

# 1101 E. COLLEGE DR.

1101 EAST COLLEGE DR. , MARSHALL, MN 56258

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in the bustling city of Marshall, MN, the area surrounding 1101 E. College Dr. presents an exciting opportunity for Retail/Free Standing Building tenants. Situated near popular shopping and dining destinations, tenants will benefit from the steady flow of potential customers. The thriving community also offers quick access to major highways, enhancing the property's accessibility. Nearby, tenants can enjoy the charm of downtown Marshall and explore the unique local businesses that contribute to the area's vibrant atmosphere. With its strategic location and strong community presence, this area provides an ideal setting for Retail/Free Standing Building tenants to establish a thriving business in the heart of Marshall's dynamic commercial landscape.

### PROPERTY HIGHLIGHTS

- Prominent storefront for high visibility
- Versatile and customizable interior layout
- Well-maintained property with inviting curb appeal
- Ample on-site parking for tenants and customers

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	3
Available SF:	2,000 SF
Building Size:	7,436 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,073	6,013	6,331
Total Population	4,587	13,883	14,633
Average HH Income	\$64,043	\$67,299	\$68,288

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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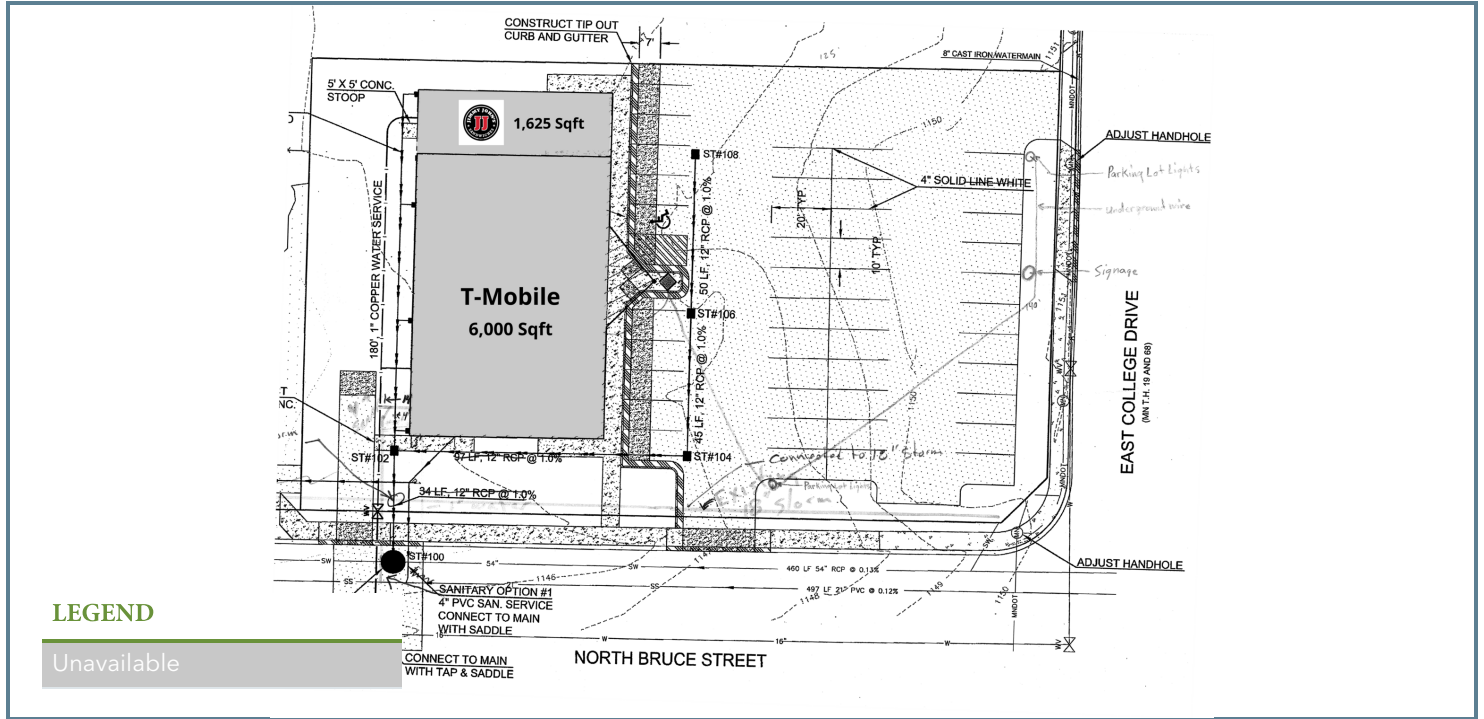
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COMMERCIAL PROPERTY

209 Powell Place  
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1101 East College Drive	T-Mobile	3,811 SF	NNN	-	-
1101 East College Drive	JIMMY JOHN'S	1,625 SF	NNN	-	-

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RETAILER MAP



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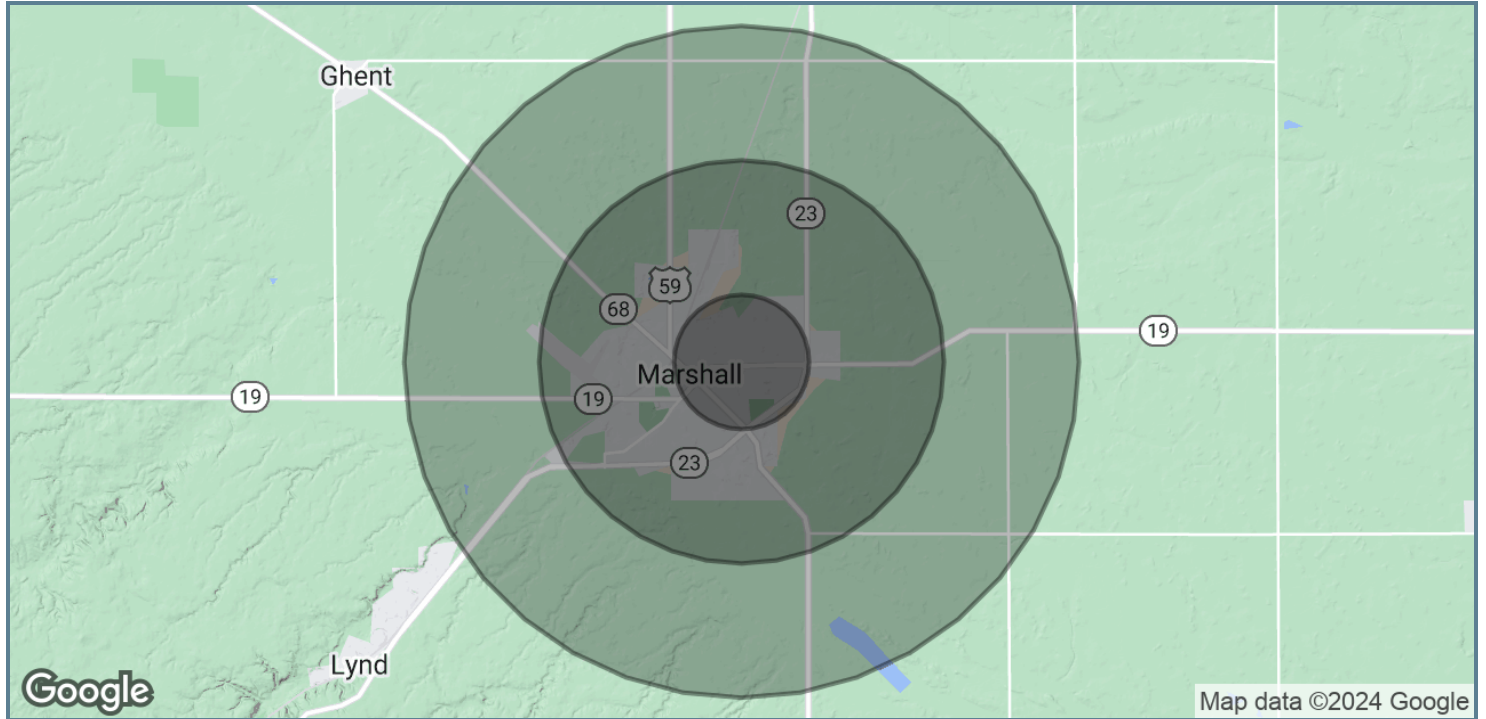
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,587	13,883	14,633
Average Age	35.9	33.7	34.0
Average Age (Male)	33.8	33.1	33.5
Average Age (Female)	39.0	36.7	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,073	6,013	6,331
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$64,043	\$67,299	\$68,288
Average House Value	\$158,816	\$150,861	\$153,847

2020 American Community Survey (ACS)

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