



FOR SALE OR LEASE

FORMER OFFICE MAX

1901 1st Street South WILLMAR, MN 56201

SQUARE FOOTAGE: 23,340 SF

FEATURES:

- Main and Main Corner in Town
- Large Pylon Sign
- Area Tenants: Cub Foods; Super Walmart; Carris Health Hospital; Willmar Airport; Home Depot; Runnings Farm and Fleet; Target; Slumberland; Menards; Aldi Foods; Harbor Freight Tools; JoAnn Fabric; Kohls Department Store; Cash Wise Liquor; Walgreens.



**FOR MORE INFORMATION
PLEASE CONTACT:**

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EST. DEMOGRAPHICS	8 MINUTES	15 MINUTES	30 MINUTES
Population	26,122	41,192	84,332
Employees	20,540	25,131	43,301
Median Income	\$56,120	\$60,996	\$61,722
TRAFFIC COUNTS			
CR 71 / 1st Street - From North	15,600 VPD		
CR 71 / 1st Street - From South	16,700 VPD		
19th Ave SW	12,700 VPD		
19th Ave SE	8,400 VPD		

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