



# TOM'S GUNS

215 W Main Street  
Marshall, WI 53590



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MARSHALL, WI 53590

**EXCLUSIVELY PRESENTED BY:**



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FSS CPA

Peak Garage Doors, LLC

Marshall Aikido

Salon TNT

United States  
Postal Service

Meadowlands  
Baptist Church

La Oaxaquena

Holy Family Catholic  
Church



W Main St

W Main St

S Pardee St

S Beebe St

S Beebe St

N Beebe St

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# PROPERTY SUMMARY

Offering Price	\$425,000.00
Building SqFt	4,339 SqFt
Year Built	1950
Lot Size (acres)	0.15
Parcel ID	0812-103-5405-6
Zoning Type	Commercial
County	Dane
Frontage	0.00 Ft
Coordinates	43.167912,-89.065679

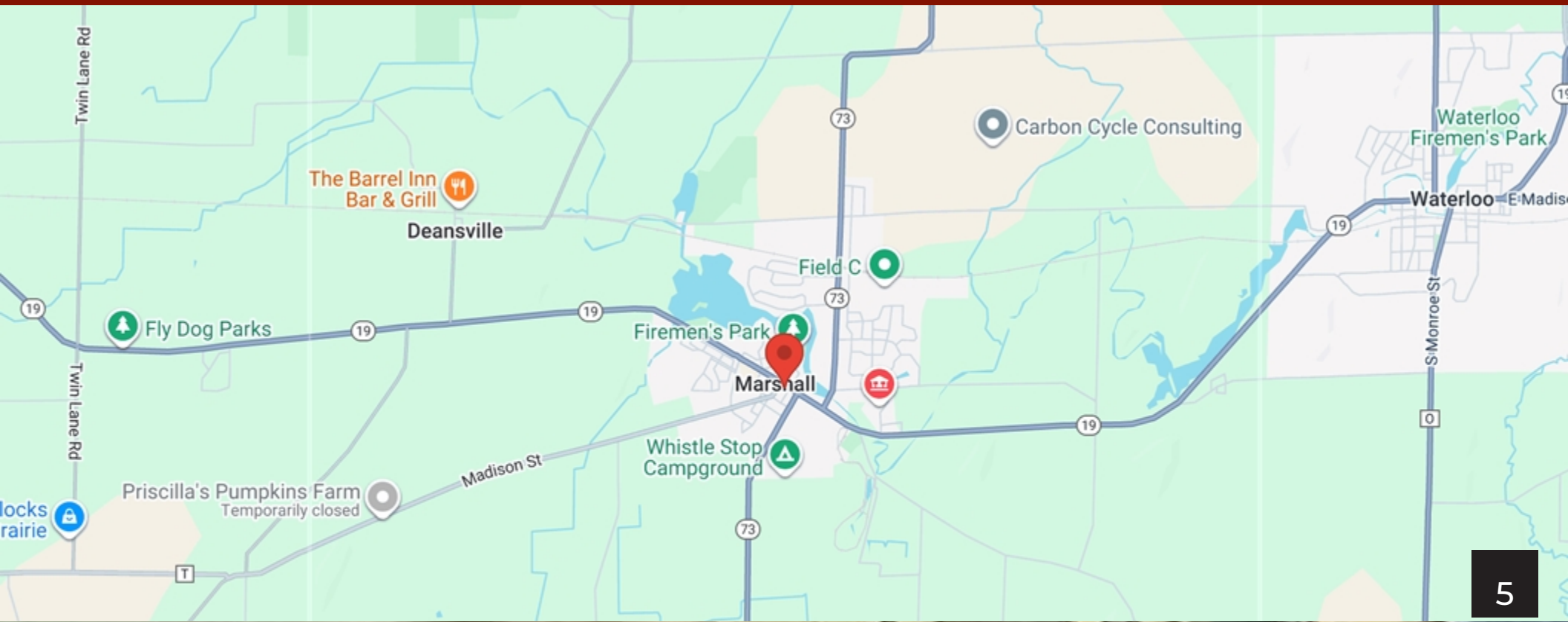
# INVESTMENT SUMMARY

Prime Mixed-Use Opportunity in Downtown Marshall. Rare find in central business district! This versatile 2-story building offers 2,800 sq ft of commercial retail space on the main level (currently gun shop), full basement, plus a spacious 3BR/1BA apartment (2,000 sq ft) with private patio upstairs—ideal for owner-occupant or investment income. Property Includes: 0.15-acre commercial lot, additional 0.15-acre residential lot with 2-car garage, central business zoning, excellent Main Street visibility. Business Opportunity: Established gun shop available with inventory and fixtures. Owner willing to guide buyer on obtaining required licensing.



# INVESTMENT HIGHLIGHTS

- Perfect Live/Work setting or lease out the apartment for more income.
- Carry on the 50 year history of gun/outdoor equipment sales or start your own business on the main floor.
- Full Basement, 2-car garage and extra lot included.
- Main Street visibility with 7,700 cars per day.







# DEMOGRAPHICS

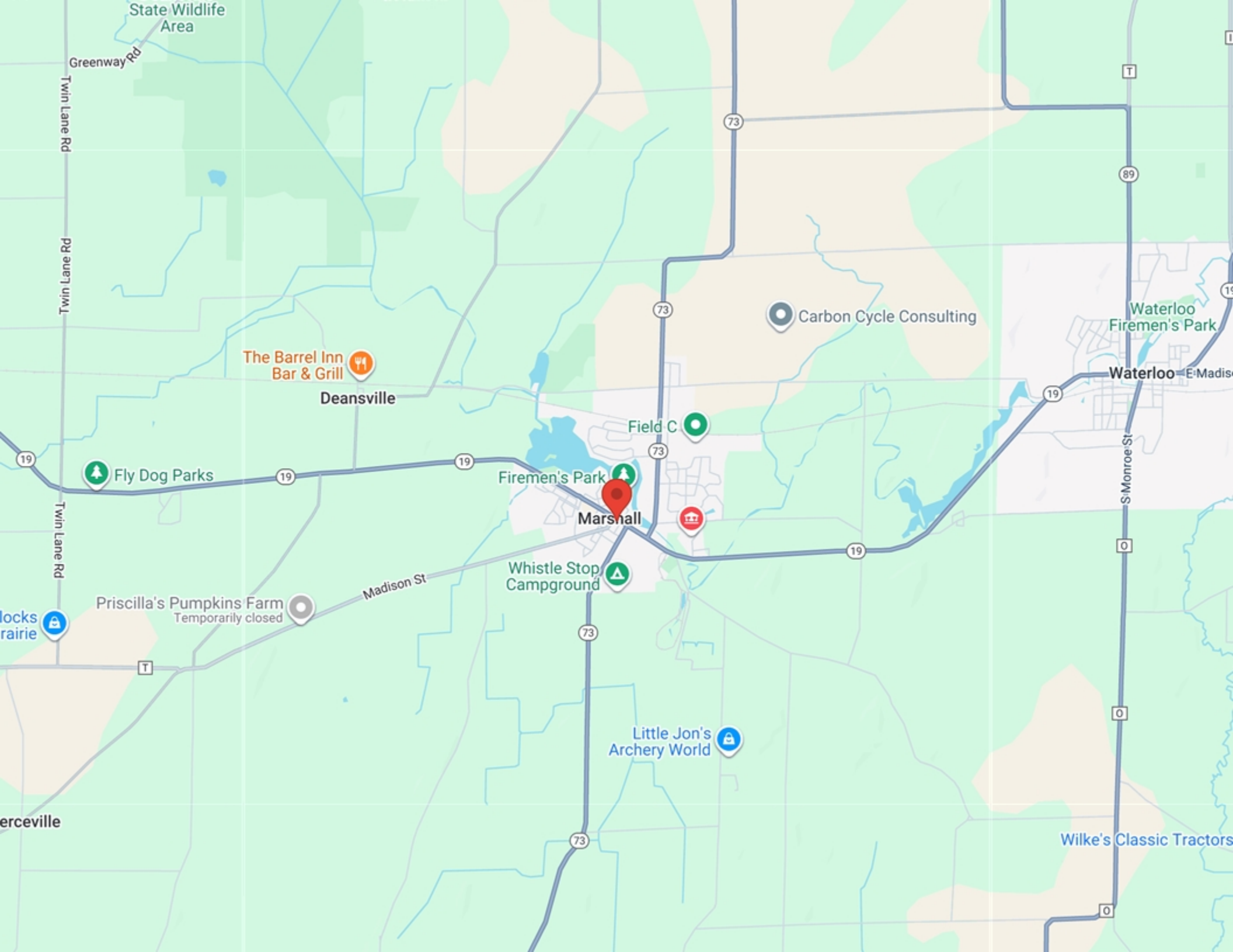
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,448	4,558	9,198
2010 Population	3,807	5,021	9,815
2025 Population	3,723	4,973	10,072
2030 Population	3,772	5,044	10,175
2025-2030 Growth Rate	0.26 %	0.28 %	0.2 %
2025 Daytime Population	2,477	3,182	7,712



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	100	131	472
\$15000-24999	168	196	245
\$25000-34999	91	112	195
\$35000-49999	122	153	307
\$50000-74999	181	238	488
\$75000-99999	205	308	555
\$100000-149999	355	480	1,034
\$150000-199999	171	234	471
\$200000 or greater	70	127	267
Median HH Income	\$ 81,817	\$ 86,161	\$ 87,243
Average HH Income	\$ 89,992	\$ 95,631	\$ 97,443

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,246	1,682	3,416
2010 Total Households	1,393	1,872	3,735
2025 Total Households	1,463	1,980	4,034
2030 Total Households	1,504	2,043	4,146
2025 Average Household Size	2.53	2.5	2.49
2025 Owner Occupied Housing	1,154	1,583	3,117
2030 Owner Occupied Housing	1,204	1,658	3,252
2025 Renter Occupied Housing	309	397	917
2030 Renter Occupied Housing	300	385	894
2025 Vacant Housing	48	66	183
2025 Total Housing	1,511	2,046	4,217





State Wildlife Area

Greenway Rd

Twin Lane Rd

Twin Lane Rd

19

Twin Lane Rd

Locks Prairie

Wilkesville

The Barrel Inn Bar & Grill

Deansville

Fly Dog Parks

Priscilla's Pumpkins Farm  
Temporarily closed

Madison St

Firemen's Park

Marshall

Whistle Stop Campground

Little Jon's Archery World

Carbon Cycle Consulting

Field C

Waterloo Firemen's Park

Waterloo E-Madison

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Wilke's Classic Tractors

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73

73

73

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