

RETAIL AVAILABLE | FOR SALE OR LEASE

# SKYLARK CENTER

1604 First Street South | Willmar, MN



TRANSWESTERN

REAL ESTATE  
SERVICES



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# OVERVIEW

## PROPERTY DETAILS

<b>Location:</b>	1604 1st Street South   Willmar, MN
<b>Building GLA:</b>	63,467 sf
<b>Lot Size:</b>	6.64 Acres
<b>Year Built:</b>	1965
<b>Parking:</b>	500 Stalls

## AVAILABLE

<b>For Lease:</b>	434 sf - 8,193 sf
<b>CAM &amp; Tax (2021 est.):</b>	\$4.19 psf TOTAL (\$3.01 psf CAM + \$1.18 psf Tax)

## DEMOGRAPHICS

<b>Radius:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	8,236	20,024	22,194
<b>Median HH Income</b>	\$49,944	\$51,340	\$53,069
<b>Average HH Income</b>	\$61,119	\$64,237	\$66,841

\*Source: ESRI 2021

## HIGHLIGHTS

- Skylark Center is a 63,467 sf mall sitting on a 6-acre parcel located in the heart of Willmar along Highway 71/1st Street and is across the street from the Kandi Mall. The area consists of a variety of local and national tenants/retailers.
- This multi-tenant property is anchored by Carris Healthcare provider and offers a value-add opportunity with an in-place NOI.
- The City of Willmar is located 95 miles west of the Twin Cities in Kandiyohi County and has the feeling of a larger city with that small-town atmosphere. The economy is stable and growing in the agriculture, medical, and technology industries.

## FOR SALE INFORMATION: Please contact brokers

### CONTACT US:

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# TRADE AREA AERIAL

Willmar, MN





# OVERHEAD AERIAL

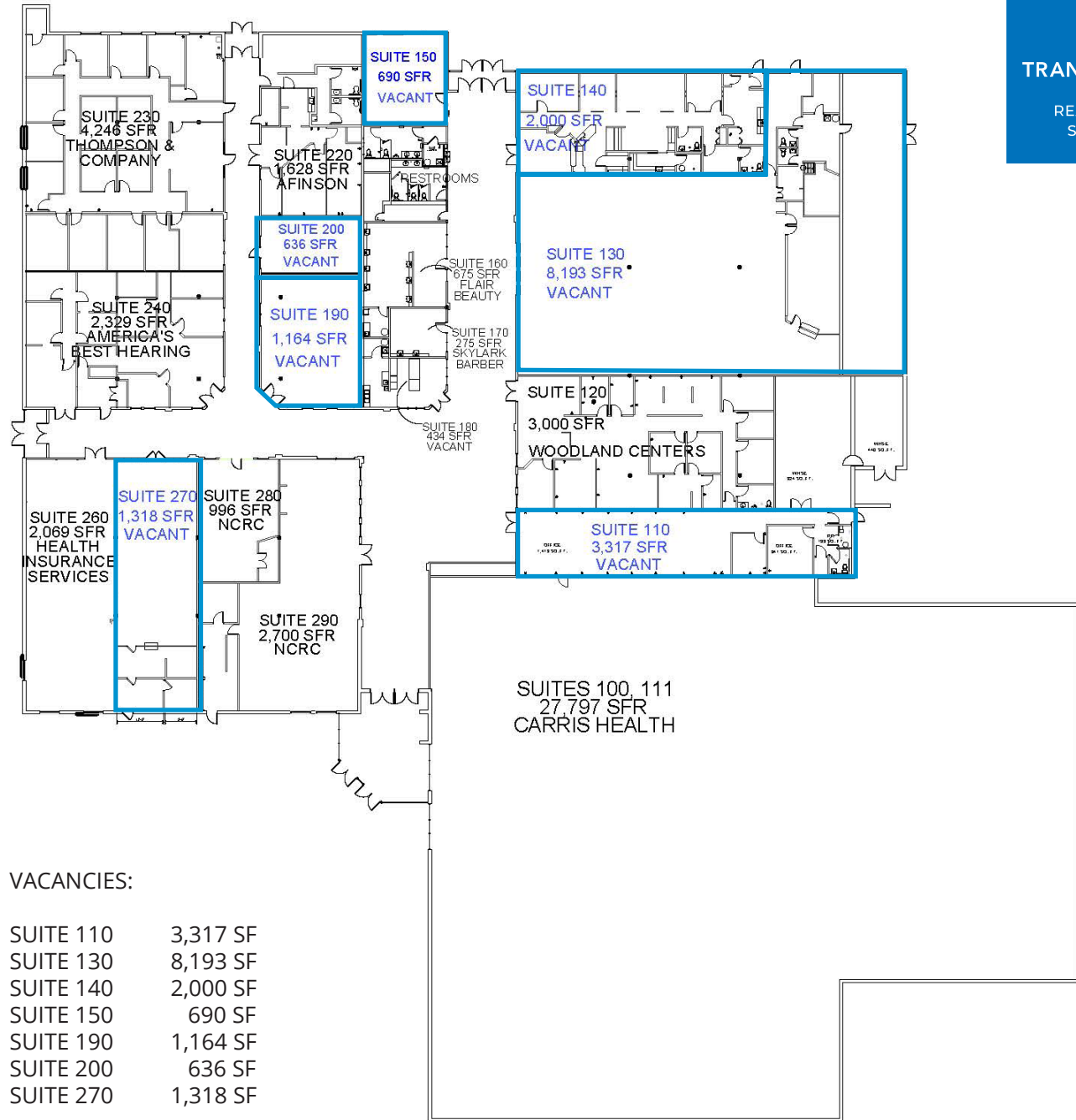
## Skylark Center





# SITE PLAN

Skylark Center



## VACANCIES:

SUITE 110	3,317 SF
SUITE 130	8,193 SF
SUITE 140	2,000 SF
SUITE 150	690 SF
SUITE 190	1,164 SF
SUITE 200	636 SF
SUITE 270	1,318 SF

# PHOTOS

## Skylark Center

