

MARCUS THEATRE FOR SALE

NEWMARK

MOVIE THEATRE

1116 Shakopee Town Square | Shakopee, MN



40,967
Total SF
Building
1.01 AC

Contact:

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PROPERTY HIGHLIGHTS

- Former Marcus Theatre site located at Shakopee Town Square
- Abundance of parking available
- Prominent Shopping Center signage
- Join other Tenants such as Shakopee Public Schools, Shakopee VA Clinic, Aspire Academy and Dollar General
- Additional parking and access in back of Shopping Center
- PID # 27-093001-2
- Marcus Theatre is available for sale, not the Shopping Center
- In recent years, Shakopee has experienced explosive growth in residential and in commercial



SITE FEATURES

Location	1116 Shakopee Town Square Shakopee, MN
Building Size	40,967 total building square feet
Site Size	1.01 AC
Sale Price	\$1,000,000



2020 EST. RE TAXES/EXPENSES

Real Estate Taxes	\$69,920.00
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,683	39,687	85,522
Households	1,467	14,321	30,328
Avg. HH Income	\$87,582	\$98,017	\$126,298
Daytime Population	3,715	36,445	80,434

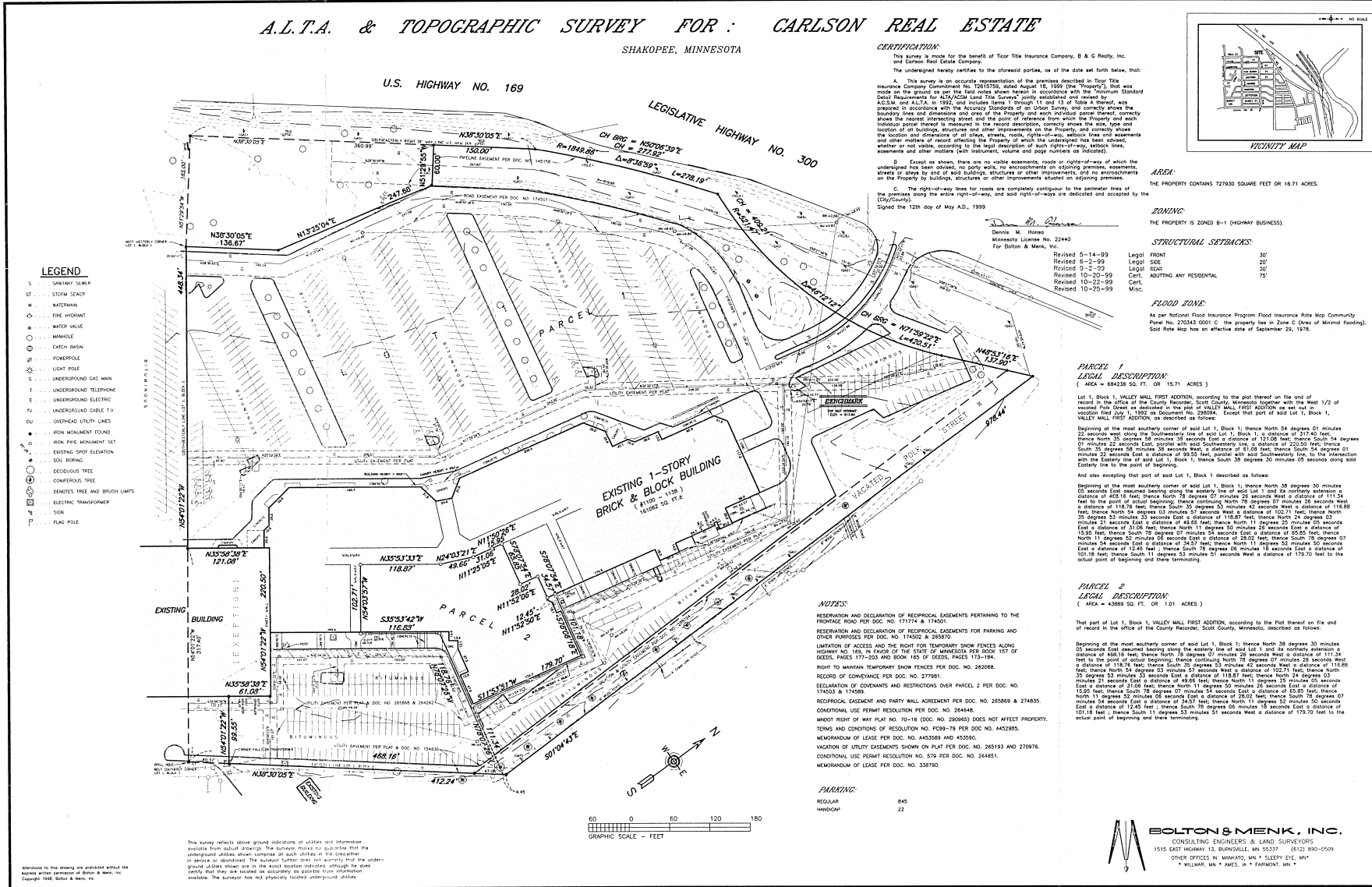


TRAFFIC COUNTS

	VPD
Vierling Drive	3,000
County Road 69	7,500
Highway 169	36,000

SURVEY

1116 SHAKOPEE TOWN SQUARE | SHAKOPEE, MN



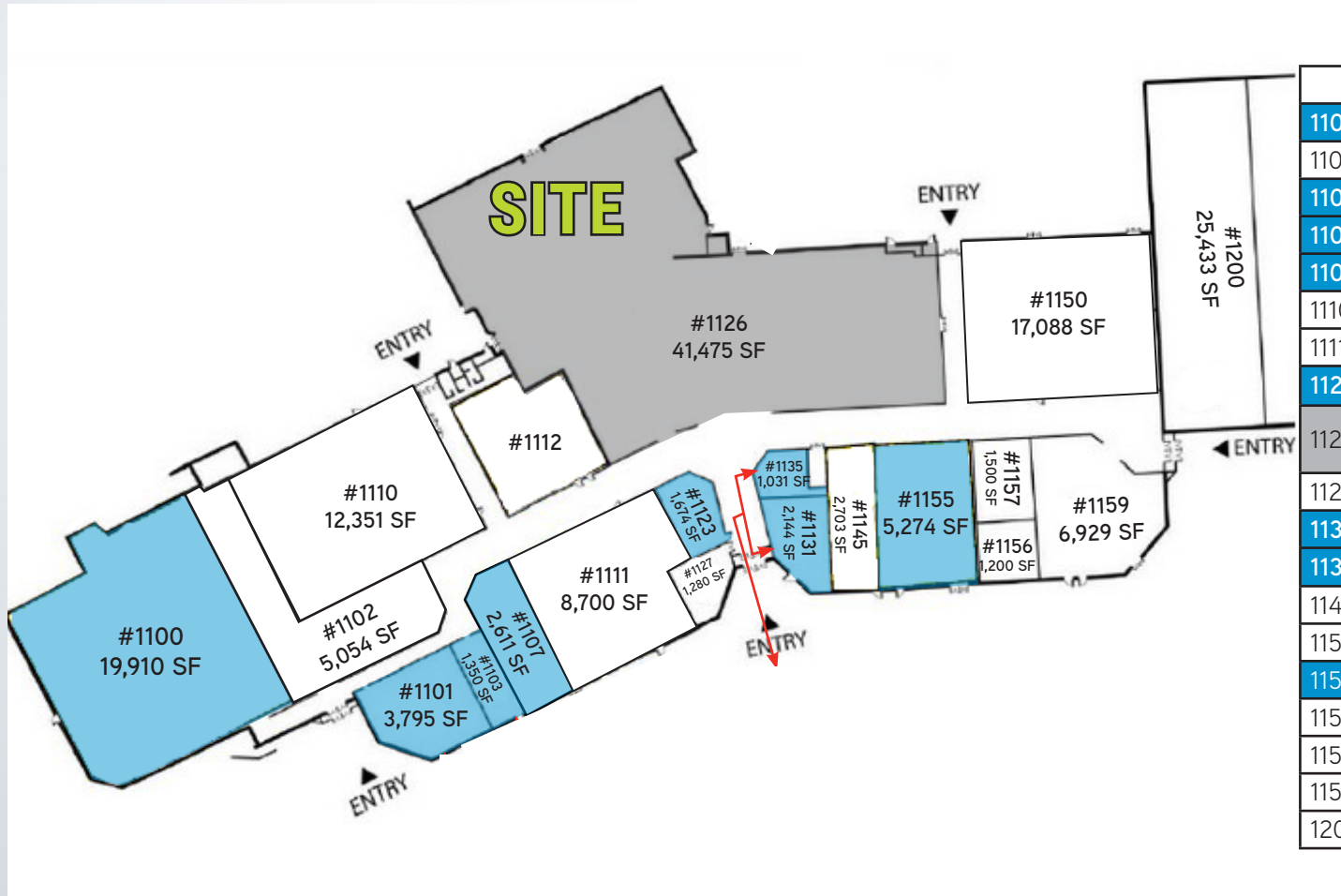
AERIAL VIEW

1116 SHAKOPEE TOWN SQUARE | SHAKOPEE, MN



SITE PLAN

1116 SHAKOPEE TOWN SQUARE | SHAKOPEE, MN



Suite #	Tenant	SF
1100	AVAILABLE	19,910
1102	SW Metro Schools	5,045
1101	AVAILABLE	3,795
1103	AVAILABLE	1,350
1107	AVAILABLE	2,611
1110	Takata Schools	12,351
1111	Valor Healthcare	8,700
1123	AVAILABLE	1,674
1126	Marcus Cinema Theatres	41,475
1127	Goldsmith Eye*	1,280
1131	AVAILABLE	2,144
1135	AVAILABLE	1,031
1145	High Score Video	2,703
1150 & 1112	SW Metro Schools	17,088
1155	AVAILABLE	5,274
1156	Coffee TA Cream*	1,200
1157	Metro Dance	1,500
1159	Metropolitan Dance	6,929
1200	Shakopee Public Schools	25,433

TRADE AREA

1116 SHAKOPEE TOWN SQUARE | SHAKOPEE, MN



ABOUT NEWMARK

Newmark is one of the world's leading commercial real estate advisory firms. Together with London-based partner Knight Frank and independently-owned offices, NKF's 16,000 professionals operate from approximately 430 offices in established and emerging property markets on six continents.

OUR NATIONAL RETAIL ADVISORY SERVICE OFFERS:

- Specialized Expertise Geared Specifically Toward Retailers
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- Vision that Provides a Highly Strategic, Consultative Approach
- Solutions Beyond the Storefront, Extending Across all Property Types



\$3.5B
ANNUAL REVENUE

18,800
EMPLOYEES

500
OFFICES

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