

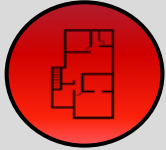
SHELBY MALL

4202-4342 MORMON COULEE ROAD, LA CROSSE, WI



KRAUS-ANDERSON®
Realty Company

SPACE AVAILABLE



Multiple spaces available
-see site plan

SHOPPING CENTER



76,033 sf retail center
anchored Ace Hardware
and Dollar Tree

LOCATION



Located within 3 miles of
the University of Wisconsin
campuses at La Crosse
and Viterbo

TRAFFIC COUNT



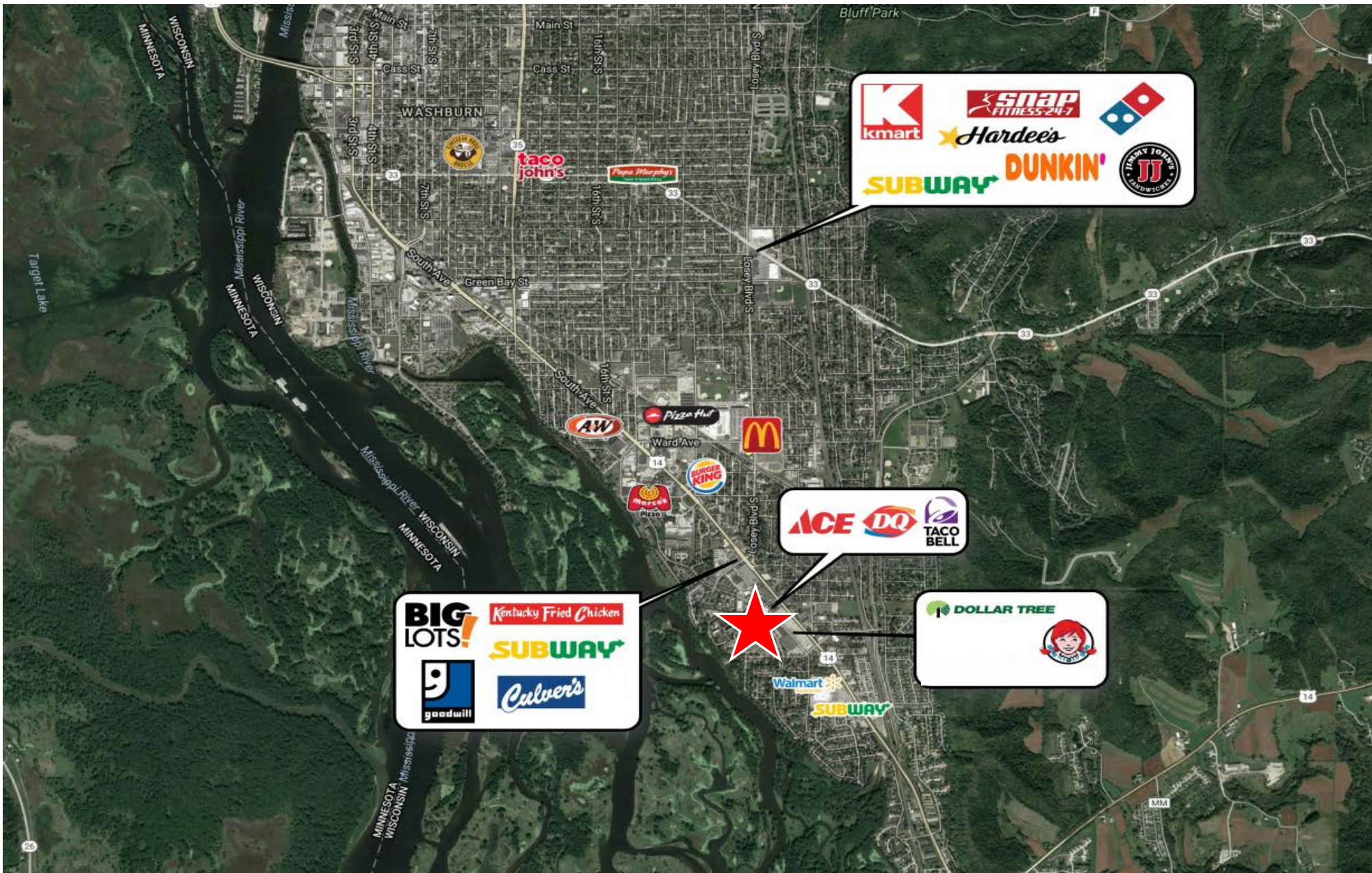
24,900/VPD on Mormon
Coulee Road



	1 Mile	3 Miles	5 Miles
POPULATION	7,046	35,063	52,034
DAYTIME POP	7,484	36,994	58,594
HOUSEHOLDS	3,432	15,713	21,715
HOUSEHOLD INCOME	65,617	73,351	67,720



Retail Aerial



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LA CROSSE, WI



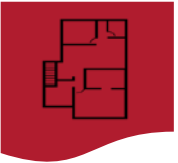


Aerial View

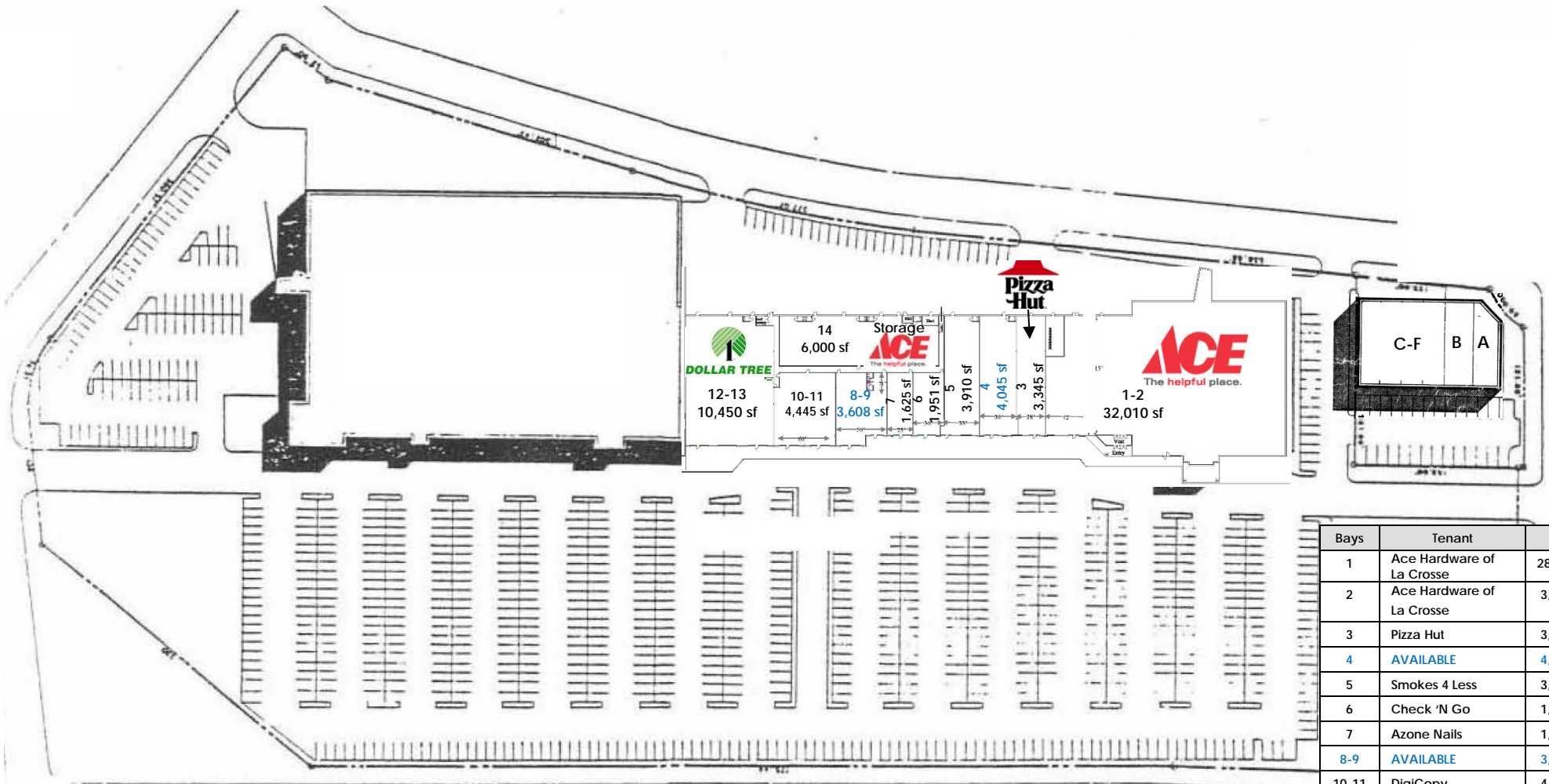


SHELBY MALL
LA CROSSE, WI





Site Plan



Bays	Tenant	SF
1	Ace Hardware of La Crosse	28,070
2	Ace Hardware of La Crosse	3,940
3	Pizza Hut	3,345
4	AVAILABLE	4,045
5	Smokes 4 Less	3,910
6	Check 'N Go	1,951
7	Azone Nails	1,625
8-9	AVAILABLE	3,608
10-11	DigiCopy	4,445
12-13	Dollar Tree	10,450
14	Ace Storage	6,000

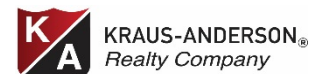
Bays	Tenant	SF
A	China Star Restaurant	1,849
B	Batteries Plus	2,249
C-F	Pet Me Scratch Me	6,421

Shelby Mall Shopping Center
 Site Area 17,0557 Acres
 Leaseable Area 75,908 SF
 Parking Stalls 928

STATE HWY 14/61

4/2/24

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