



WILLOW CREEK PLAZA

OFFICE / RETAIL SUITE AVAILABLE



FOR LEASE

\$14.50 / RSF NNN
4,690 - 11,585 RSF

SIZE

- Suite 925: 4,690 RSF
- Suite 917: 6,895 RSF
- Or combine for 11,585 SF

PRICE

- \$14.50 / RSF NNN
- Estimated NNNs: \$3.18 / RSF
- TIA: \$10.00 / SF

LOCATION

- Dynamic Walmart Supercenter shadow-anchored strip center located near Starbucks Coffee, Hampton Inn & Suites, Buffalo Wild Wings, Qdoba, Pearl Vision and more. Easy access to SD Hwy 212 and I-29.

DESCRIPTION

- One of the best positioned retail locations in Watertown
- Co-tenants include Jimmy John's, Sally Beauty Supply, Great Clips and Dollar Tree
- Suite 925 consists of a reception area, work room, conference rooms, large conference / classroom settings, offices, ADA compliant restrooms, server room, break room and a cubicle area
- Suite 917 is available 12/1/20 and is formerly utilized for the Department of Veteran's Affairs. The floorplan consists of several exam rooms, a lab, reception and waiting area, and break room
- Contact Broker for additional information

Find out more at lloydcompanies.com

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Suite 925



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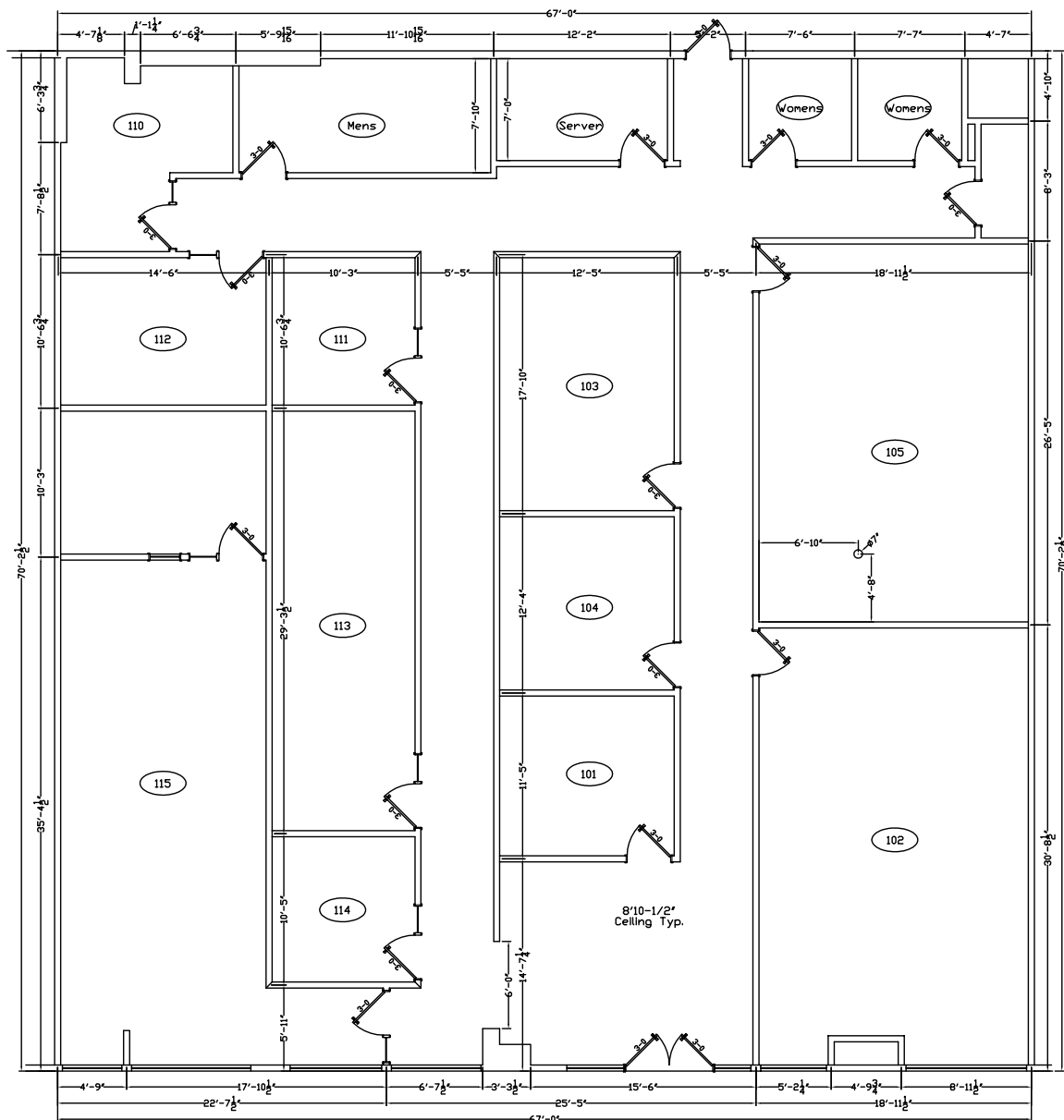
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Suite 925 Floor Plan



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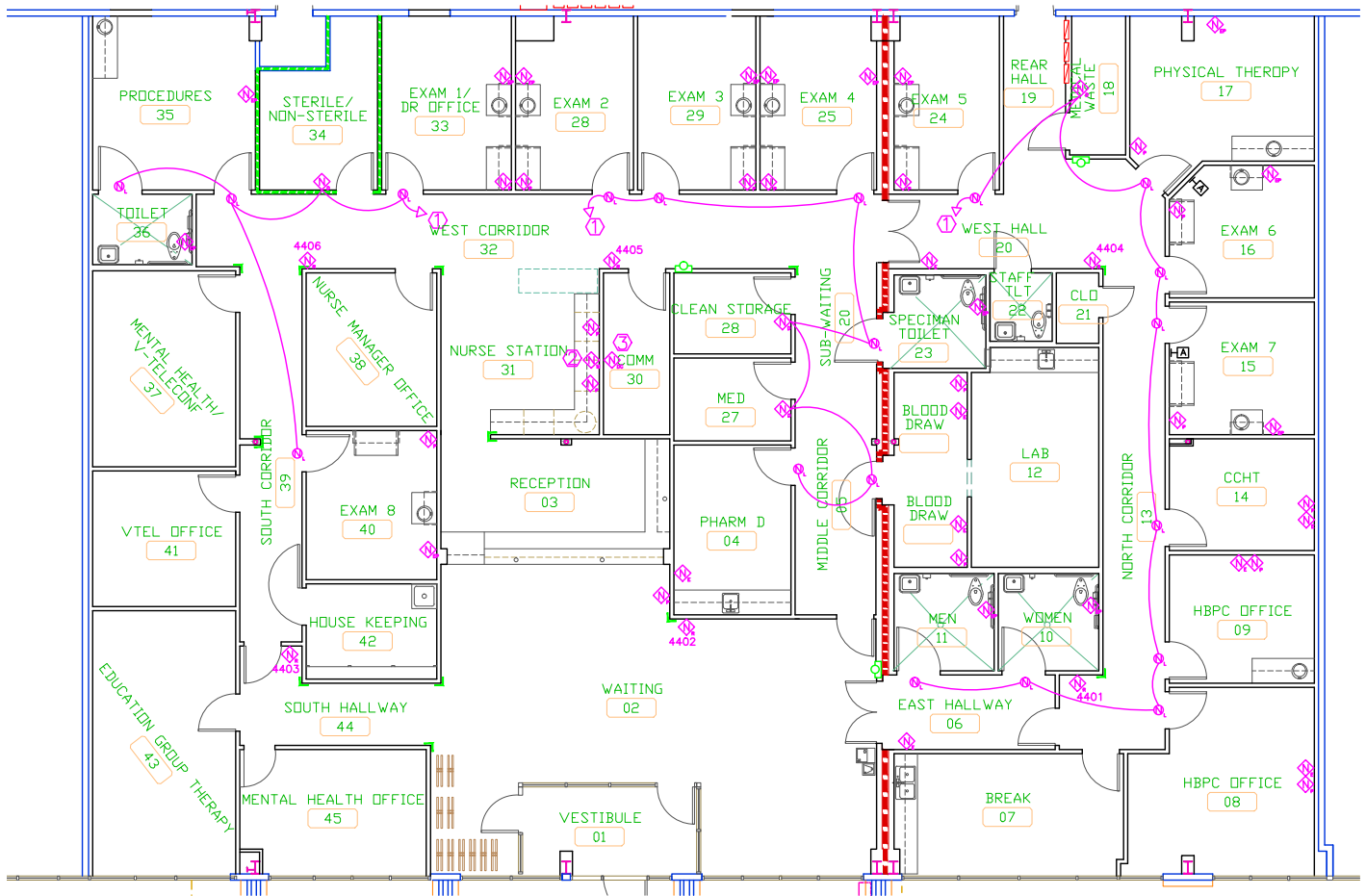
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Suite 917 Floor Plan



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Suite 925 Interior Pictures



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Exterior Pictures



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Market Profile

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	316	14,249	19,768
2010 Total Population	313	15,167	20,848
2019 Total Population	341	15,979	21,986
2019 Group Quarters	4	335	369
2024 Total Population	355	16,401	22,621
2019-2024 Annual Rate	0.81%	0.52%	0.57%
2019 Total Daytime Population	2,549	19,119	24,943
Workers	2,420	12,392	15,686
Residents	129	6,727	9,257
Household Summary			
2000 Households	129	6,066	8,118
2000 Average Household Size	2.40	2.30	2.39
2010 Households	144	6,711	8,961
2010 Average Household Size	2.15	2.21	2.29
2019 Households	159	7,120	9,517
2019 Average Household Size	2.13	2.20	2.27
2024 Households	166	7,335	9,820
2024 Average Household Size	2.11	2.19	2.27
2019-2024 Annual Rate	0.87%	0.60%	0.63%
2010 Families	88	3,870	5,341
2010 Average Family Size	2.67	2.86	2.92
2019 Families	94	4,018	5,544
2019 Average Family Size	2.67	2.87	2.93
2024 Families	97	4,107	5,674
2024 Average Family Size	2.67	2.87	2.93
2019-2024 Annual Rate	0.63%	0.44%	0.46%
Housing Unit Summary			
2000 Housing Units	143	6,575	8,776
Owner Occupied Housing Units	71.3%	57.4%	60.4%
Renter Occupied Housing Units	18.9%	34.9%	32.1%
Vacant Housing Units	9.8%	7.7%	7.5%
2010 Housing Units	157	7,134	9,518
Owner Occupied Housing Units	61.1%	56.4%	59.0%
Renter Occupied Housing Units	30.6%	37.7%	35.2%
Vacant Housing Units	8.3%	5.9%	5.9%
2019 Housing Units	172	7,671	10,246
Owner Occupied Housing Units	56.4%	50.5%	53.4%
Renter Occupied Housing Units	36.6%	42.3%	39.4%
Vacant Housing Units	7.6%	7.2%	7.1%
2024 Housing Units	180	7,907	10,580
Owner Occupied Housing Units	55.6%	50.9%	53.8%
Renter Occupied Housing Units	36.7%	41.9%	39.0%
Vacant Housing Units	7.8%	7.2%	7.2%
Median Household Income			
2019	\$53,144	\$49,369	\$49,310
2024	\$55,861	\$52,292	\$52,565
Median Home Value			
2019	\$165,625	\$168,342	\$174,439
2024	\$165,625	\$185,267	\$193,642
Per Capita Income			
2019	\$27,394	\$28,403	\$28,786
2024	\$30,349	\$31,967	\$32,475
Median Age			
2010	36.5	36.0	36.4
2019	38.3	37.6	37.8
2024	39.4	38.4	38.6

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