



FOR LEASE

FREESTANDING BUILDING

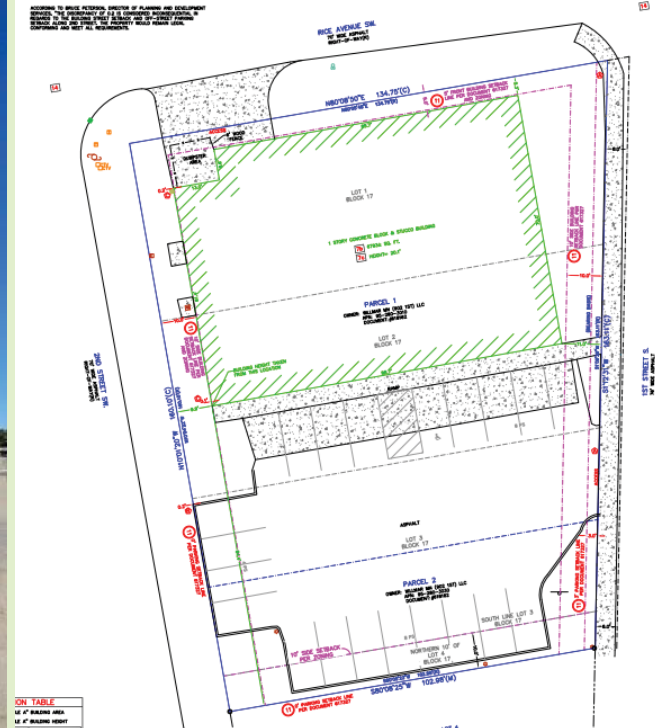
902 1st Street South WILLMAR, MN 56201

SQUARE FOOTAGE: 6,793 SF Building

TAX: \$2.50/SF

FEATURES:

- 6,793 SF Building with private parking lot and large Pylon Sign.
- Located on 1st Street S (busy main feeder thru town)
- Building built in 2015 in great shape



**FOR MORE INFORMATION
PLEASE CONTACT:**

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EST. DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Population	14,904	22,694	28,400
Employee Population	13,129	19,667	21,464
Median HH Income	\$50,687	\$53,936	\$57,428
TRAFFIC COUNTS			
County Rd 71 / 1st Street South	15,600 VPD		
Willmar Avenue SW	9,000 VPD		

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