

For Sale  
**Retail Outlot**  
List Price: Contact Broker



## Shopko Outlot

1200 Susan Drive, Marshall, MN

### Property Features

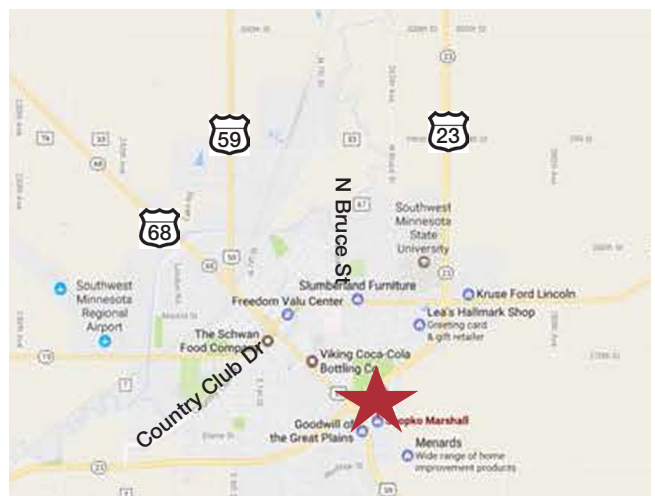
- 23,314 sq. ft. (0.65 acres)
- Retail outlot - Parcel #3
- 125' of frontage
- Utilities to site include water, sewer, gas and electric
- Commercial zoning

### Pricing

- List Price: Contact Broker
- 2016 Real Estate Taxes are \$5,316

### Location

- Located directly in front of Shopko on the intersection of Susan Drive and Highway 59
- Major area tenants are Shopko, Walmart, Menards and Runnings
- Average daily traffic counts for Highway 59 is 5,200 vehicles per day and 2,150 vehicles per day for Susan Drive



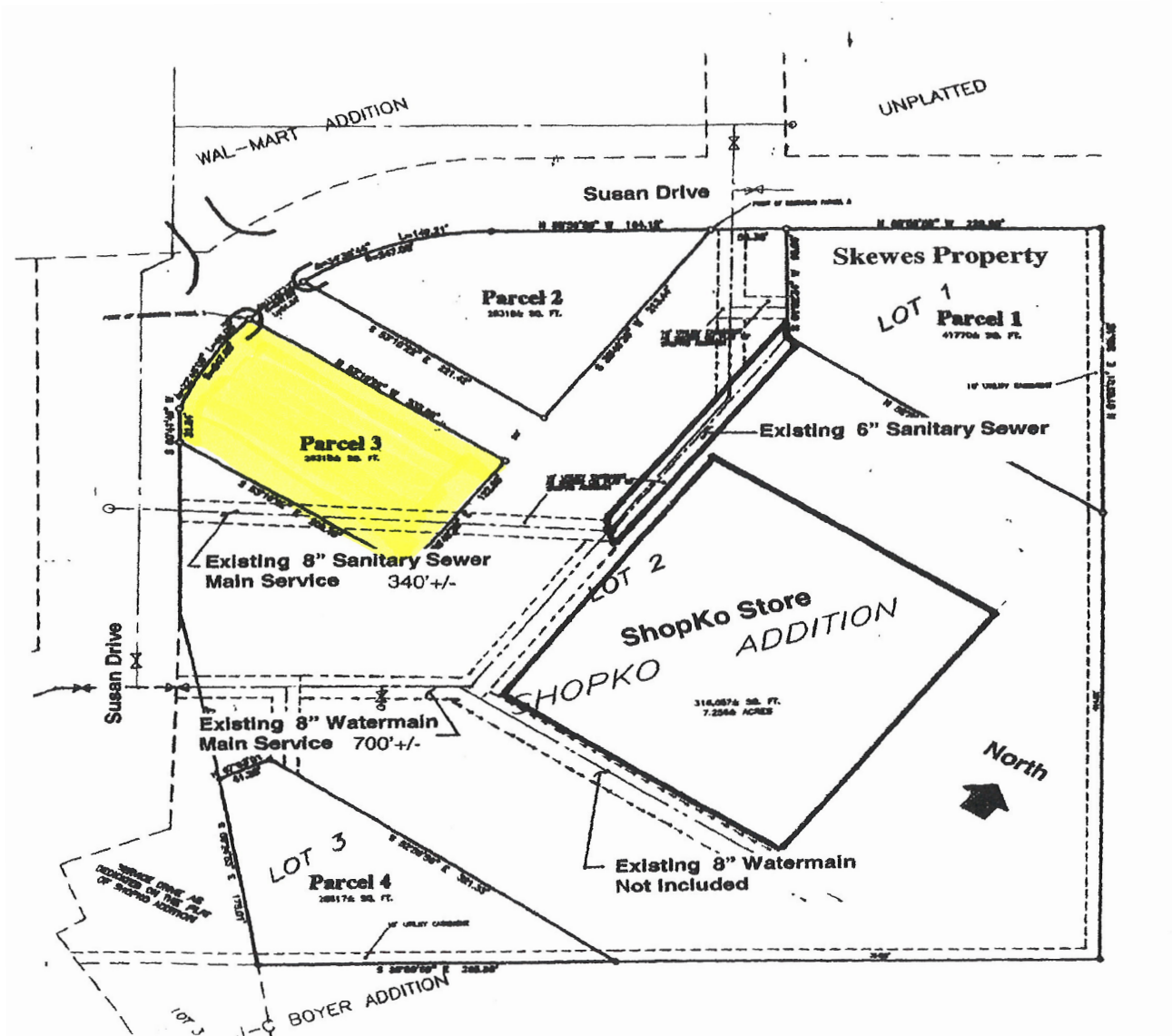
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