

Owner/User QSR - Former Taco John's
1300 E College Dr | Marshall, MN | US | Lyon County
Available SF: 1,150 | Sale Price: \$450,000



Available SF:	1,150
Total SF:	1,150
Year Built:	2015
Sale Price:	\$450,000
Last Updated:	Sep 16, 2024

Economic Development Contact

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Realtor/Owner Contact

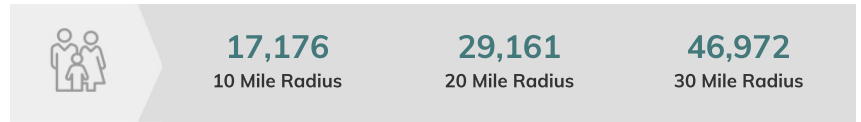
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Property and Area Description

Prime Net Lease is pleased to present a prospecting Buyer the opportunity to own a +/-1,150 SF, former Taco John's located in Marshall, Minnesota. This former Taco John's is located in Marshall, Minnesota surrounded by several major national tenants. This site is located right across the street from Burger King and other nearby tenants include McDonald's, Jimmy John's, Arby's, Dairy Queen, Applebee's, Caribou Coffee, Starbucks, Casey's, Dollar Tree, Hobby Lobby, Sears, Walmart, and many others. Marshall is a regional center in southwest Minnesota, and the county seat of Lyon County. Marshall is the headquarters of the Schwan Food Company and the home of Southwest Minnesota State University (SMSU). Schwan's Company is one of the country's largest frozen-food companies. It is a \$3 billion organization and Minnesota's third-largest privately held corporation, after Cargill and Carlson. It is also known for its frozen desserts and ice-cream manufacturing and distribution. Schwan employs about 1,500 people in Marshall. Marshall is also the site of Exelon Wind's Marshall Wind Project. SMSU is a four-year public university offering a high-quality education in the liberal arts and professions to prepare students for a life that is successful both personally and professionally. The university is located right next to this former Taco John's and had a 2022 student population count of 6,500+. Avera Marshall Regional Medical Center is also nearby whose facilities include a 76-bed long-term care facility, Avera Cancer Institute, emergency center, specialty physician clinics, imaging center and outpatient services center, all at the same convenient location. Marshall is the heart of Southwest Minnesota. Serving as a regional hub, Marshall supports the region's workforce, employment base, healthcare, education, retail, and hospitality needs. The community is for those who want to not only want to see the horizon but want to help shape it. Everyone who lives, works, and visits Marshall appreciates the big city amenities that can be found within the micropolitan. Marshall's infrastructure consists of multiple highways, a regional airport and railway. This contributes to Marshall's increase in daytime population, reaching approximately 25,000. Marshall has 14,000+ residents living within 5 miles of the location with an average household income of \$73,790 making it a perfect area for this redevelopment opportunity. Marshall is a city in Lyon County, Minnesota. Marshall is a regional center in southwest Minnesota, and the county seat of Lyon County. U.S. Route 59 and Minnesota State Highways 19, 23, and 68 are four of the main routes in the city. The city is 150 km (93 mi) northeast of Sioux Falls, South Dakota and 238 km (148 mi) southwest of Minneapolis. The City of Marshall, selected as one of The Best Small Towns in America in 1993, 1995 and 2002, stands out as one of the most vibrant and progressive cities in southwestern Minnesota. As a leader in industry, education, and technology, Marshall enjoys a regional reputation for economic vitality. Marshall is the headquarters of the Schwan Food Company and the home of Southwest Minnesota State University. The Schwan Food Company, headquartered in Marshall, is one of the largest frozen-food companies in the United States. It is a 4.2 billion dollar organization and is the third-largest privately held corporation in Minnesota after Cargill and Carlson. With approximately 22,000 employees worldwide, The Schwan Food Company has grown to become one of the largest producers of frozen pizza and egg rolls in the nation. The company is also known for its frozen desserts and premium ice cream manufacturing and distribution. Schwans employs approximately 1,500 people in Marshall. A large corn wet-milling facility operated by Archer Daniels Midland Company is located in Marshall. This was formerly run by a farmer's cooperative,

Minnesota Corn Processors, but it merged with ADM in 2002. The plant employs 250 people. Runnings Farm and Fleet is a regional retail chain with headquarters in Marshall. Other major employers in the city are US Bancorp, Affiliated Community Medical Centers (ACMC), Avera Marshall Regional Medical Center, Hy-Vee, Shopko, Runnings Farm and Fleet, Menards, Walmart Supercenter, Southwest Minnesota State University, Turkey Valley Farms, and Marshall Public Schools. Southwest Minnesota State University is a public, four year liberal arts and professional studies institution. It has an enrollment of approximately 3,500 full-time students.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No

Rail Accessible: No

Rail Infrastructure in Place: Unknown