

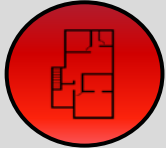
SHELBY MALL

4202-4342 MORMON COULEE ROAD, LA CROSSE, WI



KRAUS-ANDERSON®
Realty Company

SPACE AVAILABLE



Multiple spaces available
-see site plan

SHOPPING CENTER



76,033 sf retail center
anchored Ace Hardware
and Dollar Tree

LOCATION



Located within 3 miles of
the University of Wisconsin
campuses at La Crosse
and Viterbo

TRAFFIC COUNT



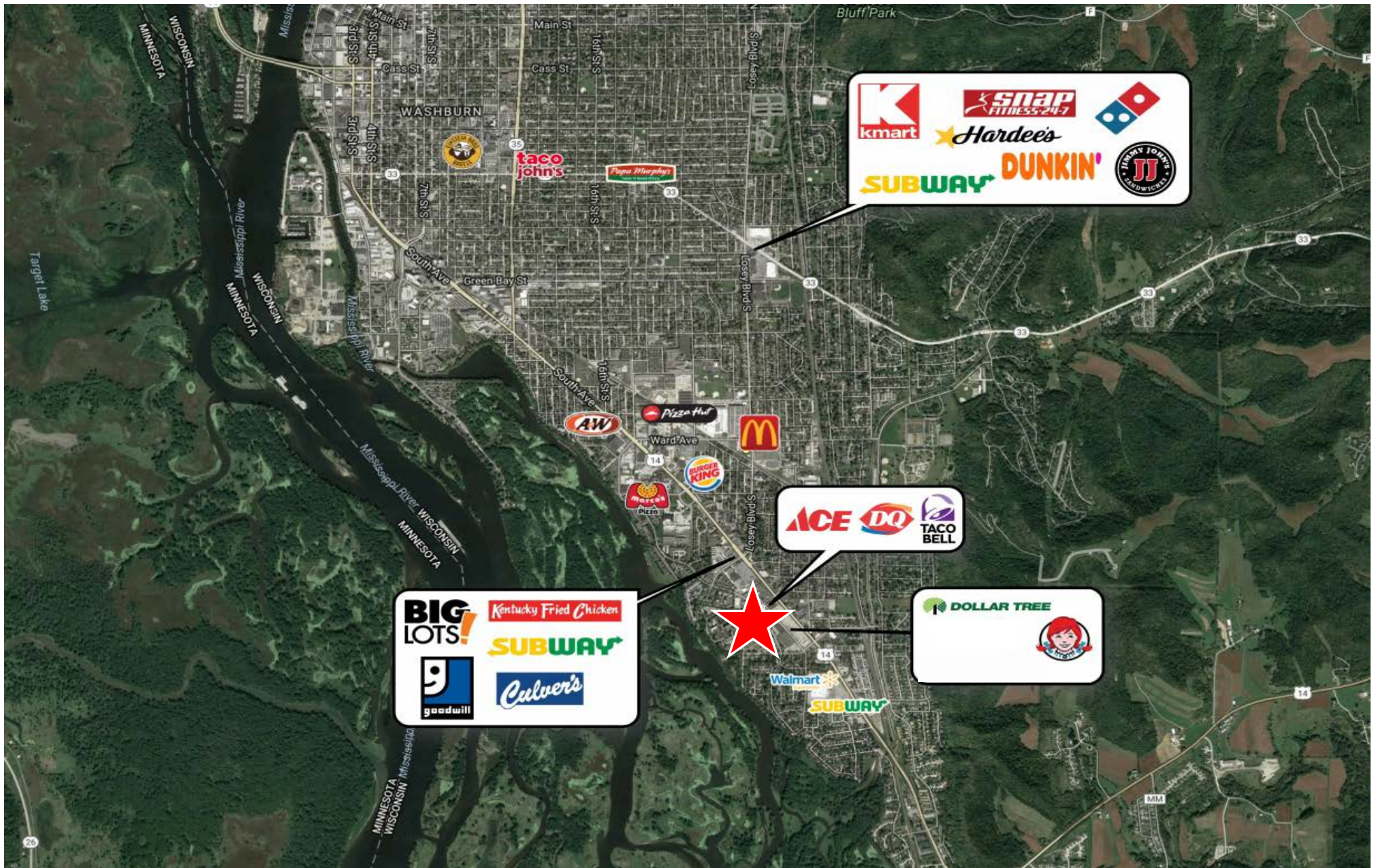
24,900/VPD on Mormon
Coulee Road



	1 Mile	3 Miles	5 Miles
POPULATION	7,046	35,063	52,034
DAYTIME POP	7,484	36,994	58,594
HOUSEHOLDS	3,432	15,713	21,715
HOUSEHOLD INCOME	65,617	73,351	67,720



Retail Aerial



SHELBY MALL
LA CROSSE, WI

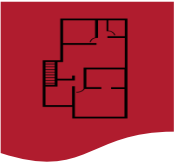


Aerial View

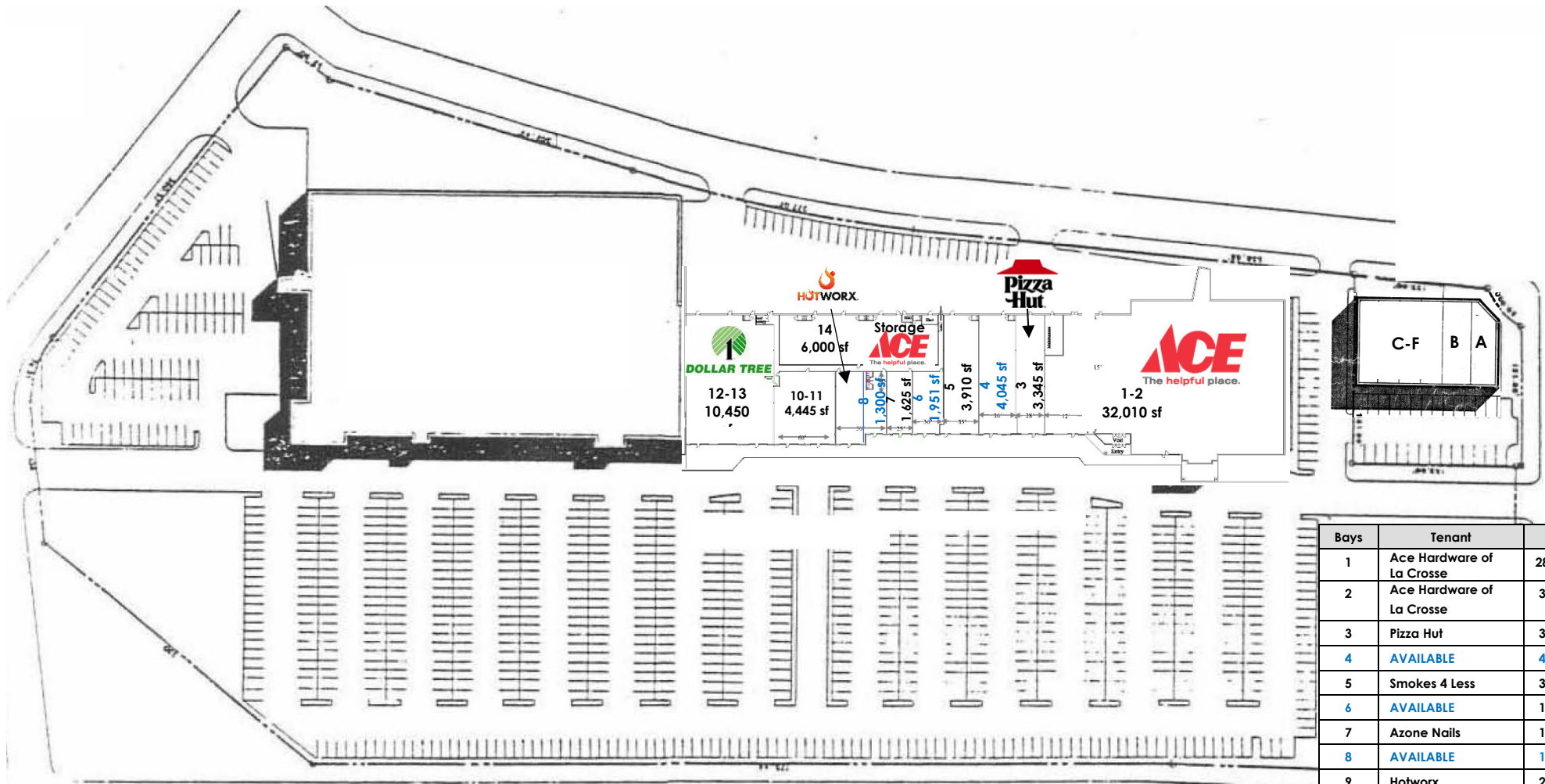


SHELBY MALL
LA CROSSE, WI





Site Plan



Shelby Mall Shopping Center
Site Area 17,0557 Acres
Leaseable Area 75,908 SF
Parking Stalls 928

STATE HWY 14/61

Bays	Tenant	SF
A	China Star Restaurant	1,849
B	Batteries Plus	2,249
C-F	Pet Me Scratch Me	6,421

Bays	Tenant	SF
1	Ace Hardware of La Crosse	28,070
2	Ace Hardware of La Crosse	3,940
3	Pizza Hut	3,345
4	AVAILABLE	4,045
5	Smokes 4 Less	3,910
6	AVAILABLE	1,951
7	Azone Nails	1,625
8	AVAILABLE	1,300
9	Hotworx	2,308
10-11	DigiCopy	4,445
12-13	Dollar Tree	10,450

2/25/26

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