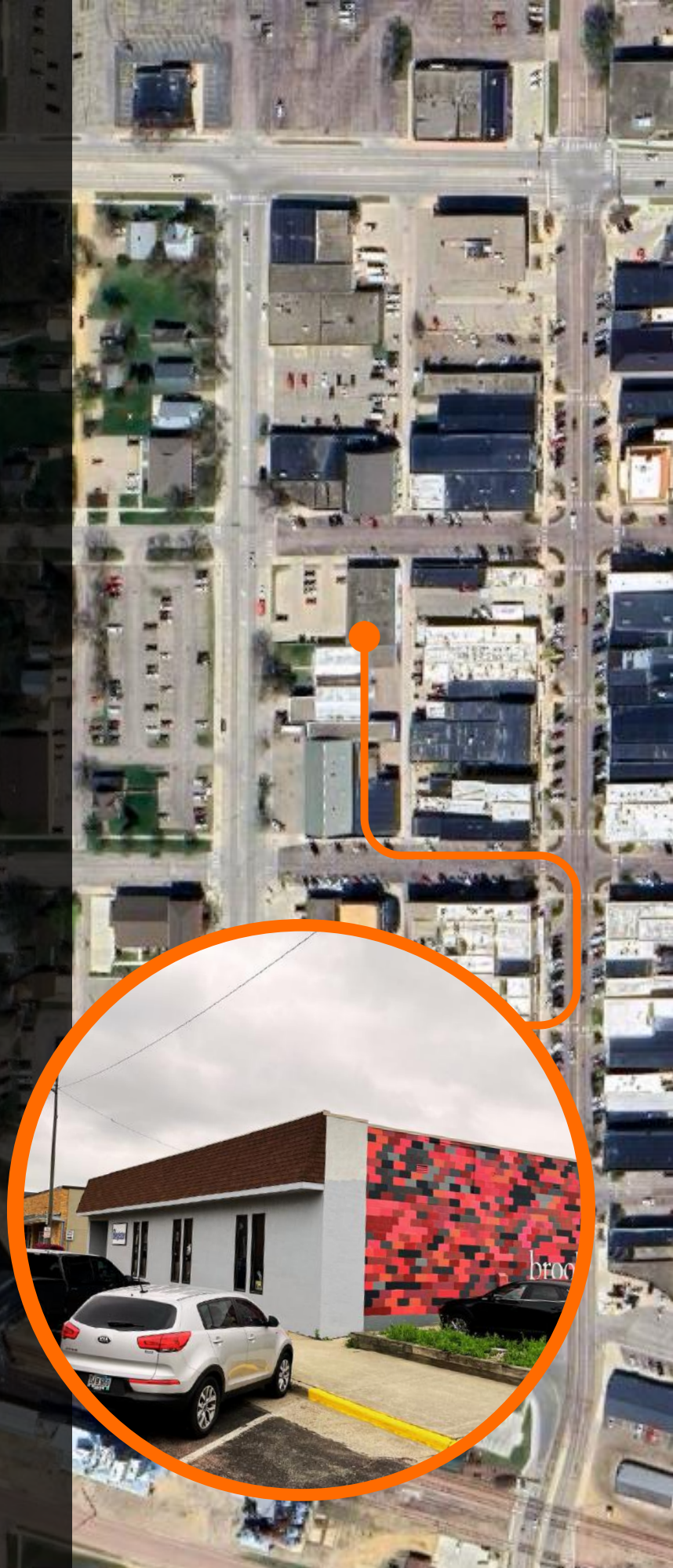
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EXECUTIVE SUMMARY

312 5TH ST

Brookings, SD 57006

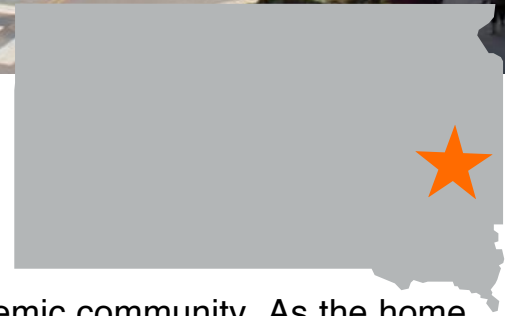
This well-located concrete block office/industrial building is situated in the Central Business District of Brookings SD, home of South Dakota State University. The building is the long-time home of the Brookings Register newspaper, who is the current tenant. The existing lease can be assigned to the new owner or the property can be delivered vacant. Built in 1952, the 6,500 SF building has been renovated several times in recent years. The building is situated on a 0.38-acre parcel and is located in zoning district B1 (Business). Not in a FEMA flood zone.





MARKET OVERVIEW

Brookings, SD



Brookings, South Dakota, is a dynamic city known for its strong agricultural roots, thriving manufacturing sector, and vibrant academic community. As the home of South Dakota State University (SDSU), the city benefits from a highly educated workforce and research-driven innovation, particularly in agriculture, biosciences, and engineering. Manufacturing also plays a key role in the local economy, with major employers like 3M and Larson Manufacturing contributing to Brookings' reputation as a hub for high-quality production and industry advancements. Culturally, Brookings offers a blend of small-town charm and progressive energy, driven in part by its university influence. The city boasts a lively arts and music scene, alongside year-round events that celebrate local heritage and creativity. Strategically located along Interstate 29, Brookings provides easy access to Sioux Falls, just 55 miles south, and connections to regional and national markets. Its combination of economic strength, cultural vibrancy, and prime location makes Brookings a standout community in South Dakota, appealing to businesses, families, and students alike.



POPULATION

Brookings
24,938

State: South Dakota 924,669

MEDIAN AGE

Brookings
27.7 Years

State: South Dakota 37.7 Years

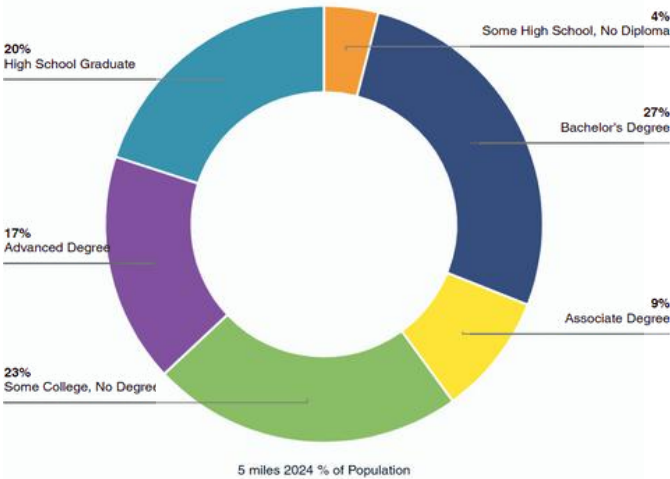
MEDIAN HOUSEHOLD INCOME

Brookings
\$67,341

State: South Dakota \$81,740

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than South Dakota at large.



2024 STATISTICS

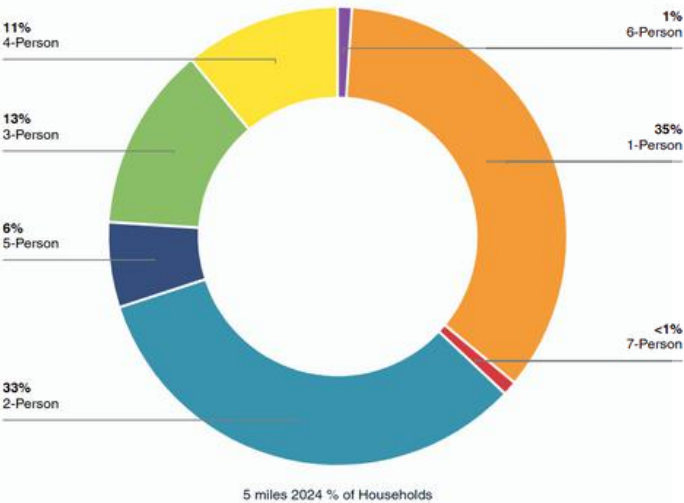
	2 Mile	5 Mile	10 Mile
Population 2024	22,446	26,885	30630
Total Households	8,675	10,292	12,493
Avg Household Size	2.2	2.3	2.3
Avg Household Income	\$70,444	\$73,923	\$75,622

ECONOMIC INDICATORS

2.2% Brookings
Unemployment Rate

4.0% U.S.
Unemployment Rate

HOUSEHOLDS



Brookings, SD
8,860

State: South Dakota 358,552



Average
Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 29 (I-29): The primary north-south route through Brookings, I-29 connects the city to Sioux Falls (about 55 miles south) and Fargo, ND, to the north. This route provides access to regional and national transportation networks.

U.S. Highway 14 (US-14): Runs east-west through Brookings. Connects the city to Huron, SD, and Watertown, SD, and serves as a key commercial and commuter route.

South Dakota Highway 324 (SD-324): Provides local access from I-29 into Brookings, enhancing connectivity for travelers coming off the interstate.



AIRPORT PROXIMITY

Brookings Regional Airport (BKX):

Located in Brookings, this city-owned airport serves general aviation, private, and small commercial flights.

Sioux Falls Regional Airport (FSD):

The largest airport in the region, 50.9 miles south of Brookings, offering commercial flights with major airlines.

Watertown Regional Airport (ATY):

Located 45.1 miles north in Watertown, SD, it offers limited commercial service with connections to major hubs.

Madison Municipal Airport (KMDS):

Located 21 nautical miles southwest in Madison, SD, it primarily serves private and recreational aviation.

SITE OVERVIEW

SITE

Property Type:	Flex
Zoning:	B1
Parcel ID #:	404050060001500
Year Built:	1955
Building SF:	6,500 SF Total
Acres:	0.38
Floors:	1
Parking:	Unlined paved lot
Construction:	Concrete

LEGAL DESCRIPTION

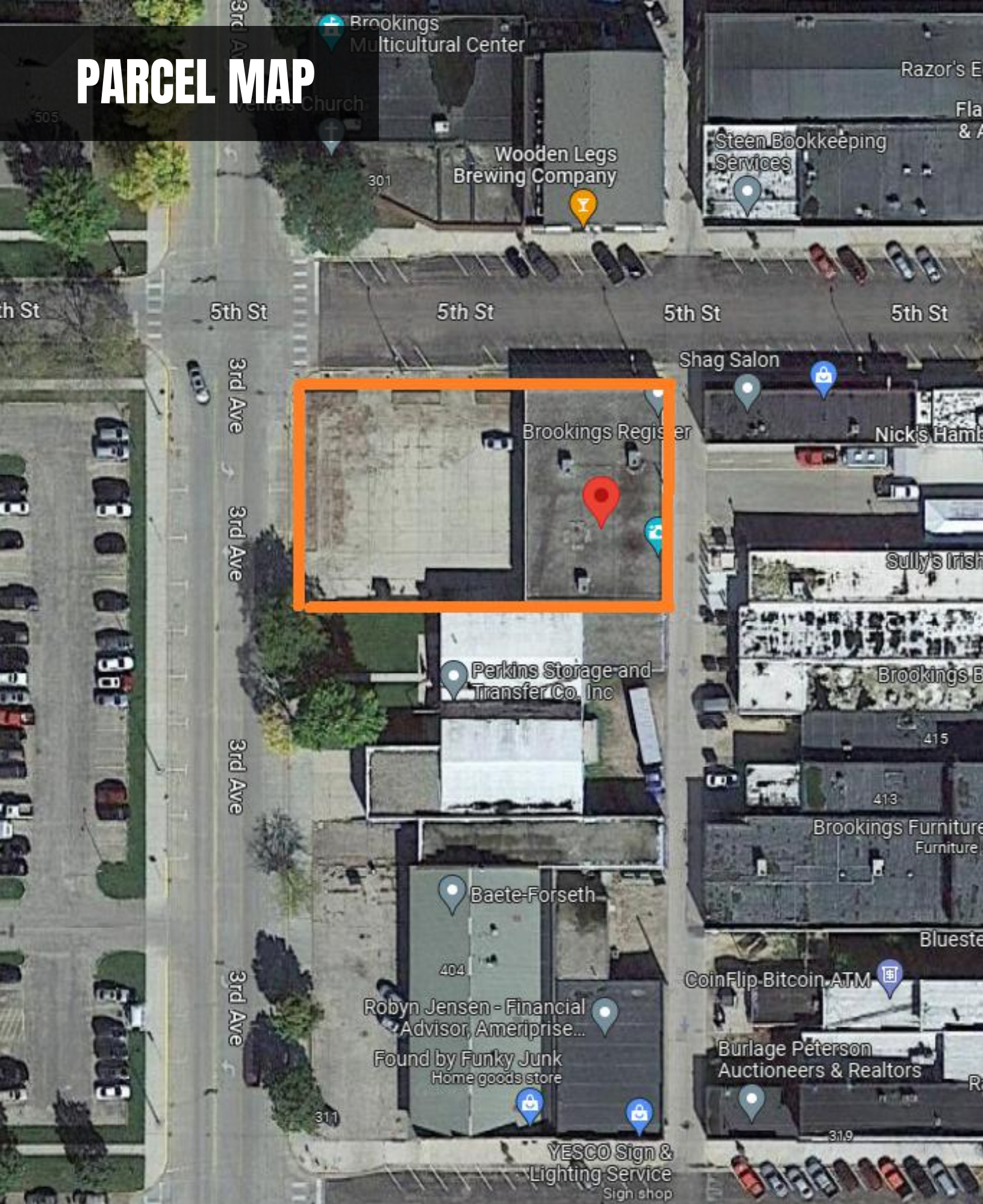
ORIGINAL PLAT ADDN, LOTS 15 & 16 BLK 6 165 X 100

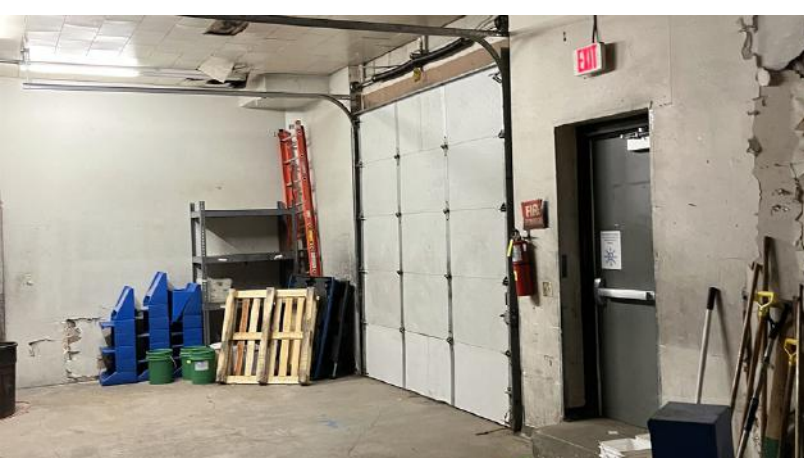
TENANT INFORMATION

- The Brookings Register Newspaper
- Currently leasing entire building through 2032
- No longer printing at this location
- Back half of the building is available
- 9.14% CAP rate



PARCEL MAP







5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***



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