

RETAIL AVAILABLE FOR SALE OR LEASE

6.8 ACRES AVAILABLE

MARSHALL, IL



PROPERTY INFO

- Two Outlots (2.24 AC and 4.3 AC) available for ground lease or purchase
- Last development outlots in front of Walmart
- Perfect opportunity for shadow anchored strip along with QSR's and Medical users
- Nearby retailers include Walmart, Starbucks, McDonald's, Taco Bell, Arby's, Subway, Wendy's and more

PLEASE CONTACT:

PAUL FUSZ

+1 314 655 6046
paul.fusz@cbre.com

NICK GARAVAGLIA

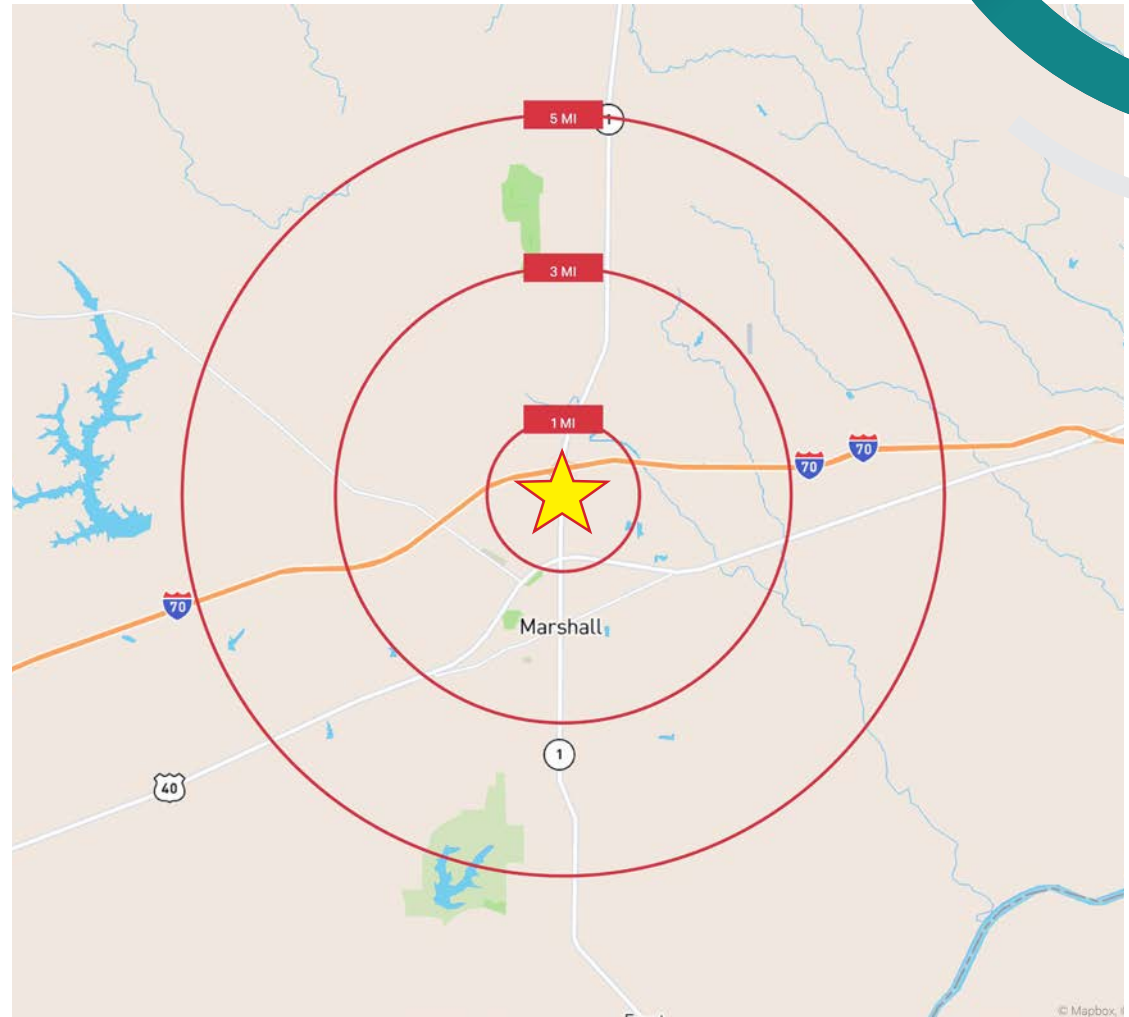
+1 314 655 5827
nick.garavaglia@cbre.com

JOSH ROEDEMEIER

+1 314 655 5942
josh.roedemeier@cbre.com

CHARLIE FARON

+1 314 655 5827
nick.garavaglia@cbre.com



DAYTIME POPULATION

524 - 1 mile
5,035- 3 miles
5,594- 5 miles



AVG. HOUSEHOLD INCOME

\$98,580 - 1 mile
\$80,974 - 3 miles
\$86,659 - 5 miles



MEDIAN HOUSEHOLD INCOME

\$81,401 - 1 mile
\$63,411- 3 miles
\$68,595- 5 miles



POPULATION

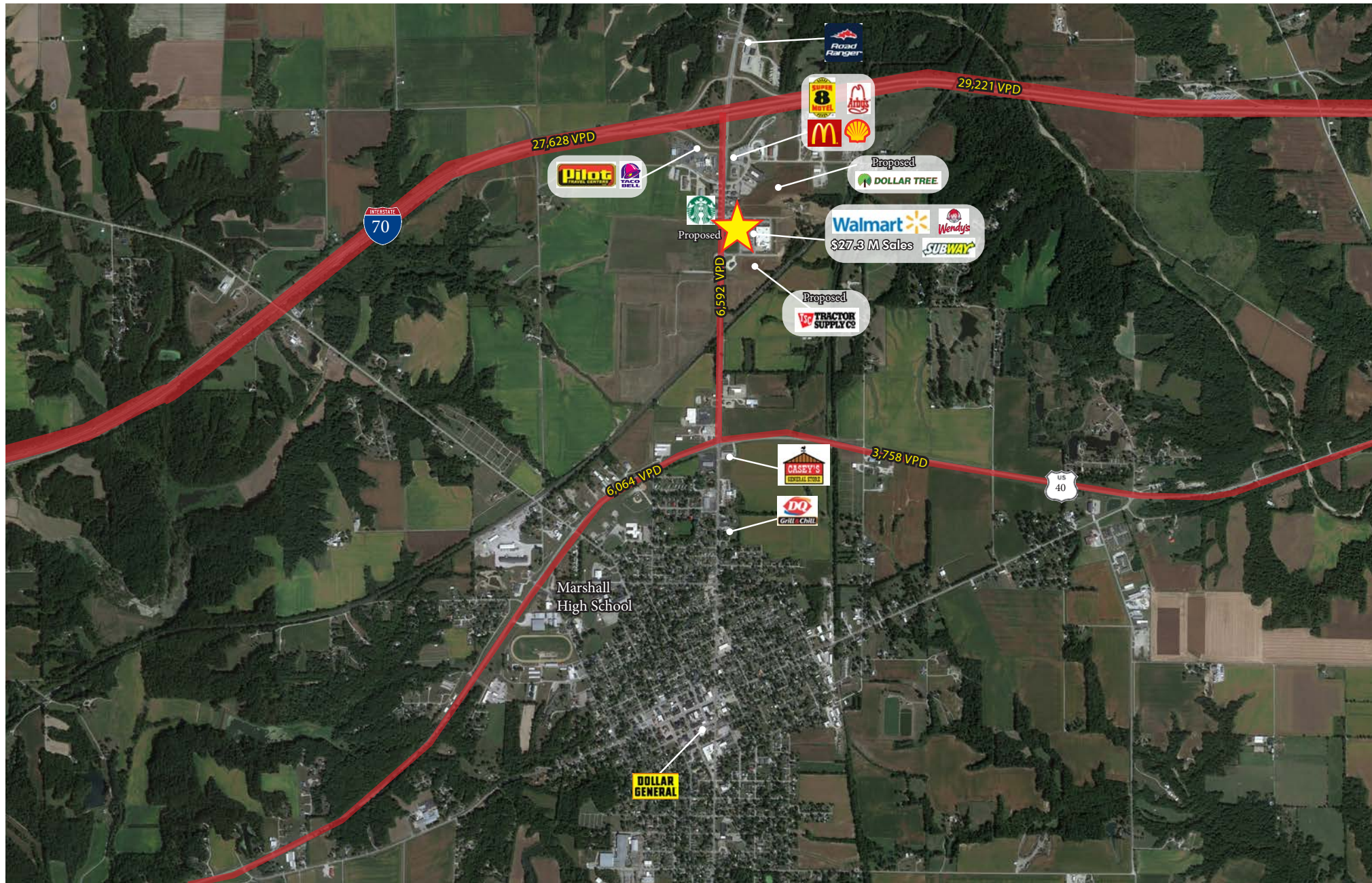
187- 1 mile
4,746 - 3 miles
5,622- 5 miles



HOUSEHOLDS

62 - 1 mile
2,101 - 3 miles
2,452 - 5 miles

TRADE AREA



SITE AERIAL

