

# VACANT QSR - FORMER KFC DRIVE THRU

1201 Susan Dr, Marshall, MN 56258

HIGH TRAFFIC COUNTS | STRONG LOCATION | RECENT RENOVATIONS | BELOW REPLACEMENT COST



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VIEW VIDEO

PRICE	PRICE/SF	SQUARE FEET
<b>\$925,000</b>	<b>\$230.44</b>	<b>4,014</b>

## PROPERTY INFORMATION

TENANCY	Single
YEAR BUILT/RENOVATED	2005/2024
NET RENTABLE AREA	4,014 SF
LAND AREA	1.59 AC
OWNERSHIP TYPE	Fee Simple



# INVESTMENT HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- **HIGH TRAFFIC COUNTS** - Located on a busy major thoroughfare with upwards of 20,000+ Vehicles Per Day with excellent visibility and access to 10,516 vehicles from U.S. Route 59 and 9,723 vehicles from Highway 23. Highway 23 stretches from southwestern to northeastern Minnesota and is the second longest state route after Highway 1. It runs roughly diagonally across Minnesota from southwest to northeast. It indirectly connects Duluth to Sioux Falls, South Dakota, and passes through the cities of St. Cloud, Willmar, and Marshall.
- **NEIGHBORING NATIONAL TENANTS** - This site is located right next to Culver's and Cold Stone Creamery on an outparcel of Harbor Freight, Runnings and Walmart. The property is surrounded with local and major national tenants including McDonald's, Hardee's, Caribou Coffee, Arby's, Subway, Dairy Queen, Domino's Pizza, Taco Bell, Dollar Tree, Starbucks, Sears, Menards, and many others.
- **ATTRACTIVE LOCATION** - Marshall is the headquarters of the Schwan Food Company and the home of Southwest Minnesota State University (SMSU). Schwan employs about 1,500 people in Marshall. The site is 2 miles away from SMSU with a 2,800+ student population. SMSU continues to be the fastest-growing in the Minnesota State system. The city is 150 km (93 mi) northeast of Sioux Falls, South Dakota, and 238 km (148 mi) southwest of Minneapolis.
- **REDEVELOPMENT OPPORTUNITY** - Excellent chance for a new tenant to take advantage of cost savings with an already existing restaurant. Redevelopment often requires fewer resources and expenses compared to new construction, as the basic structure and infrastructure already exist. This can result in lower overall project costs, including materials, labor, and permitting fees.
- **EXISTING DRIVE THRU** - Drive-thrus provide a quick and convenient option for customers to order and pick up food without leaving their vehicles, catering to busy individuals or those with limited time. Drive-thrus offer flexibility for businesses to pivot their operations in response to changing market conditions or consumer preferences, such as offering curbside pickup or mobile ordering.
- **RECENT RENOVATIONS** - Owner recently invested nearly \$50,000 into a new HVAC system for the property, providing a new owner peace of mind for the next several years.
- **NEW CITY DEVELOPMENTS** - Les Schwab Tire Centers began construction on a new site in June, less than a mile away from the subject property. The company offers products and services for tires, brakes, wheels, alignment, batteries, shocks and struts. In addition, Marshall will soon house a new, 500,000-square-foot biomanufacturing facility as part of a partnership between two climate technology and sustainable solutions companies. The project's initial phase should create at least 40 permanent jobs, in addition to 100 temporary construction jobs, according to Solugen and ADM. Construction is expected to be completed by 2025.



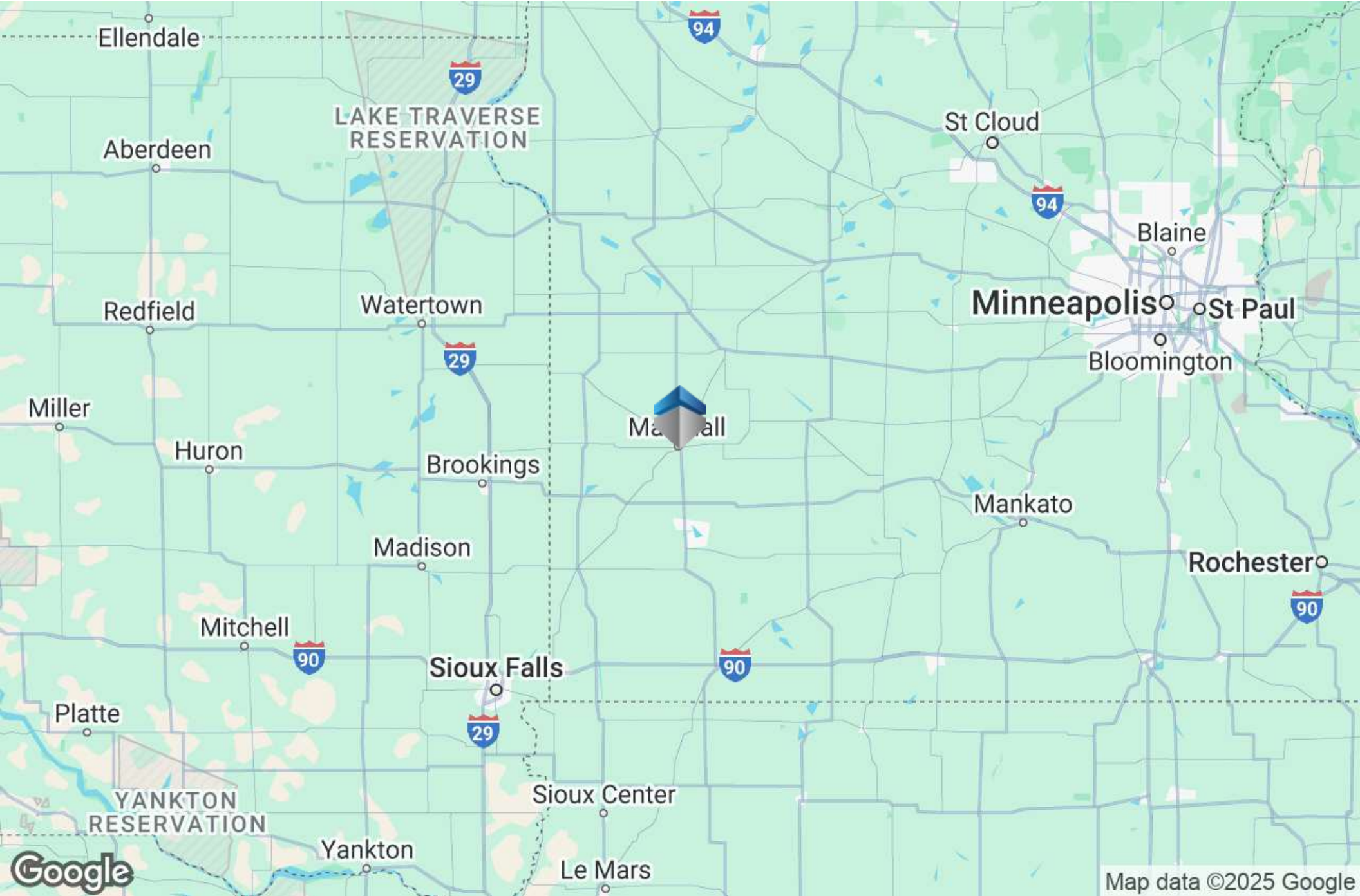
# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# REGIONAL MAP



Google

Map data ©2025 Google



# AERIAL MAP



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



## VIDEO

### LOCATION DESCRIPTION

Marshall is a city in Lyon County, Minnesota. Marshall is a regional center in southwest Minnesota, and the county seat of Lyon County. U.S. Route 59 and Minnesota State Highways 19, 23, and 68 are four of the main routes in the city. The city is 150 km (93 mi) northeast of Sioux Falls, South Dakota and 238 km (148 mi) southwest of Minneapolis. The City of Marshall, selected as one of “The Best Small Towns in America” in 1993, 1995 and 2002, stands out as one of the most vibrant and progressive cities in southwestern Minnesota. As a leader in industry, education, and technology, Marshall enjoys a regional reputation for economic vitality.

Marshall is the headquarters of the Schwan Food Company and the home of Southwest Minnesota State University. The Schwan Food Company, headquartered in Marshall, is one of the largest frozen-food companies in the United States. It is a 4.2 billion dollar organization and is the third-largest privately held corporation in Minnesota after Cargill and Carlson. With approximately 22,000 employees worldwide, The Schwan Food Company has grown to become one of the largest producers of frozen pizza and egg rolls in the nation. The company is also known for its frozen desserts and premium ice cream manufacturing and distribution. Schwans employs approximately 1,500 people in Marshall. A large corn wet-milling facility operated by Archer Daniels Midland Company is located in Marshall. This was formerly run by a farmer's cooperative, Minnesota Corn Processors, but it merged with ADM in 2002. The plant employs 250 people. Runnings Farm and Fleet is a regional retail chain with headquarters in Marshall. Other major employers in the city are US Bancorp, Affiliated Community Medical Centers (ACMC), Avera Marshall Regional Medical Center, Hy-Vee, Shopko, Runnings Farm and Fleet, Menards, Walmart Supercenter, Southwest Minnesota State University, Turkey Valley Farms, and Marshall Public Schools. Southwest Minnesota State University is a public, four year liberal arts and professional studies institution. It has an enrollment of approximately 2,800 students.





# DEMOGRAPHICS


## 3-MILE KEY FACTS



**14,620**  
POPULATION



**41**  
AVERAGE AGE



**\$231,400**  
MEDIAN HOUSEHOLD VALUE

	1 MILE	5 MILES	10 MILES
Current Population	4,468	15,179	17,273
Employees	3,806	11,476	11,782
Total Businesses	408	1,127	1,172
Average Household Income	\$95,624	\$78,074	\$80,874
Median Household Income	\$70,958	\$59,350	\$62,749
Average Age	41	38	38
Households	1,843	6,024	6,815
Average Housing Unit Value	\$231,972	\$230,771	\$238,810

## BUSINESSES



**408**  
BUSINESSES



**3,806**  
EMPLOYEES

## INCOME



**\$58,384**  
MEDIAN HH INCOME



**\$76,956**  
AVERAGE HH INCOME



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Vacant QSR - Former KFC Drive Thru ("property"). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

# 1201 SUSAN DR

MARSHALL, MN 56258

EXCLUSIVELY PRESENTED BY



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