



FOR SALE OR LEASE

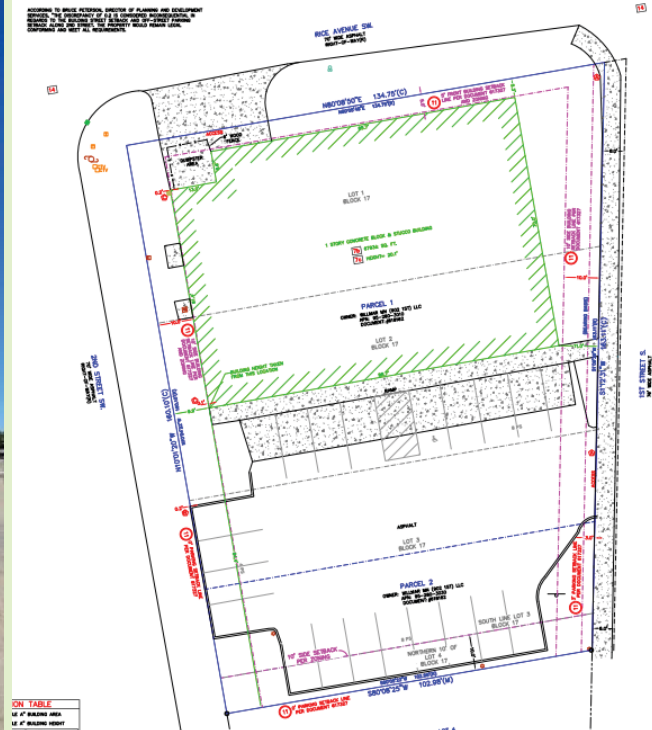
FREESTANDING BUILDING

902 1st Street South WILLMAR, MN 56201

SQUARE FOOTAGE: 6,792 SF Building

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
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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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