

1101 E. COLLEGE DR.

1101 EAST COLLEGE DR. , MARSHALL, MN 56258

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Strong visibility on the northeast corner of N Bruce St and E College Dr with up to 3,811 Sq Ft available

LOCATION DESCRIPTION

Legacy Commercial Property has 3,811 SF of commercial real estate available at 1101 EAST COLLEGE DRIVE in Marshall, MN. This well-managed 7,625 SF retail or office space sits on the NE corner of N Bruce St & E College Dr. The building is in a well-established area with excellent on-site parking, over 40 spaces. The 7,625 SF building sits near the heart of the Marshall business district and is ready for its next generation of retail. This property is a well-known retail staple of the Marshall community for years and offers landmark recognition & captivating signage. Give our Lyon County commercial leasing agents a call at (847) 904-9200 or fill out our contact form to learn more about this available property. This is the perfect opportunity to grow your business' footprint in Marshall.

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	
Building Size:	7,436 SF

SPACES	LEASE RATE			SPACE SIZE
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	2,073	6,013	6,331	
Total Population	4,587	13,883	14,633	
Average HH Income	\$64,043	\$67,299	\$68,288	

Presented By:

Legacy Commercial Property
847.904.9200
info@legacypro.com

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ADDITIONAL PHOTOS



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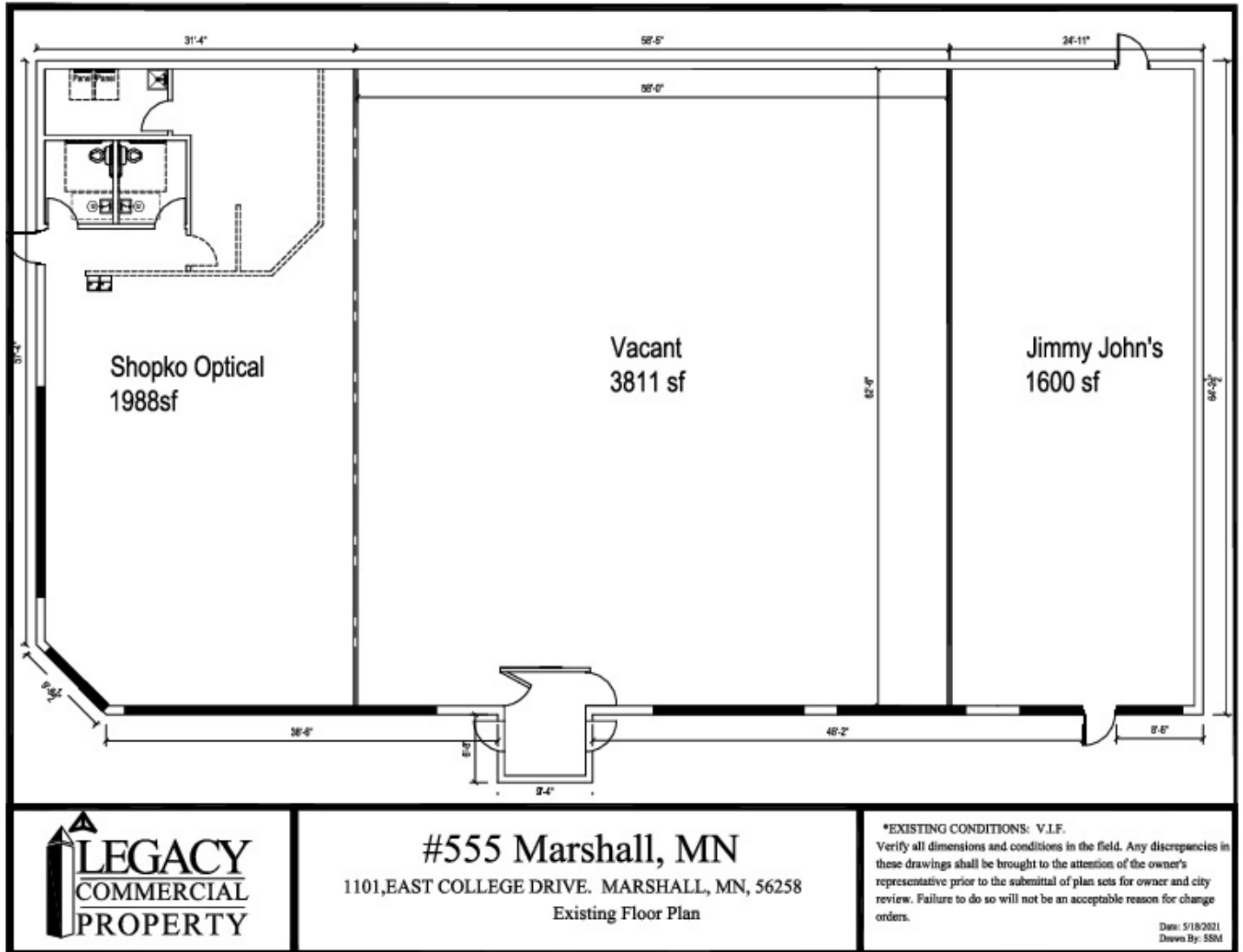
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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SITE PLANS



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
A	Shopko Optical	2,000 SF	26.90%	-	-	-	-	-	-
B	T-Mobile	3,811 SF	51.25%	-	-	-	-	-	-
C	Jimmy Johns	1,625 SF	21.85%	-	-	-	-	-	-
TOTALS		7,436 SF	100%	\$0.00	\$0	\$0.00	\$0		
AVERAGES		2,479 SF	33.33%	\$NAN	\$NAN	\$NAN	\$NAN		

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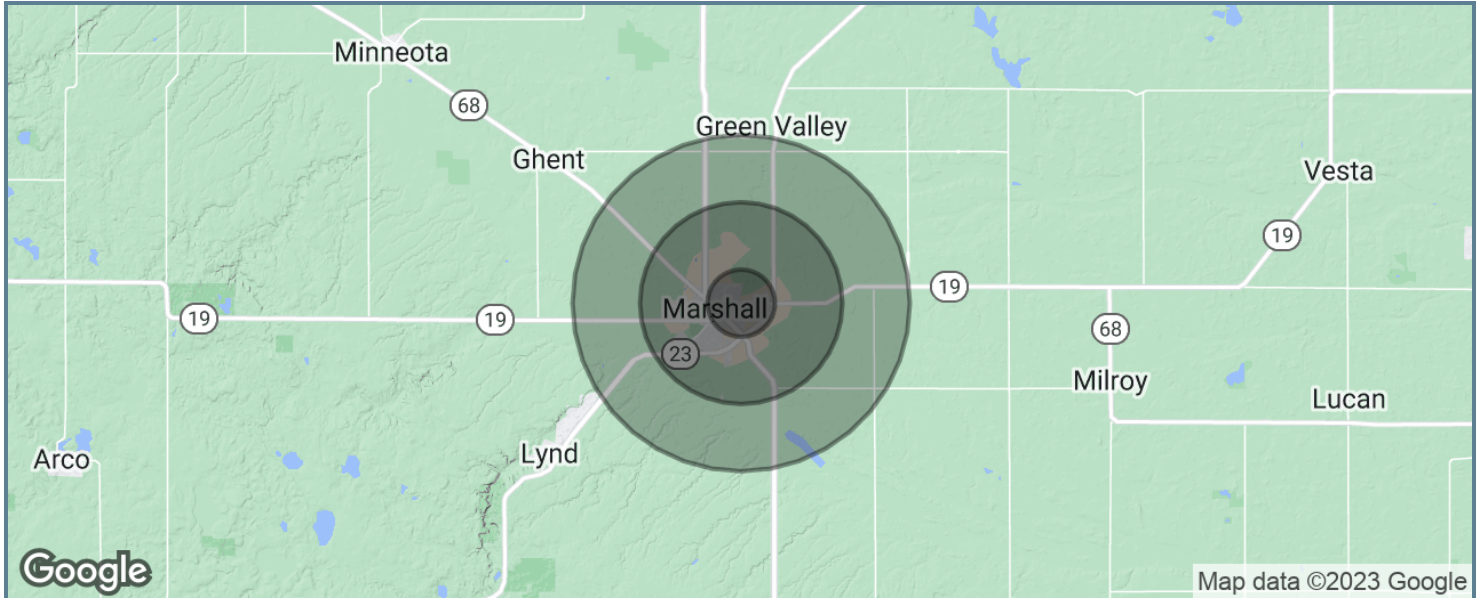
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,587	13,883	14,633
Median age	35.9	33.7	34.0
Median age (Male)	33.8	33.1	33.5
Median age (Female)	39.0	36.7	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,073	6,013	6,331
# of persons per HH	2.2	2.3	2.3
Average HH income	\$64,043	\$67,299	\$68,288
Average house value	\$158,816	\$150,861	\$153,847

** Demographic data derived from 2020 ACS - US Census*

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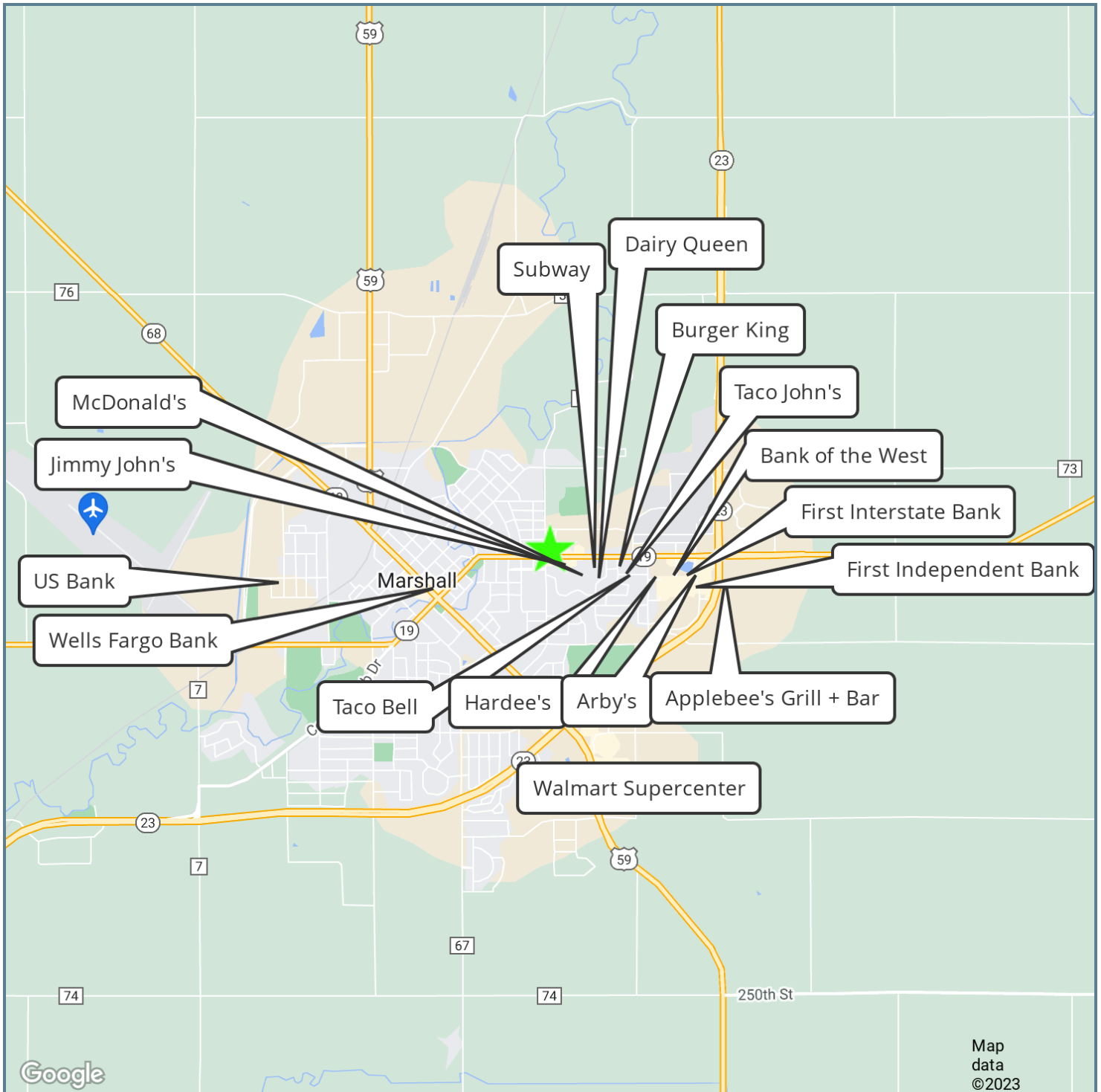
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RETAILER MAP



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