

RETAIL AUTO REPAIR  
AVAILABLE

  
TRANSWESTERN  
REAL ESTATE  
SERVICES



**FORMER BIG O TIRES**  
1271 Tasha Boulevard | Shakopee, MN 55379



# 1271 TASHA BOULEVARD - AVAILABLE SUMMARY



**LOCATION:** 1271 Tasha Boulevard | Shakopee, MN 55379  
**GLA:** 6,665 SF  
**YEAR BUILT:** 1998

## HIGHLIGHTS

- » Single-tenant retail auto repair building (former Big O Tires)
- » Located near the intersection of Marschall Road and Vierling Drive E
- » Property is zoned B-1 (highway business)
- » 20 surface parking stalls + pylon signage
- » Current lease expires 9/30/2030

## TRAFFIC COUNTS

**22,914 vpd** | Marschall Road  
**11,592 vpd** | Vierling Drive E

## DEMOGRAPHICS

RADIUS	5 MIN	10 MIN	15 MIN
POPULATION	17,710	49,518	164,618
DAYTIME POPULATION	14,121	60,232	163,668
AVERAGE HH INCOME	\$101,284	\$124,503	\$154,114
TOTAL HOUSEHOLDS	6,740	17,175	60,253

*\* Sources: ESRI 2024 est & MN Dept of Transportation 2023 Study avgs are per day total cars*



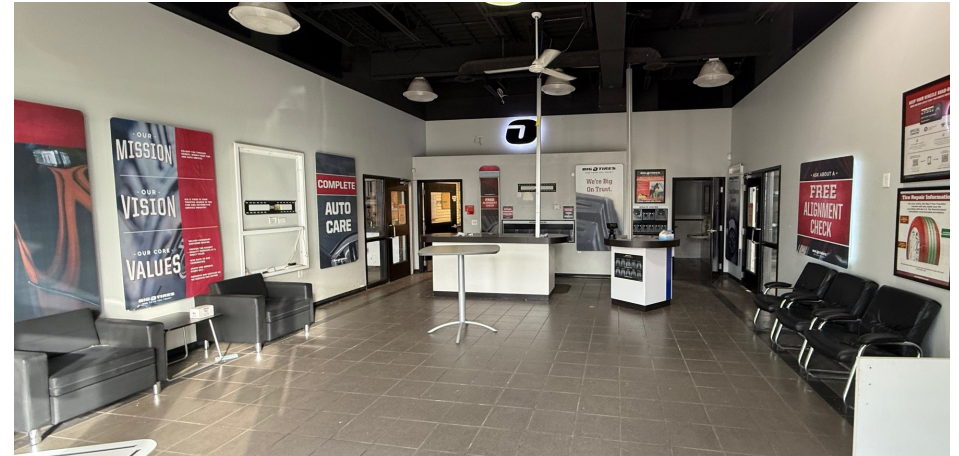
## AREA RETAILERS



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# 1271 TASHA BOULEVARD - AVAILABLE PROPERTY PHOTOS



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