

# KOHL'S PAD SITE - GROUND LEASE ONLY

556 INDIANHEAD DR, MASON CITY, IA 50401 (#995 - WILLOW CREEK CROSSING)



AREA ANCHORS:



- Pad site available for ground lease (approx. location shown above)
- Located in Willow Creek Crossing
- Co-Tenants include Walmart, Petco, Bath & Body Works, Ross, Ulta and Famous Footwear
- Other retailers in the sub-market include Target, Menard's, Ashley Homestore, Walmart, Hobby Lobby, TJ Maxx, Fleet Farm and Aldi

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	778	7,575	25,738
AVG. HH INCOME	\$128,760	\$113,364	\$98,587
HOUSEHOLDS	375	3,690	11,857



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT:

**MIKE CUNNINGHAM**

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515-490-0551

**BRAD MERRITT**

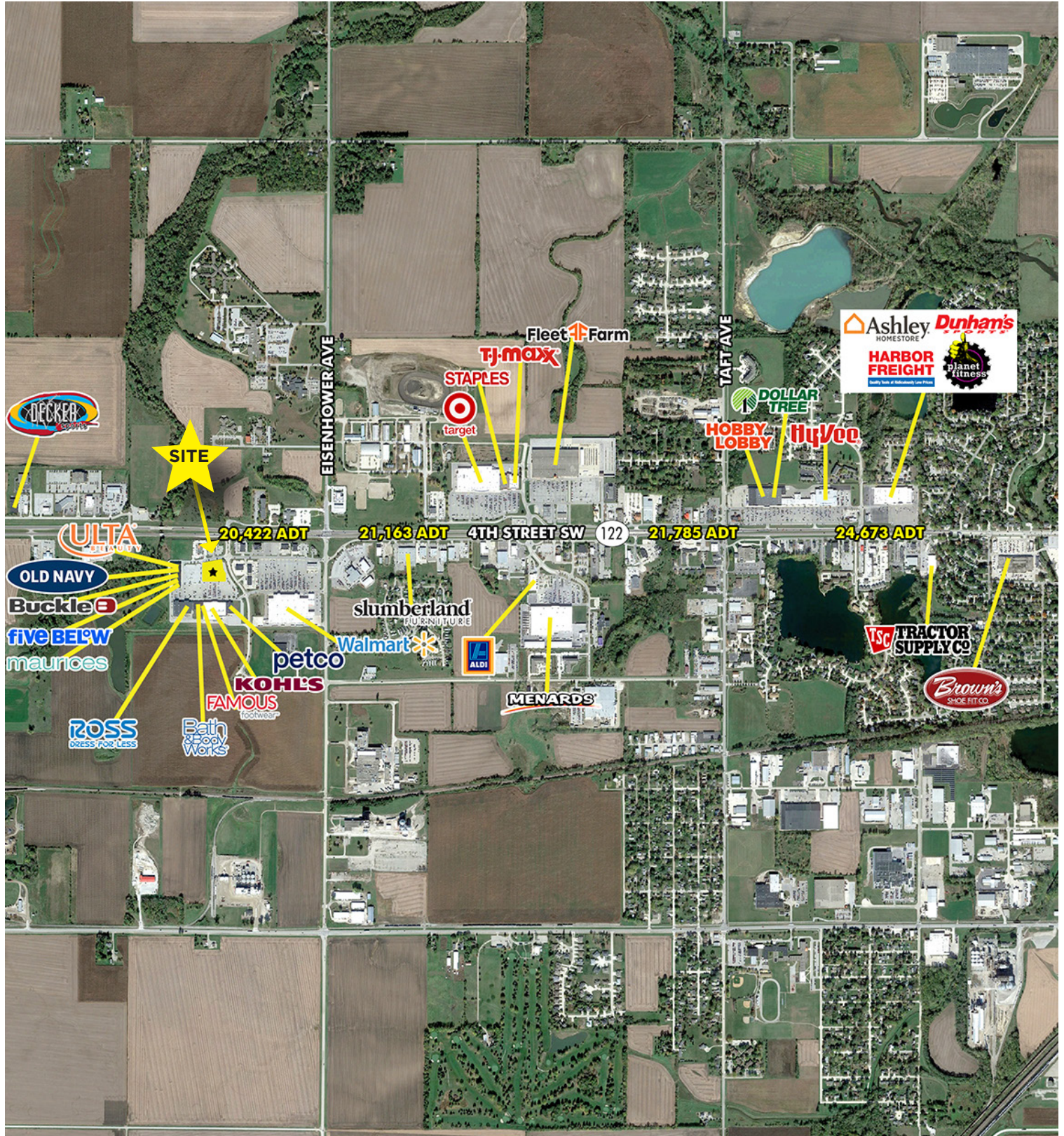
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**CHAINLINKS**  
RETAIL ADVISORS

# KOHL'S ANCHORED PAD SITE

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