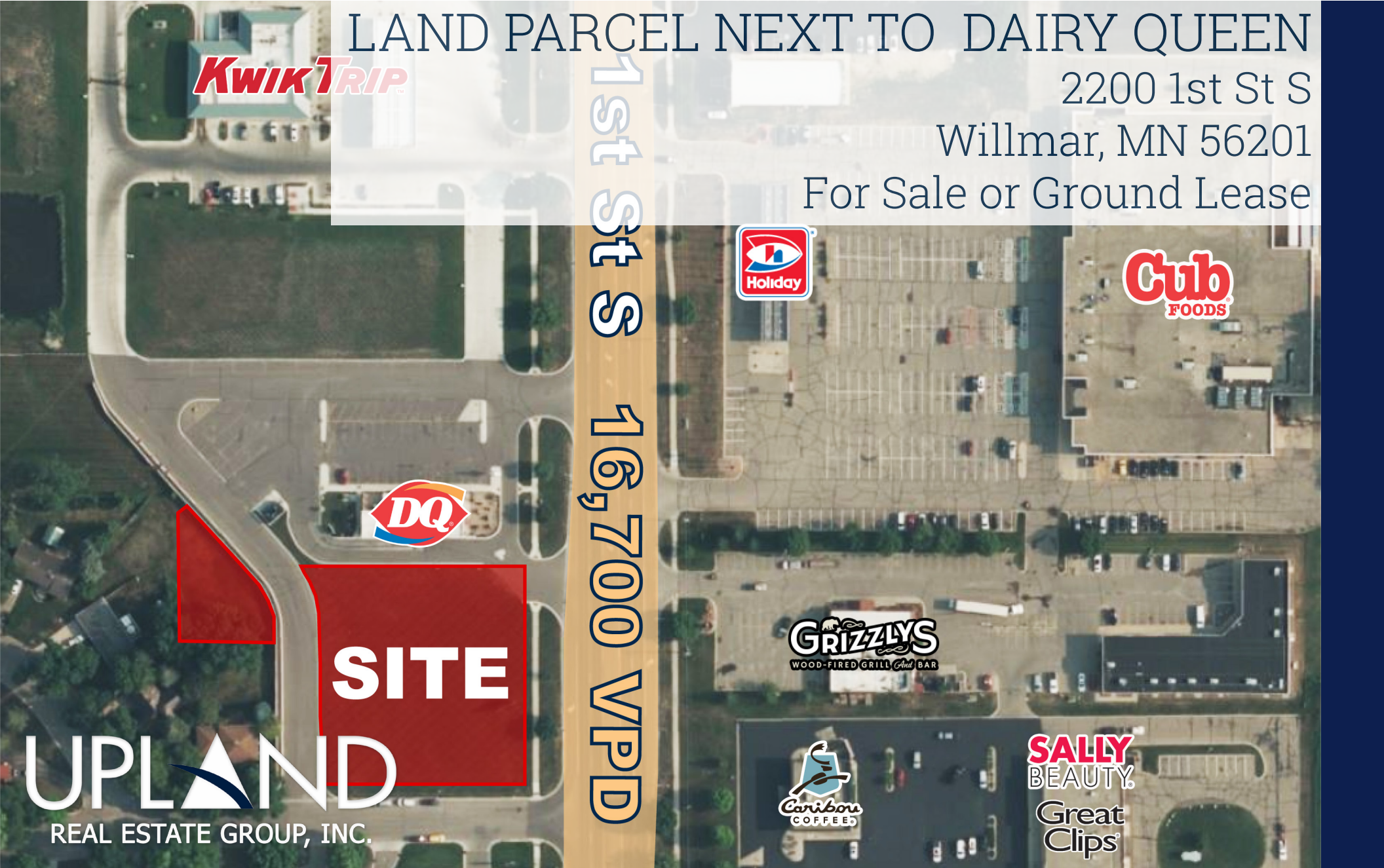




KwikTrip

LAND PARCEL NEXT TO DAIRY QUEEN

2200 1st St S

Willmar, MN 56201

For Sale or Ground Lease

1st St S 16,700 VPD



UPLAND
REAL ESTATE GROUP, INC.

SITE

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
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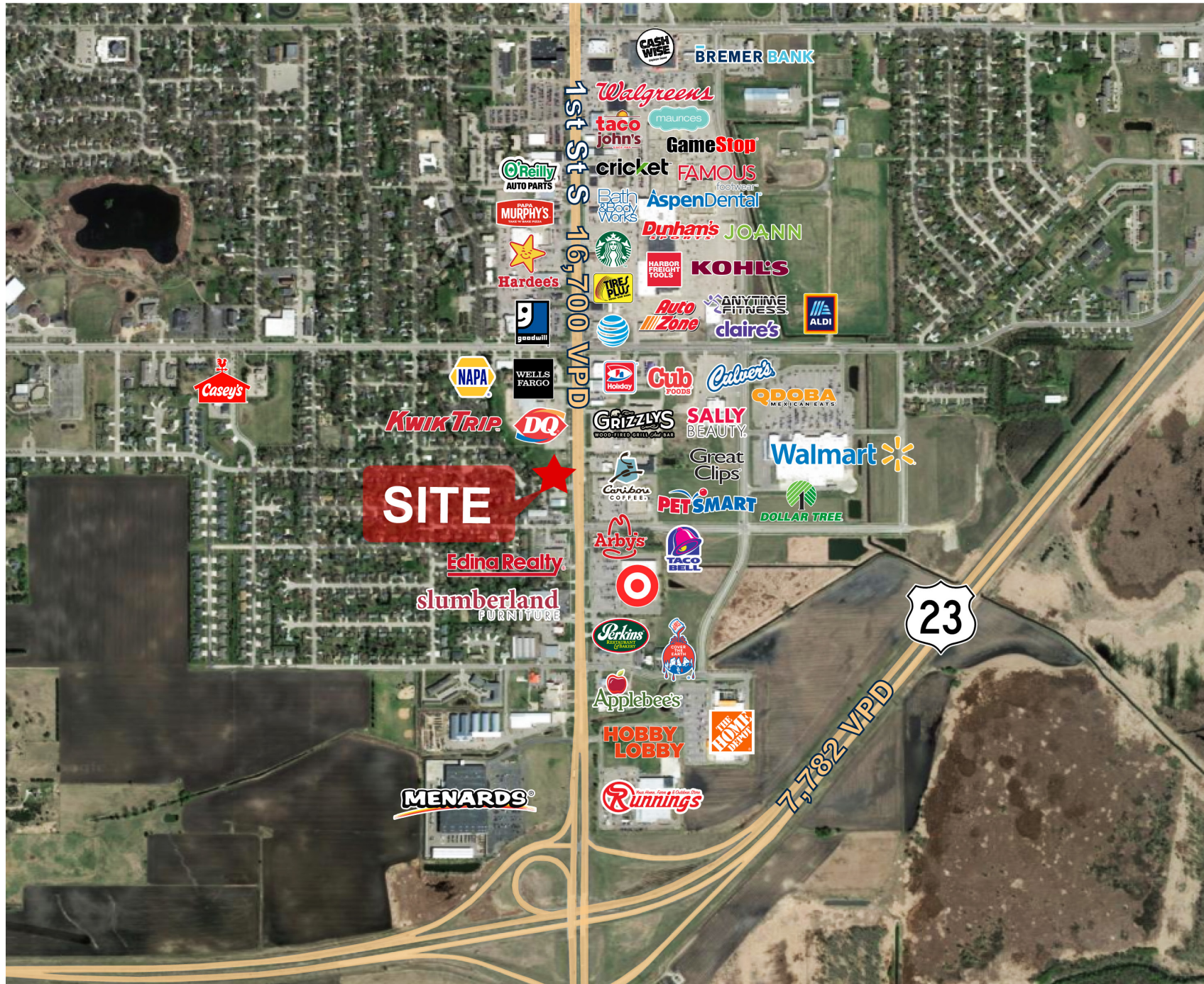
ADDRESS	2200 1st St S
CITY, STATE	Willmar, MN 56201
LOT SIZE	1.1 Acres
APPROX. SIZE	8,495 + 39,455 = 47,950 SF
SALE PRICE	Negotiable
SURVEY	See Attached
LEASE RATE	Negotiable

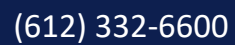


HIGHLIGHTS

- 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
POPULATION	5,699	20,788	23,400
MEDIAN AGE	35.0	34.6	34.8
MEDIAN HH INCOME	\$65,164	\$66,831	\$68,784
AVERAGE HH INCOME	\$74,060	\$80,710	\$84,442





An aerial photograph of a commercial property. A large red rectangle highlights a specific area, labeled 'SITE'. Surrounding this area are logos for 'Kwik Trip', 'DQ', 'Holiday', 'Cub Foods', 'Grizzlys', and 'Sally Beauty'. A vertical yellow banner with the text '1st St S 16,700' is positioned to the right of the highlighted site.

Kwik Trip

1st St S 16,700

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