



FORMER DOLLAR GENERAL
704 N Willow Street
Royalton, MN 56373
For Lease



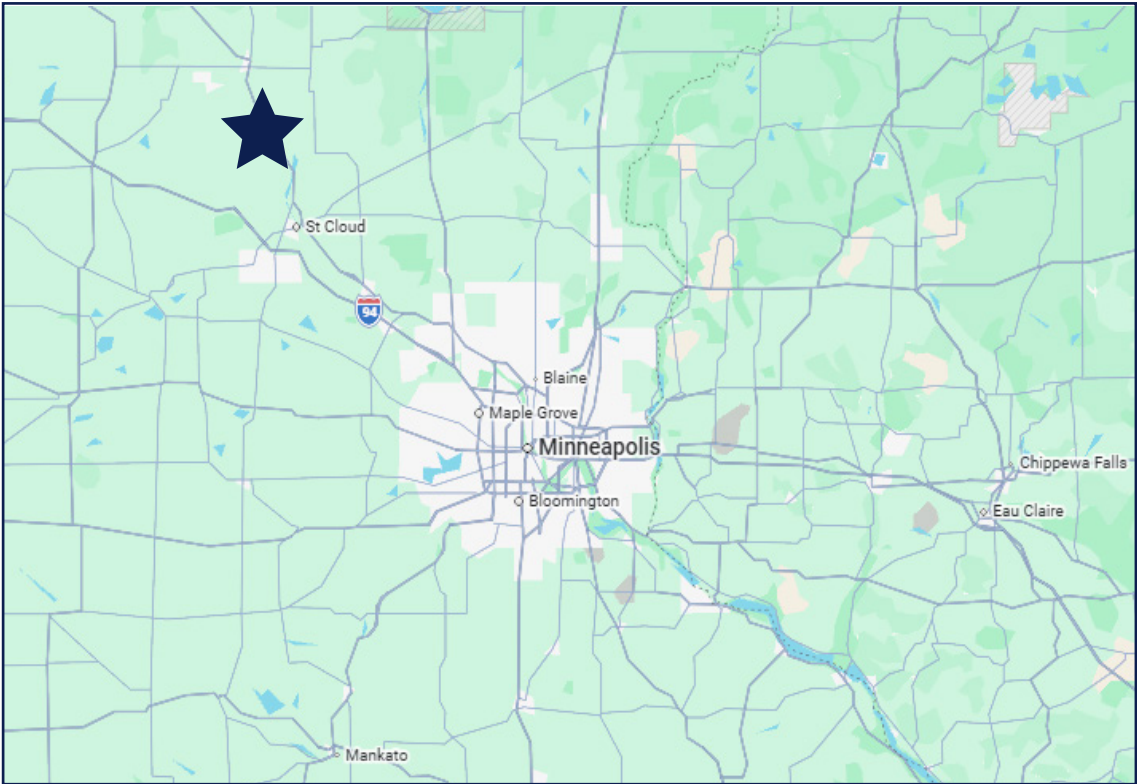
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where Properties
& People Unite!*

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

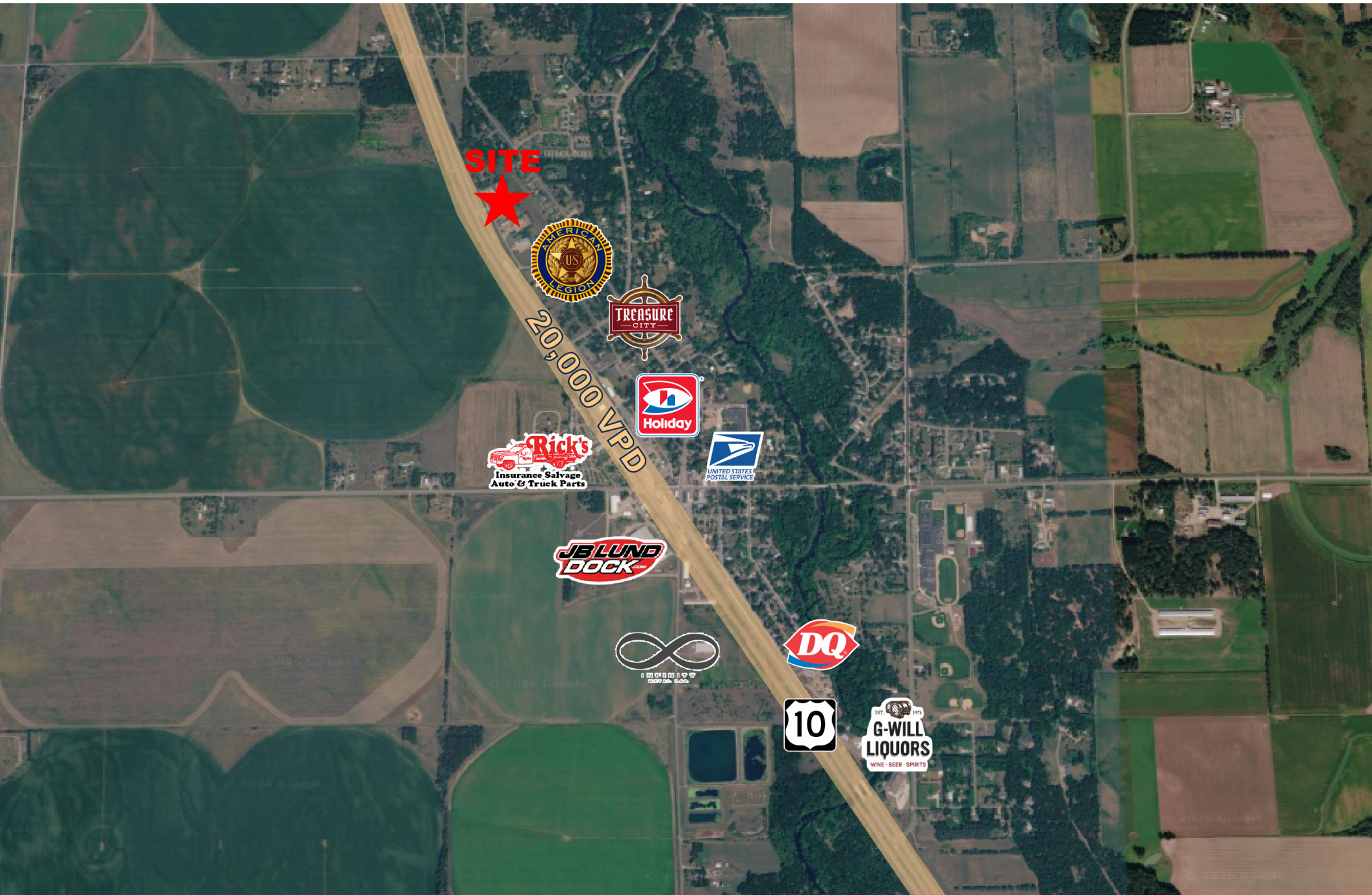
ADDRESS	704 North Willow Street
CITY, STATE	Royalton, MN 56373
SPACE AVAILABLE	7,489 SF
LOT SIZE	1.02 Acres
SALE PRICE	Negotiable
LEASE RATE	Negotiable
TAX 2026	\$11,252
YEAR BUILT	1967
COUNTY	Morrison
PARKING	30 Surface Stalls Est.



HIGHLIGHTS

- Located along Hwy 10 corridor with ~20,000 VPD exposure
- Strong accessibility serving both local residents and commuter traffic
- Open floor plan with high ceilings allows for flexible reuse
- Positioned between St. Cloud and Little Falls with regional draw
- Attractive basis for tenants seeking low occupancy costs in a stable market
- Ideal for discount retail, service users, showroom, or fitness concepts

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	1,006	2,110	3,360
MEDIAN AGE	38.8	40.3	41.3
MEDIAN HH INCOME	\$73,814	\$84,405	\$92,051
AVERAGE HH INCOME	\$91,215	\$107,629	\$117,798







UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600



ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.