

FOR SALE
SHOPPING CENTER
127,876 SF
\$2,600,000

MARSHALL SQUARE SHOPPING MALL
1420 EAST COLLEGE DRIVE
MARSHALL, MN



Bender Commercial Real Estate Services
305 West 57th Street
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SPACE SUMMARY

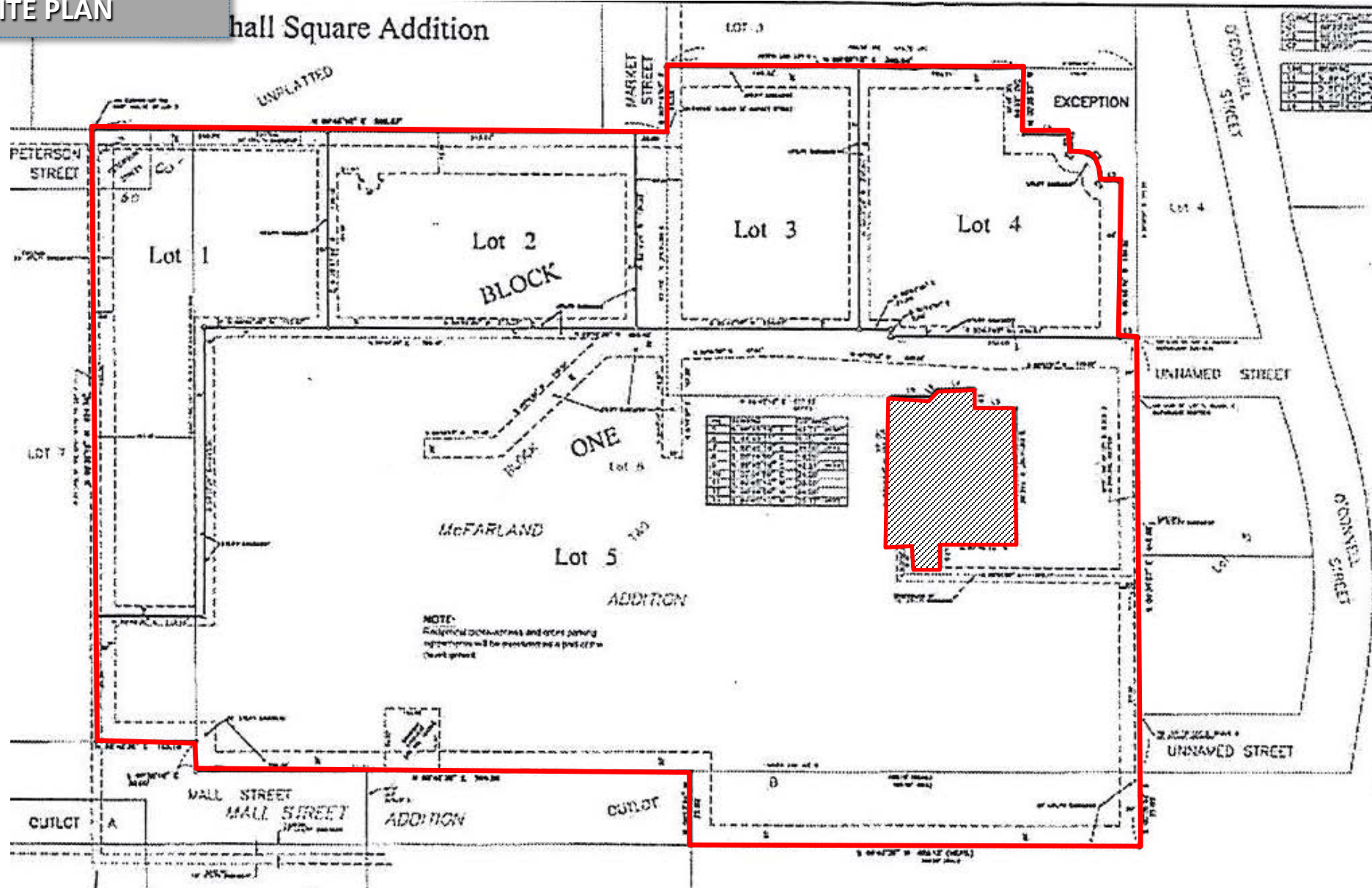
FOR SALE	\$2,600,000 (\$17.67/GSF)
PROPERTY SIZE	127,876 SF Gross Leasable Area (147,182 Gross SF)
LAND SIZE	16.7 AC
YEAR BUILT	1976 Renovated 1983
PARKING	817 spaces 1 Space per 157 GLA
ZONING	B-4 Shopping Center Business

- Shopping Center property located in east Marshall with easy access to Highway 23.
- Tenants include Big Stone Therapies, Maurice's, Avera Medical Group, Davita, 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.

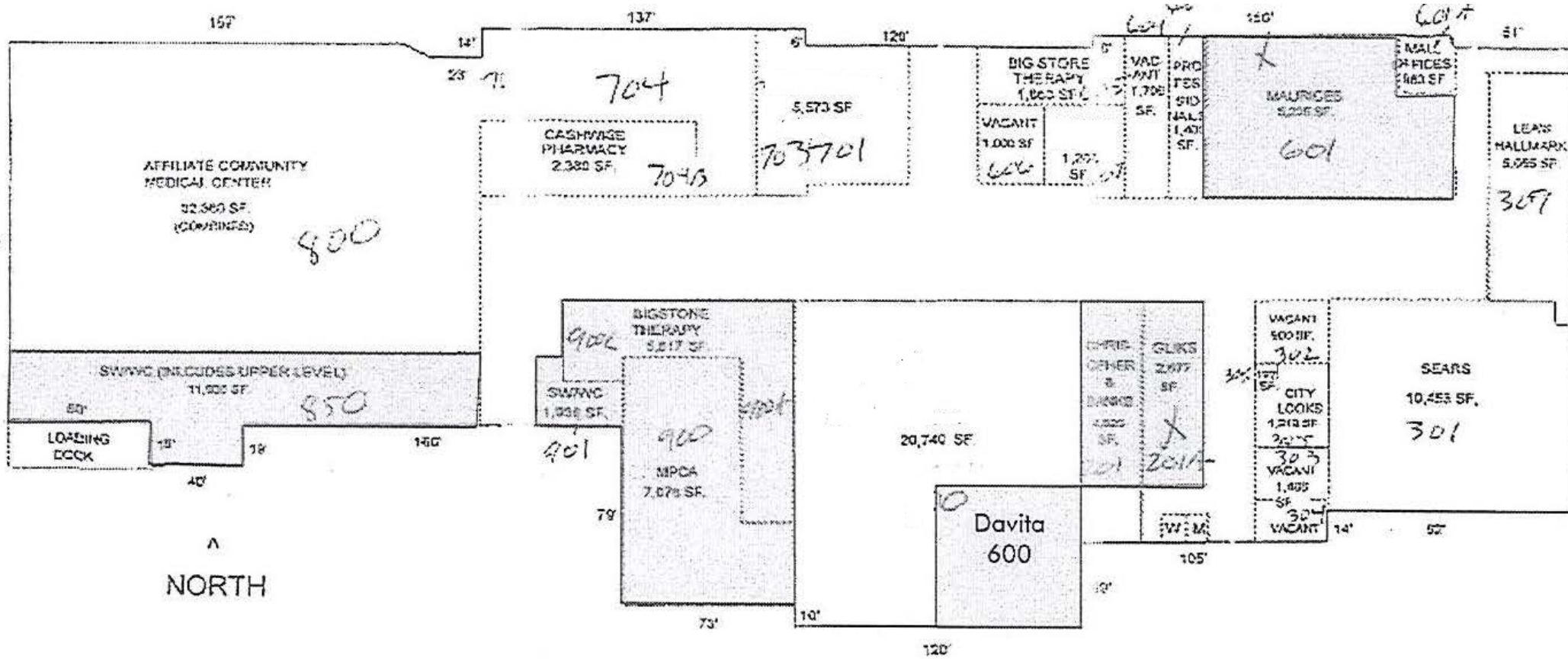
Information herein deemed reliable, but not guaranteed. Buyer should verify independently.



SITE PLAN



LAYOUT



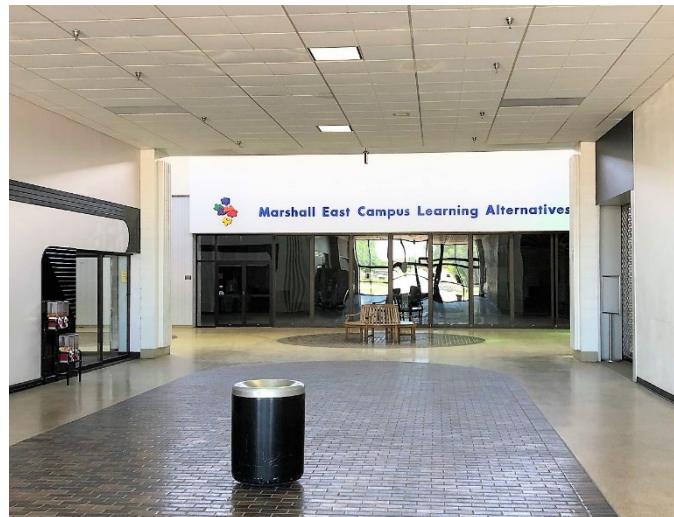


Annual Gross Income Unit Rent Roll
Marshall Square Shopping Center

Unit	Tenant	SF (Rentable)	\$/SF	\$/Year	Lease Expiration
Carr Building	Carr Properties				
100	VACANT	15,780	-	-	-
201	VACANT	2,823	-	-	-
201A	Gilks	2,677	\$3.20	\$8,562	MTM
301	VACANT	10,453	-	-	-
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	Davita	4,960	\$13.00	\$64,426	7/31/2026
601	Maurice's	5,235	\$9.05	\$47,394	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	Davita	2,530	\$12.94	\$32,738	12/31/2024
901	Southwest West Center Service Group	1,936	\$6.50	\$12,584	9/14/2023
27 Units		121,953		\$337,524	

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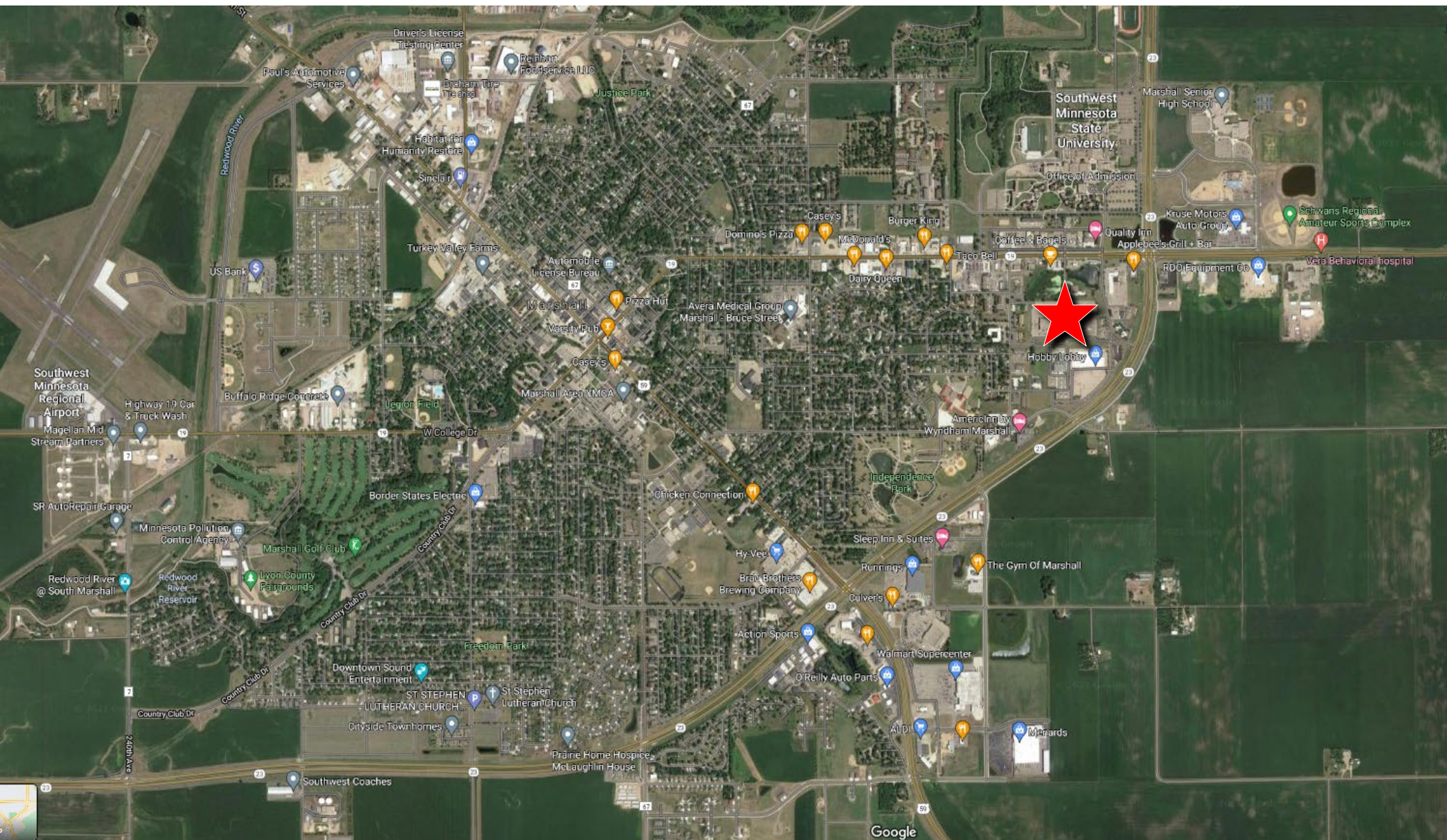
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DEMOGRAPHIC PROFILE

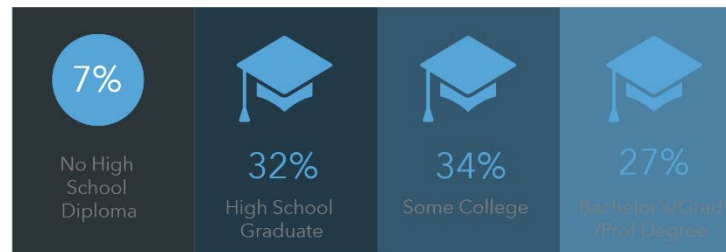
Marshall, MN Micropolitan Statistical Area

Geography: CBSA

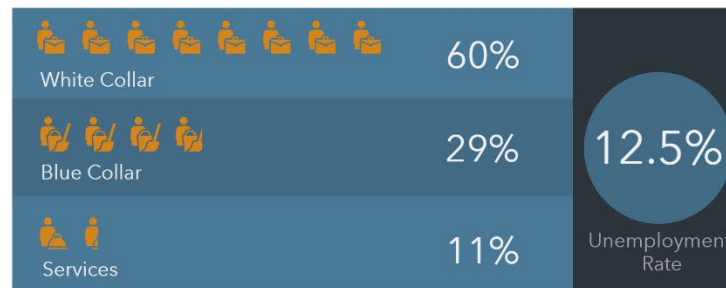


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EDUCATION



EMPLOYMENT



KEY FACTS



INCOME

