

FOR LEASE



LATITUDE 44

6TH STREET RETAIL AND RESTAURANT SPACE

Bender
COMMERCIAL



**1224 6TH STREET
BROOKINGS, SD**



1,563 SF



**\$24.00/SF NNN
EST NNN: \$6.50/SF**

- Main level retail and restaurant space available for lease along 6th Street (Highway 11) in Brookings.
- Patio options available.
- Ample on-site parking available.
- Construction to be completed Summer 2026.
- TI allowance of \$40/SF.
- Mixed use project with 114 apartment units.
- Rare opportunity for new space on 6th Street, a throughfare with 15,665 VPD, with close proximity to the university.

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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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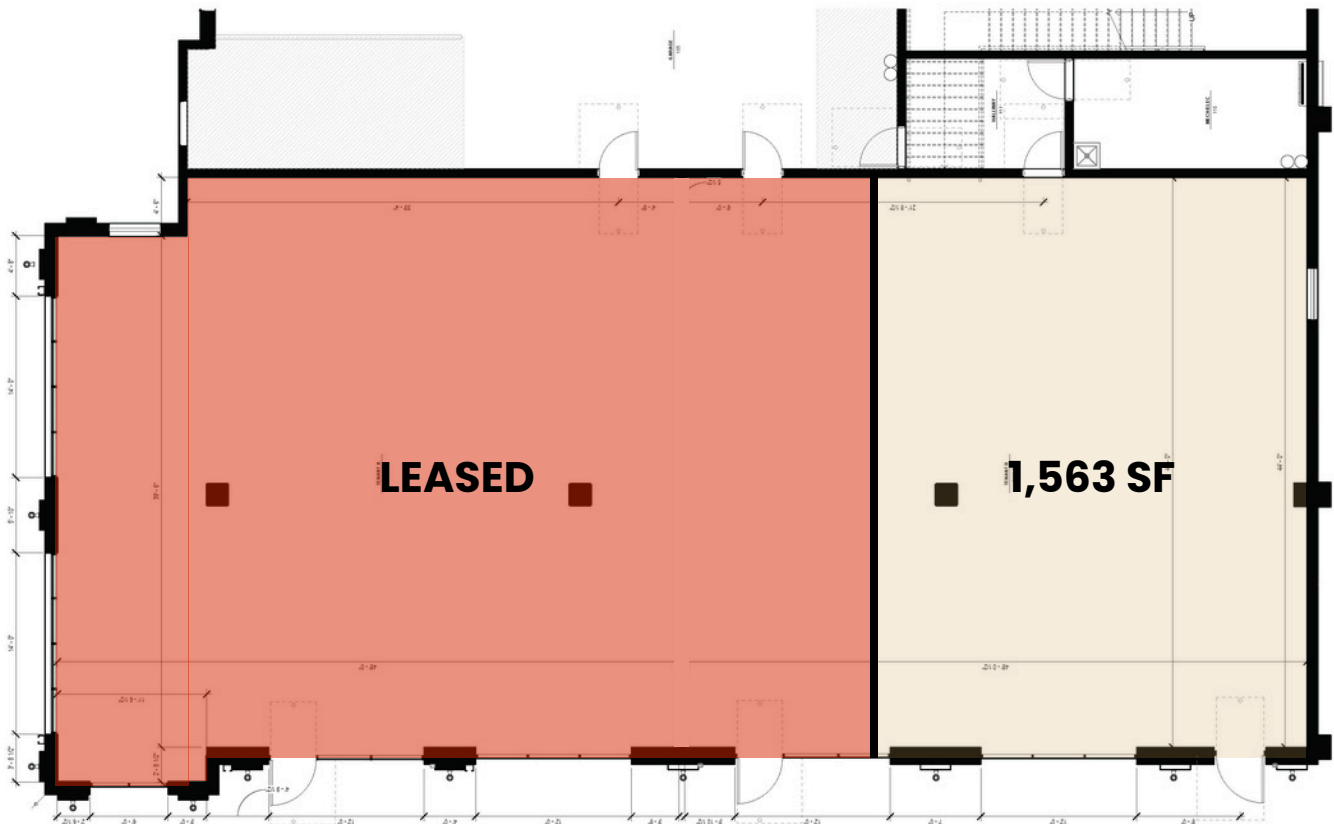
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