



**WOODCREST**  
CAPITAL, LLC

**Former Shopko  
Marshall MN**  
1200 Susan Drive | Marshall MN

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**up to 33,447 SF**  
**Pad Site: 0.65 ac**



- 71,847 SF Freestanding Building
- Lyon County, Minnesota
- Large Parking Field
- Great Visibility & Access
- Harbor Freight opened 2023!

Type	PSF
NNN's	\$ 2.03
Lease Rates	Call for Rates

Traffic Counts	
Hwy 23	9,801 VPD
E Main St	12,727 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	3,895	13,703	15,975	400,881
Households	1,637	5,403	6,240	145,592
Average HH Income	\$81,480	\$78,075	\$81,448	\$86,209

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset  
 \*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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Traffic data by Placer.ai 2021 dataset. Map locations approximate

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