

FOR SALE | SHOPPING CENTER | 1420 EAST COLLEGE DRIVE | MARSHALL, MN

MARSHALL SQUARE

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Per Owner and/or County Assessor's Office. Buyer should verify independently. Information herein deemed reliable, but not guaranteed. | © 2023 Bender Companies

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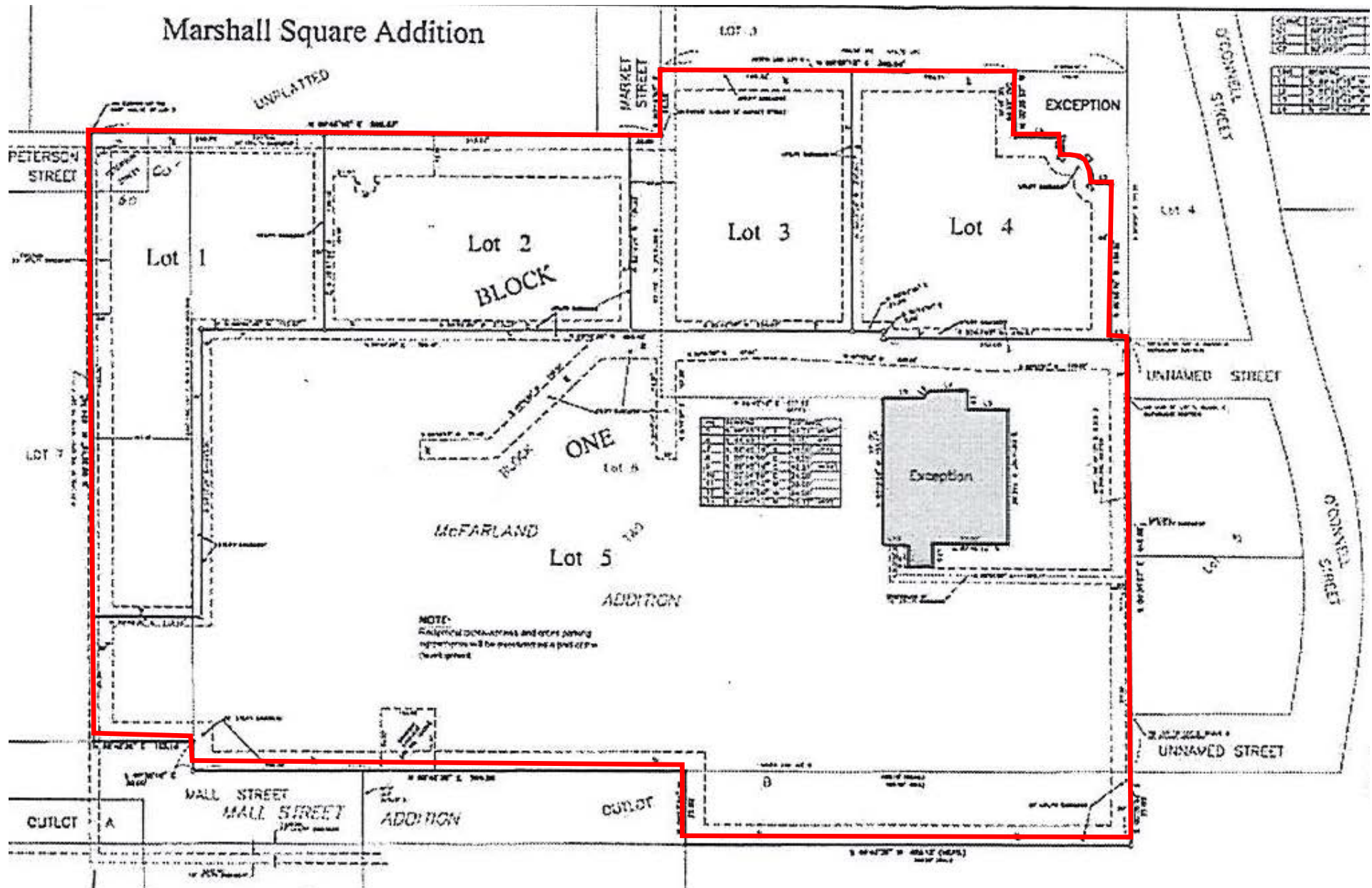
MARSHALL SQUARE SHOPPING MALL | FOR SALE | 1420 EAST COLLEGE DRIVE | MARSHALL, MN

SALE PRICE:	\$1,100,000 (\$8.60/GSF)
PROPERTY SIZE:	127,876 SF Gross Leasable area (147,182 SF)
LAND SIZE:	16.7 AC
YEAR BUILT:	1976 Renovated 1983
PARKING:	817 spaces 1 Space per 157 GLA
ZONING:	B-4 Shopping Center Business

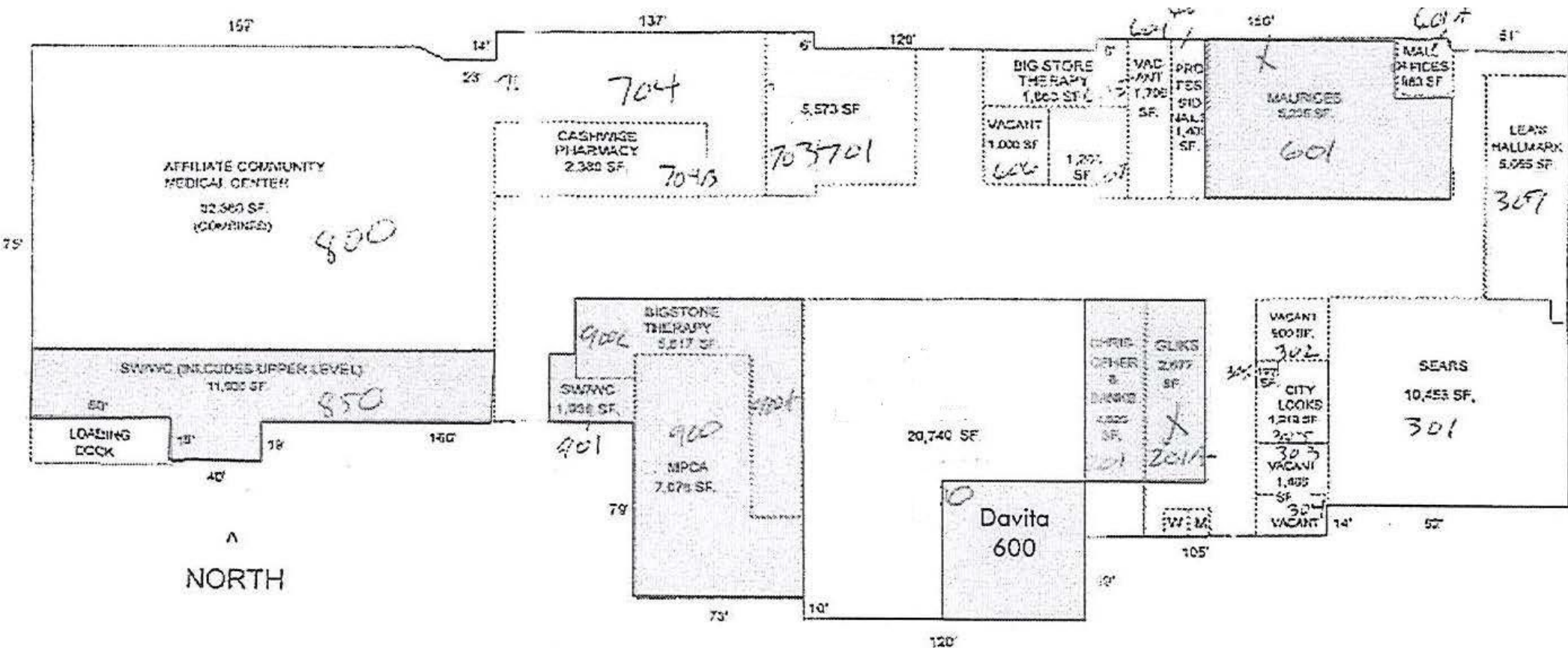
- Shopping Center property located in east Marshall with easy access to Highway 23.
- Tenants include Big Stone Therapies, Maurice's, Avera Medical Group, Carr Properties and Southwest West Central Service Group.
- Some improvements made to the property – roof was replaced in 1995 and HVAC rooftop units replaced in 2015.
- Potential to sell outlots – contact broker for details.
- Contact Broker for detailed lease and expense information.



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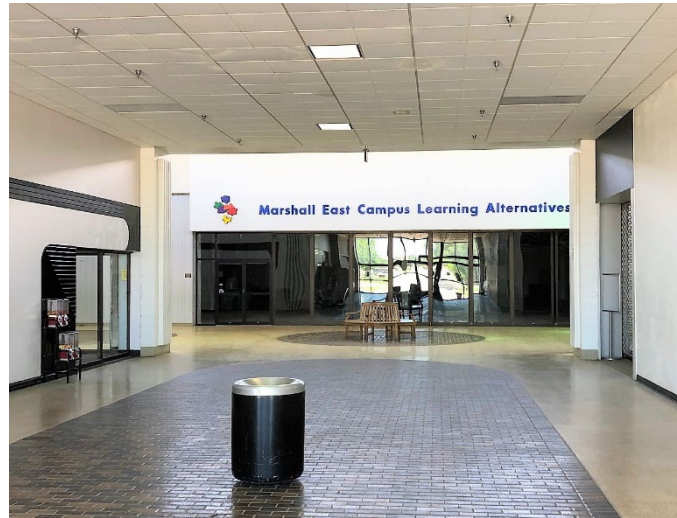


Annual Gross Income Unit Rent Roll Marshall Square Shopping Center

Unit	Tenant	SF (Rentable)	\$/SF	\$/Year	Lease Expiration
Carr Building	Carr Properties				
100	VACANT	15,780	-	-	-
201	VACANT	2,823	-	-	-
201A	VACANT	2,677	-	-	-
301	State of Minnesota	10,453	\$11.48	\$120,000	6/30/2022
302	VACANT	900	-	-	-
303/304	VACANT	1,488	-	-	-
305	VACANT	1,319	-	-	-
306	Big Stone Therapies	9,400	\$10.00	\$94,000	12/31/2025
309	VACANT	5,055	-	-	-
406	VACANT	192	-	-	-
600	VACANT	4,960	-	-	-
601	Maurice's	5,235	\$6.94	\$36,312	MTM
603	VACANT	1,400	-	-	-
604	VACANT	1,706	-	-	-
605	VACANT	1,663	-	-	-
606	VACANT	1,000	-	-	-
607	VACANT	1,203	-	-	-
701	VACANT	3,173	-	-	-
702	VACANT	2,400	-	-	-
703	Avera Medical Group	2,800	\$8.00	\$22,400	1/14/2025
704A	Avera Medical Group	3,220	\$11.00	\$35,420	2/28/2025
704B	VACANT	2,300	-	-	-
800	VACANT	26,340	-	-	-
850	Southwest West Center Service Group	10,000	\$2.00	\$20,000	9/14/2023
900	VACANT	2,530	-	-	-
901	Southwest West Center Service Group	1,936	\$6.50	\$12,584	9/14/2023
27 Units		121,953		\$340,716	

Contact Broker for Property Expenses

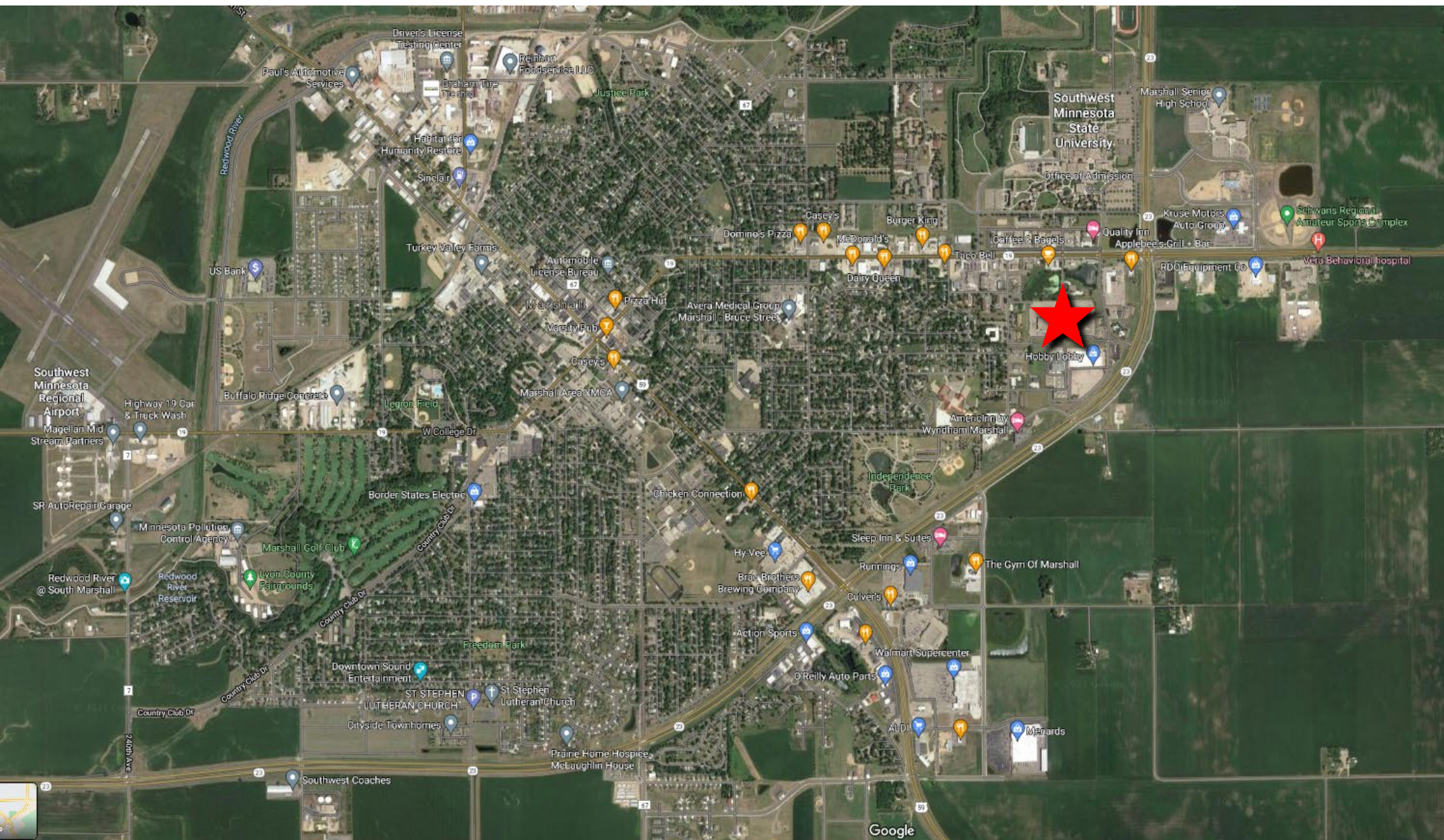
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DEMOGRAPHIC PROFILE

Marshall, MN Micropolitan Statistical Area

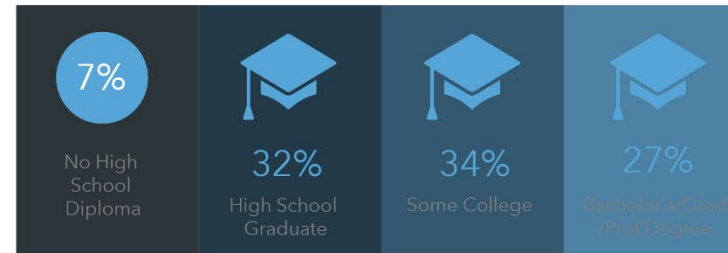
Geography: CBSA



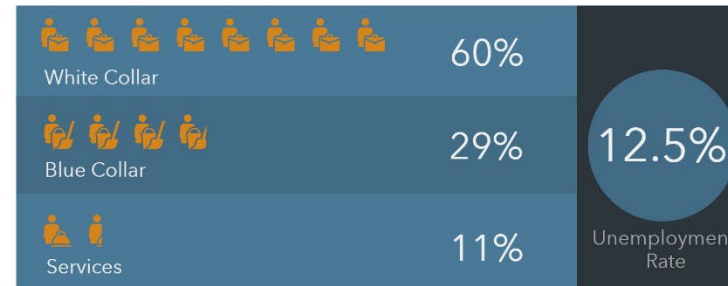
This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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EMPLOYMENT



KEY FACTS



INCOME

