

LAND PARCEL NEXT TO DAIRY QUEEN

2200 1st St S  
Willmar, MN

For Sale or Ground Lease

**Kwik Trip**

1st St S  
16,700 VPD

**SITE**

**UPLAND**  
REAL ESTATE GROUP, INC.

50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600  
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Clips

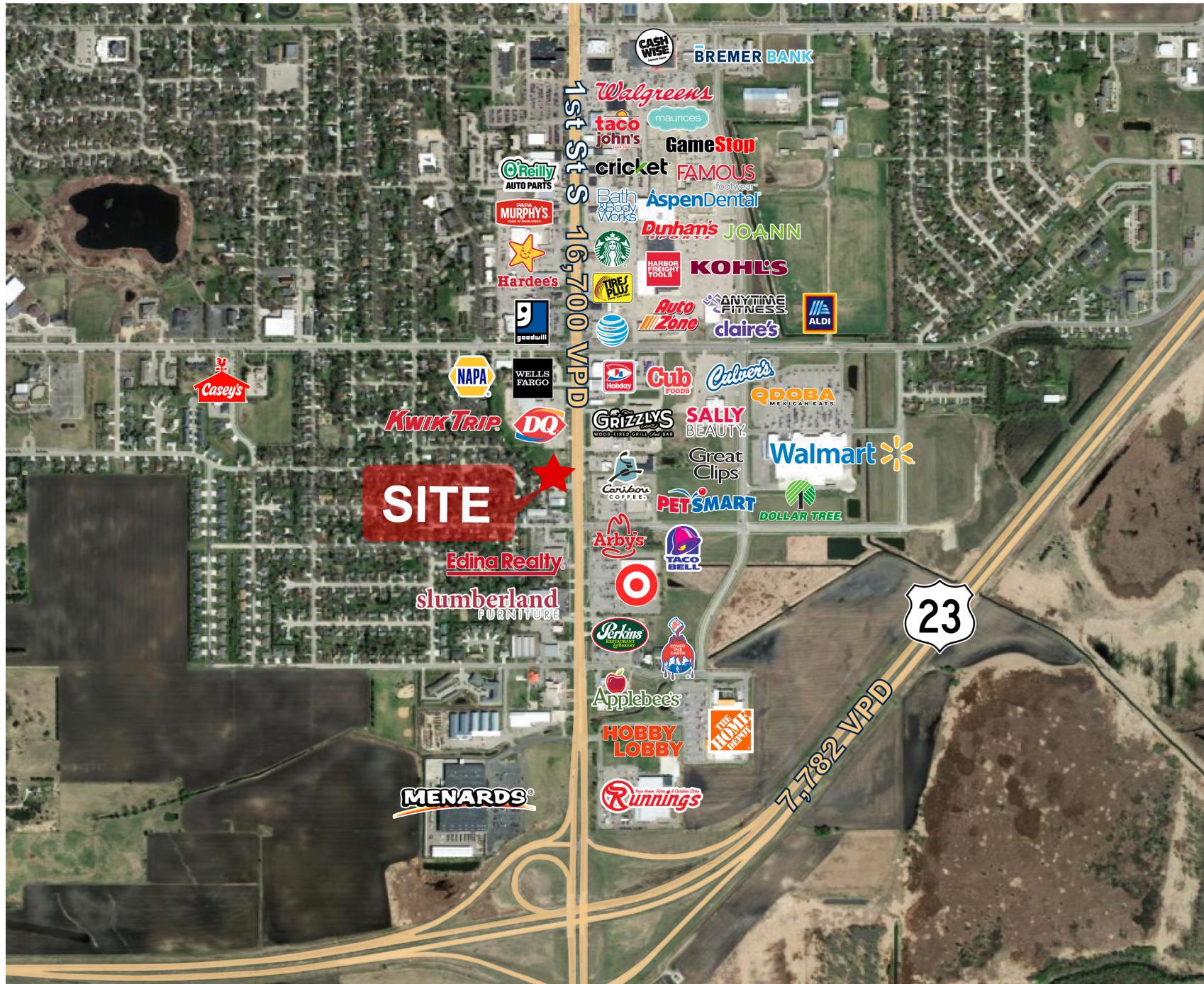
<b>ADDRESS</b>	2200 1st St S
<b>CITY, STATE</b>	Willmar, MN 56201
<b>LOT SIZE</b>	1.1 Acres
<b>APPROX. SIZE</b>	$8,495 + 39,455 = 47,950 \text{ SF}$
<b>SALE PRICE</b>	Negotiable
<b>SURVEY</b>	See Attached
<b>LEASE RATE</b>	Negotiable

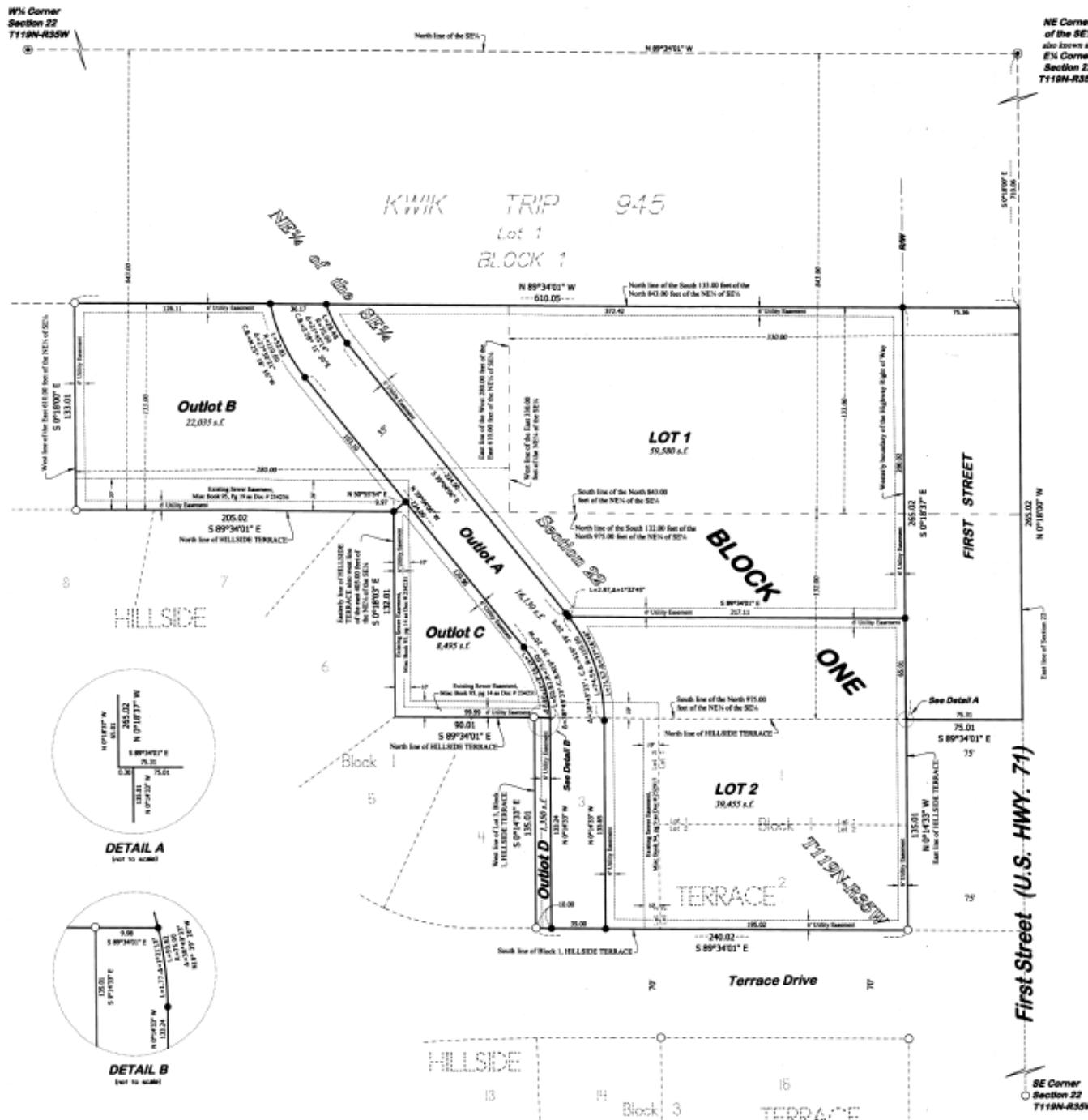


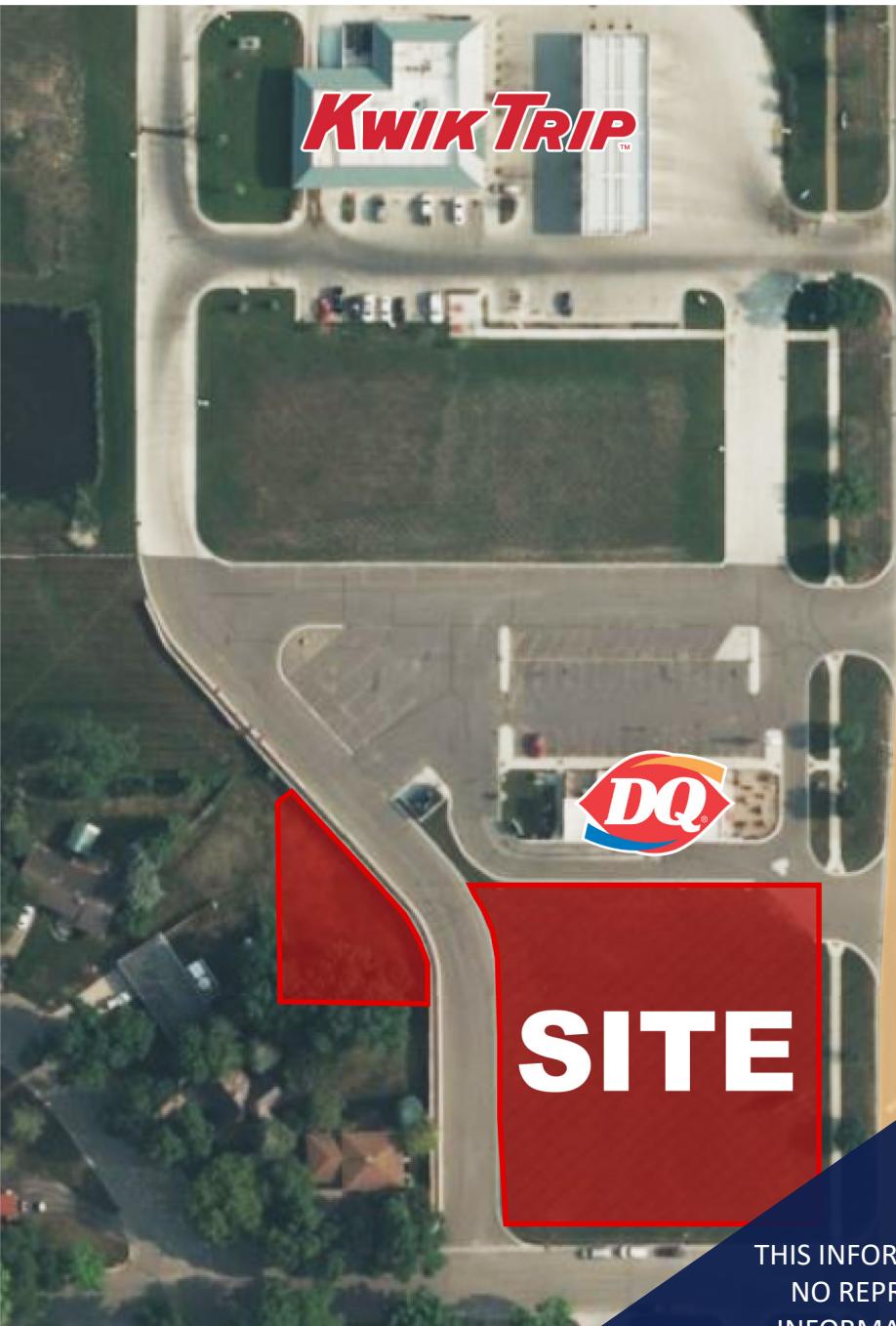
## HIGHLIGHTS

- Best trade area in Willmar, MN
- Near medical and retail
- Multiple national retailers
- Connector between trade areas

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	5,422	19,083	21,760
<b>MEDIAN AGE</b>	36.3	35.8	35.5
<b>MEDIAN HH INCOME</b>	\$46,879	\$51,343	\$52,651
<b>AVERAGE HH INCOME</b>	\$59,290	\$64,264	\$66,177

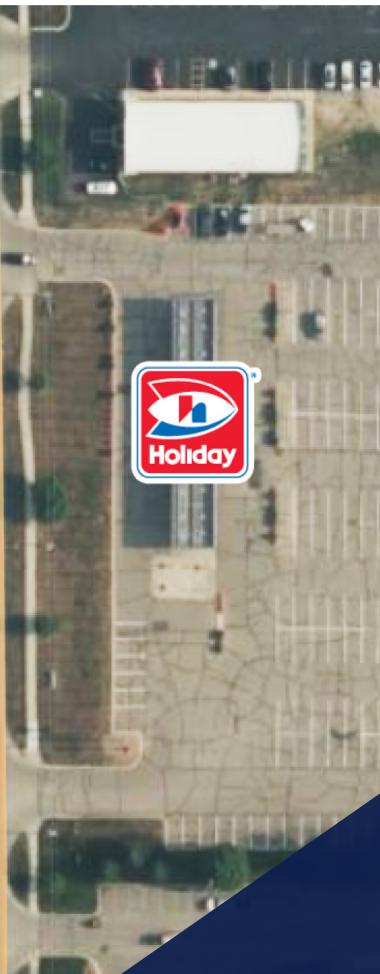






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