

Former Churchill Goodyear Tire

2703 Stout Rd, Menomonie, WI 54751



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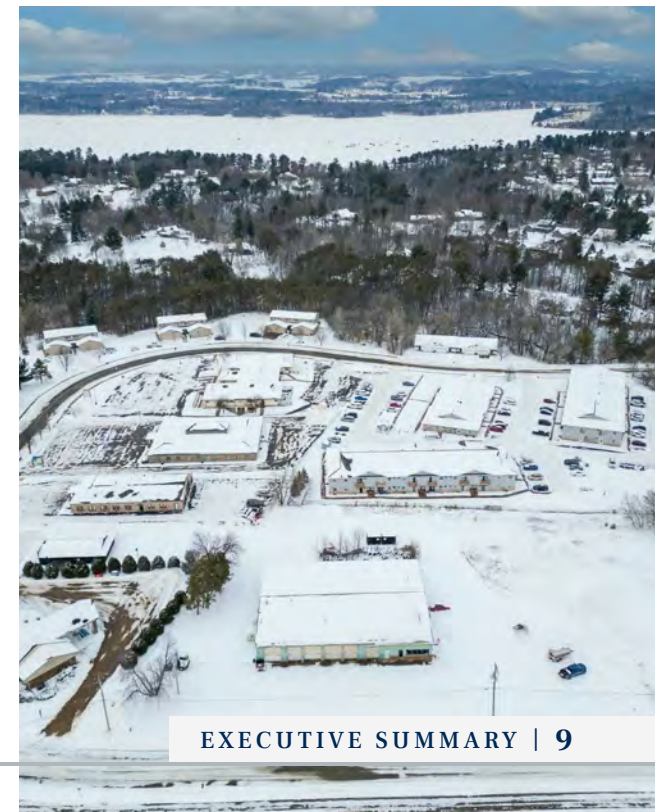
SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap



OFFERING SUMMARY



Listing Price
\$850,000



Lot Size
4.1 Acres +/-



Price/SF
\$89.21

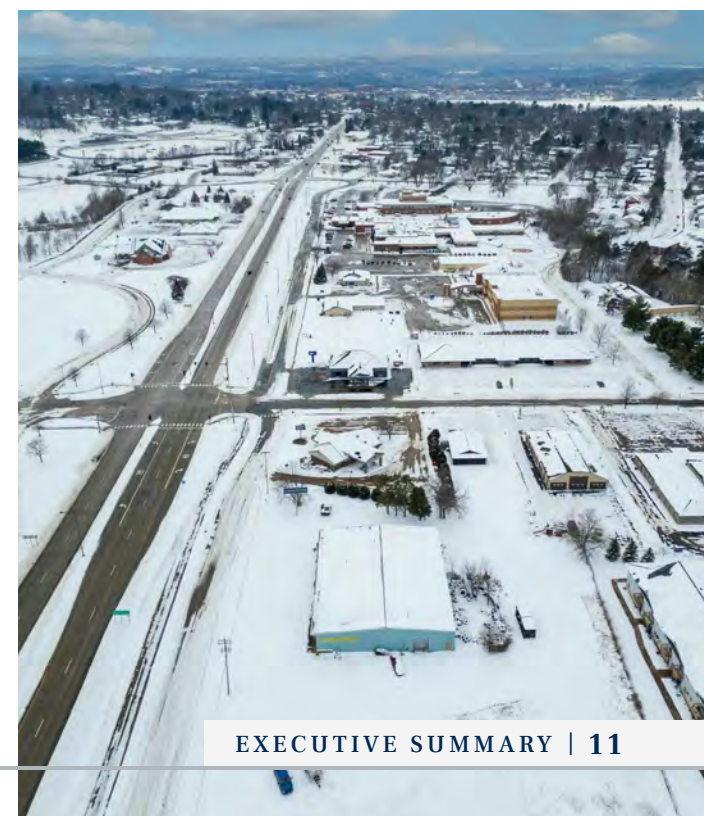
FINANCIAL

Listing Price	\$850,000
Down Payment	100% / \$850,000
Price/SF	\$89.21
Occupancy	Tenant to vacate at close of escrow

PROPERTY

Square Feet	9,528 SF (Buyer responsible to verify building size)
Lot Size	4.1 Acres (Buyer responsible to verify lot size)
Year Built/Renovated	1985





FORMER CHURCHILL GOODYEAR TIRE

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INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this outstanding investment opportunity that is suitable for either an owner/user or investor. Churchill Goodyear Tire has operated on the property for several decades. The current owner is retiring and will vacate the premises at close of escrow. The list price of \$850,000 is for the real estate only. The business equipment including hoists and lifts is available for an additional cost. Inquire with Broker for details regarding the business equipment.

The property is located on a busy corridor with solid blend of medical, government, office and retail tenants featuring approximately 12,000 cars per day. The size of the site is approximately 4 acres giving savvy investors a multitude of options for use of the site, whether owner/user, finding a new tenant or redevelopment.

Absolutely no site visits without prior arrangements in writing with broker.

INVESTMENT HIGHLIGHTS

Operated as Successful Goodyear Tire Repair Business For Several Decades - Current Operator Retiring

Business Equipment Not Included But Available at Additional Cost

Located on Busy Corridor With Approximately 12,000 Cars Per day

Property is Available to Owner/User or for Potential Redevelopment

Existing Hoists/Lifts Are Not Included

Large Lot at Approximately 4 Acres +/-

Environmental Report and Work Recently Completed



SECTION 2

Property Information

REGIONAL MAP

LOCAL MAP

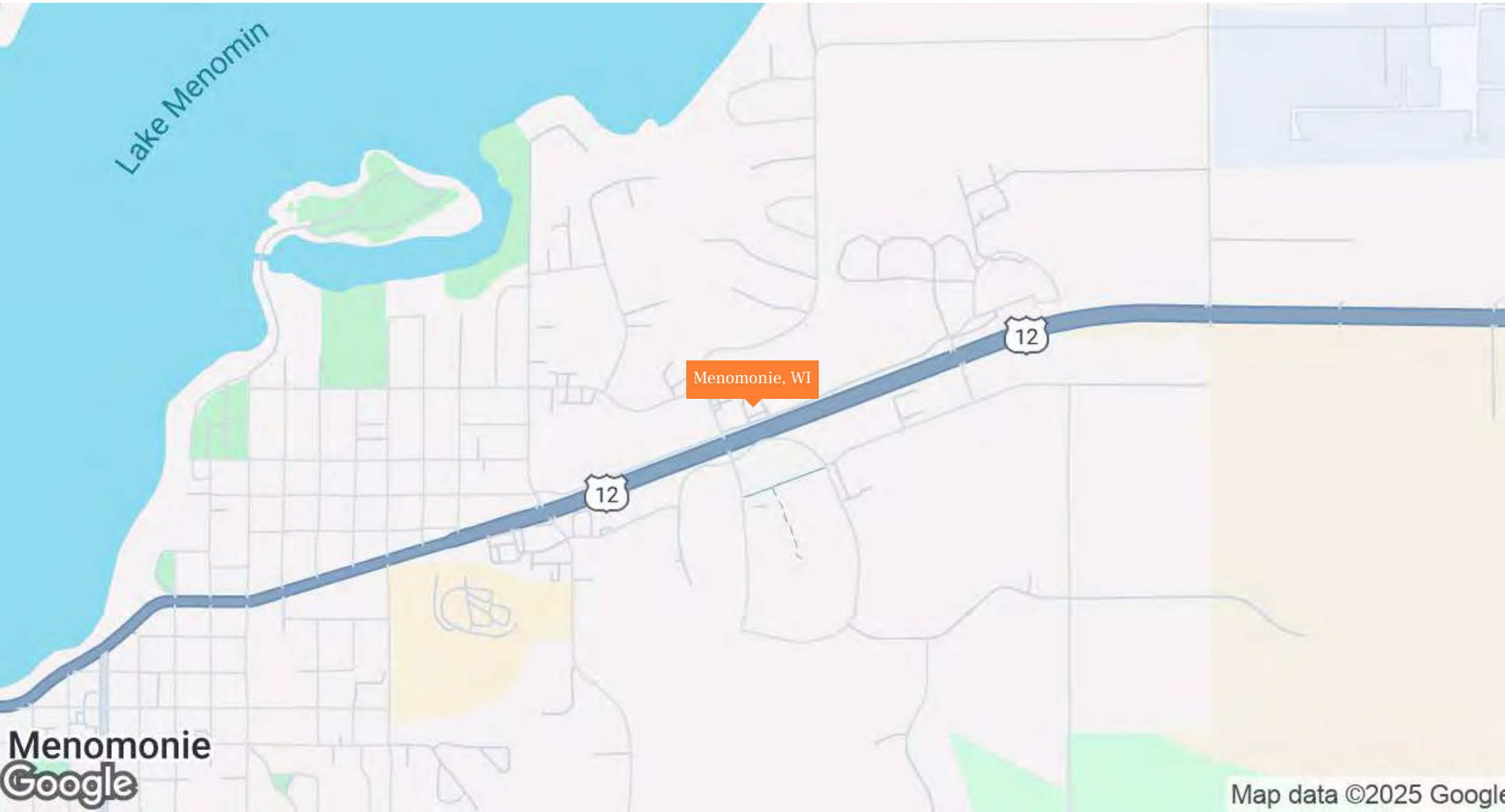
AERIAL MAP

SITE PLANS

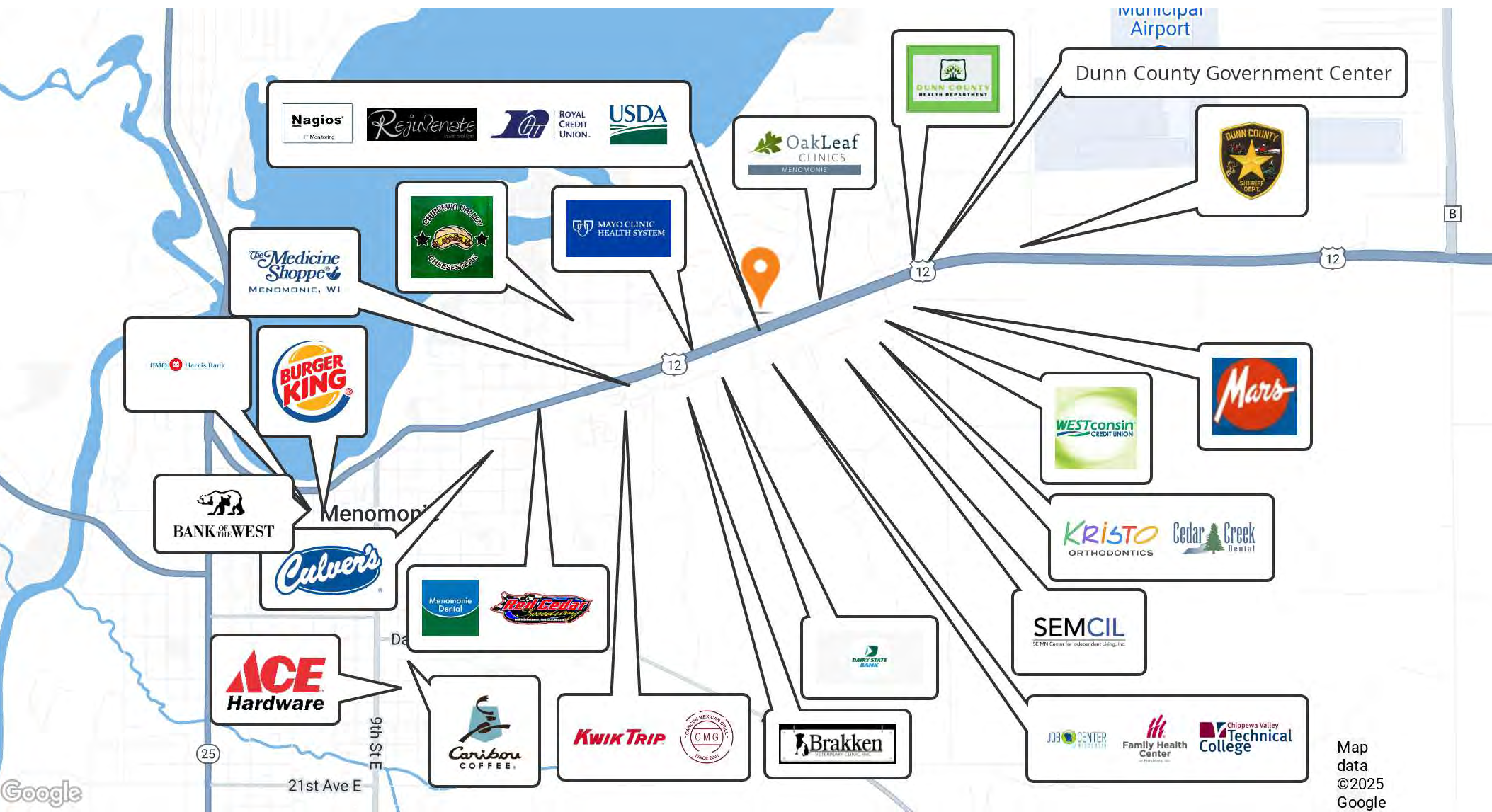
DEMOGRAPHICS

Marcus & Millichap

Former Churchill Goodyear Tire // REGIONAL MAP



LOCAL MAP // Former Churchill Goodyear Tire



Map data ©2025 Google

Former Churchill Goodyear Tire // AERIAL MAP

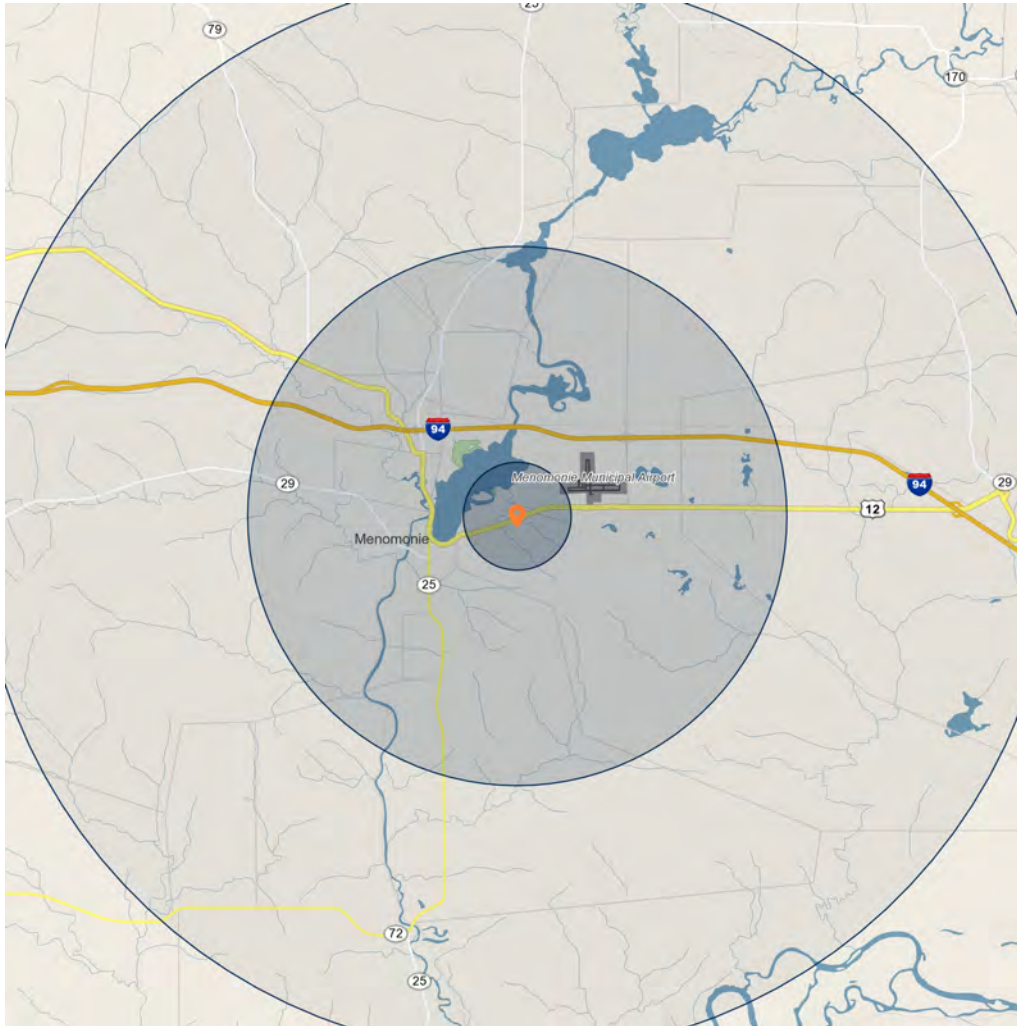


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SITE PLANS // **Former Churchill Goodyear Tire**

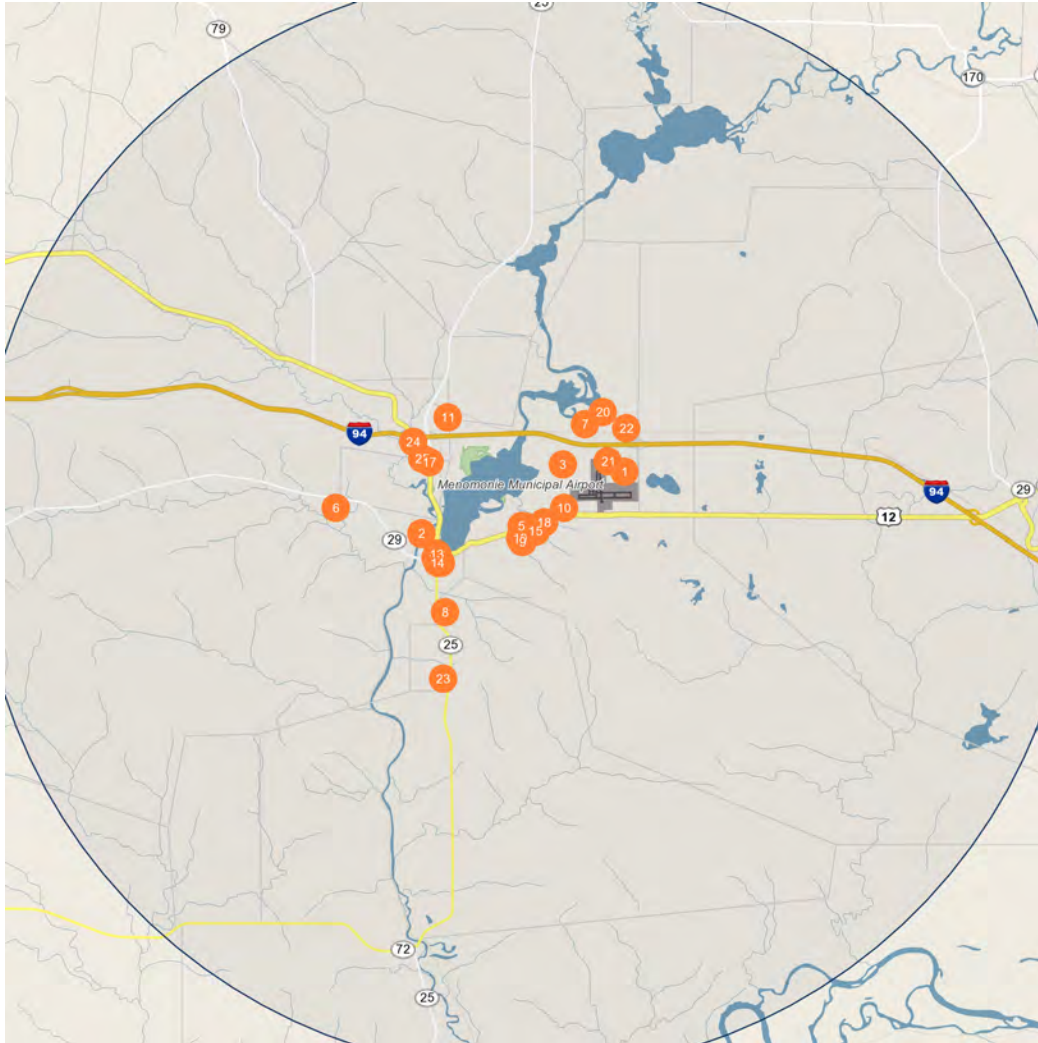


Former Churchill Goodyear Tire // DEMOGRAPHICS

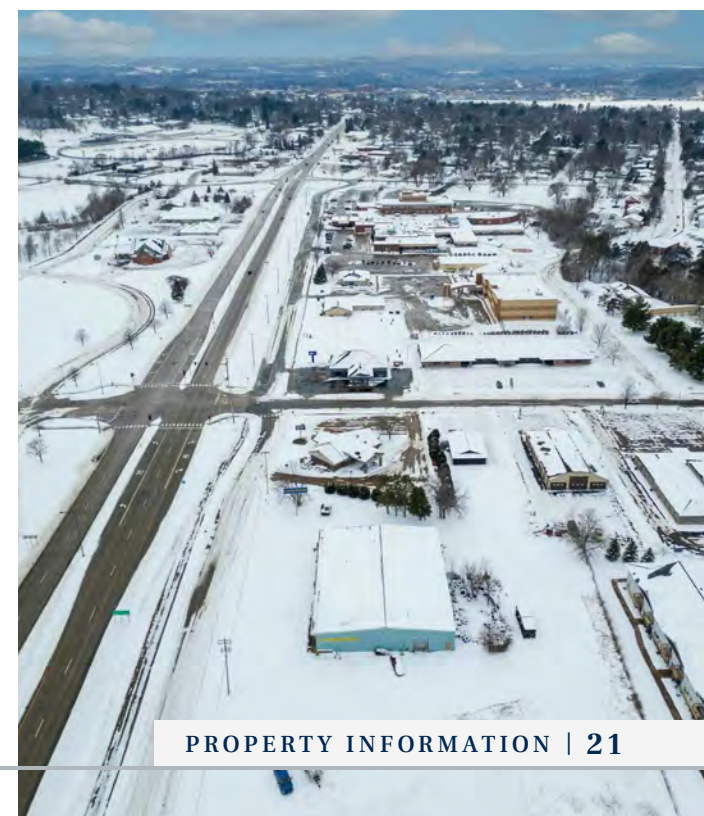


	1 Mile	5 Miles	10 Miles
POPULATION			
2028 Projection	1,873	22,405	30,957
2023 Estimate	1,859	22,202	30,657
2020 Census	1,975	22,375	30,968
2010 Census	1,809	21,550	29,696
HOUSEHOLD INCOME			
Average	\$77,890	\$77,264	\$80,613
Median	\$64,343	\$62,299	\$65,980
Per Capita	\$36,973	\$30,924	\$32,182
HOUSEHOLDS			
2028 Projection	866	8,471	11,892
2023 Estimate	859	8,361	11,733
2020 Census	852	8,305	11,655
2010 Census	779	7,705	10,842
HOUSING			
Median Home Value	\$217,331	\$217,713	\$224,676
EMPLOYMENT			
2023 Daytime Population	6,048	34,838	39,557
2023 Unemployment	3.61%	4.81%	4.31%
Average Time Traveled (Minutes)	18	20	22
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	24.93%	28.94%	31.36%
Some College (13-15)	16.46%	18.19%	18.71%
Associate Degree Only	8.53%	10.22%	11.02%
Bachelor's Degree Only	24.15%	21.72%	20.06%
Graduate Degree	21.00%	15.11%	12.97%

DEMOGRAPHICS // Former Churchill Goodyear Tire



Major Employers		Employees
1	Walmart Inc-Walmart	911
2	Conagra Brands Inc-Swiss Miss Division	384
3	3M Company-3M	330
4	University of Wisconsin-Stout-Outreach Services	290
5	Mayo Clinic Hlth Systm-Red Cedar	283
6	Veolia Envmtl Svcs N Amer Corp	278
7	Cardinal Glass Industries Inc-Cardinal Fg Company	240
8	Aurora Residential Alternatives	236
9	Phillips Medisize-Medical Molding Building II	230
10	City of Menomonie-Police Department	193
11	City of Menomonie-Menomonie Fire Department	192
12	University of Wisconsin-Stout-Learning Technology Services	183
13	University of Wisconsin-Stout-University Wisconsin - Stout	183
14	University of Wisconsin-Stout-Financial Department	183
15	Aurora Community Health Inc	172
16	University of Wisconsin-Stout-University Services Building	161
17	Courtesy Corporation-McDonalds	149
18	Westconsin Credit Union	125
19	Chippewa Vly Tchncl Clege FN-C V T C	125
20	Eirmed LLC-Trelleborg Healthcare & Med	120
21	Midwest Stainless Tech LLC	100
22	Bills Distributing Ltd-Bills Distributing	95
23	Pember Companies Inc	90
24	Fleet and Farm of Menomonie-Mills Fleet Farm	89
25	Marketplace Foods Inc-Coburn	87









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