

# 1709 1ST STREET SOUTH

Wilmar, Minnesota 56201



**MID-AMERICA**<sup>®</sup>  
Real Estate-Minnesota, LLC

**AVAILABLE FOR LEASE**



**RETAIL OPPORTUNITY**

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## address

1709 1st Street South  
Willmar, MN 56201



## availability

1,200 SF

## gla

6,500 SF

## rates (budgeted psf)

**CAM** \$2.09

**INS** \$0.45

**RE TAX** \$5.19

**TOTAL** \$7.73

## features

- Three tenant outlot building to the Kandi Mall
- Regional shopping area serving residents and visitors of west/central MN
- Strong co-tenants Starbucks and Aspen Dental
- Ample Parking

## traffic counts

- 16,700 VPD on Highway 71

## co-tenants



**AspenDental**

## area retailers

**JCPenney** **Walmart**

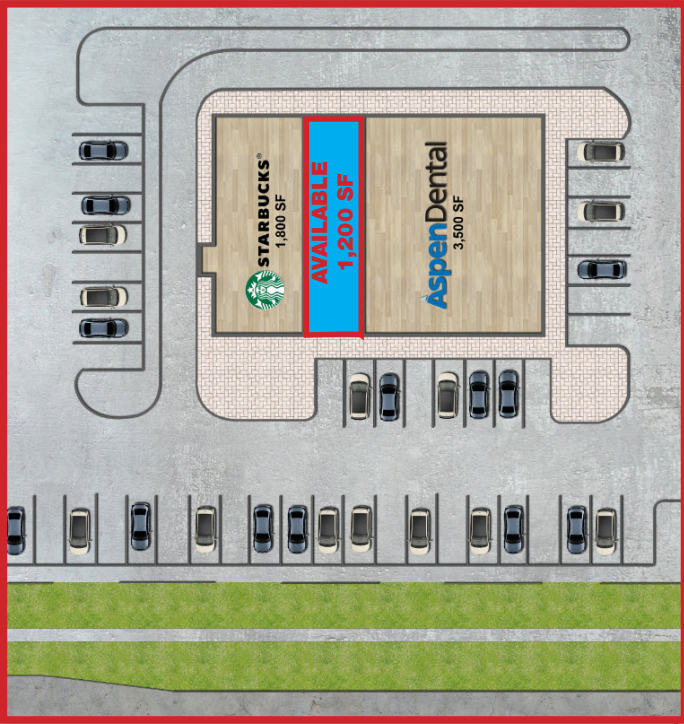
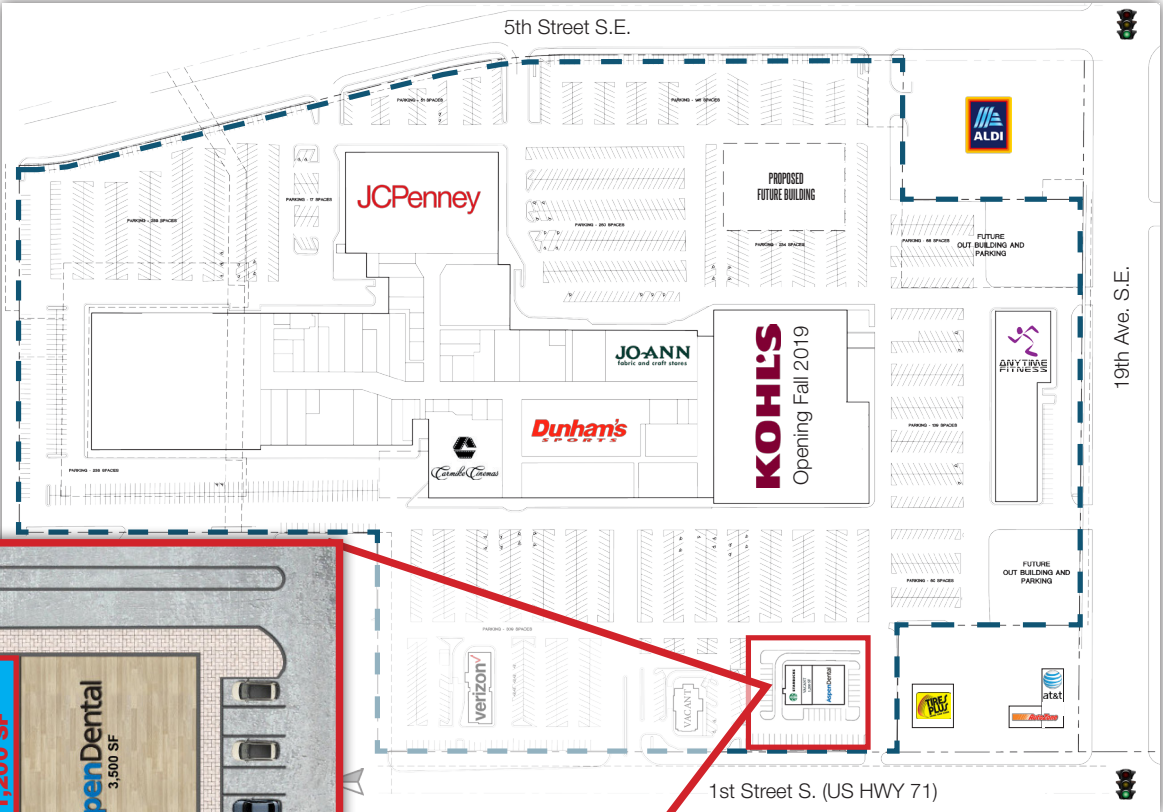
**JOANN** **KOHL'S**  
fabric and craft stores

**verizon** **Walgreens**

## demographics

	1 MILE	3 MILE	5 MILE
POPULATION	7,598	22,145	49,304
HOUSEHOLDS	3,068	8,598	19,525
AVG HOUSEHOLD INCOME	\$43,171	\$47,644	\$56,631
DAYTIME POPULATION	10,180	29,967	48,997

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