



OFFERING MEMORANDUM

WILLOW CREEK CROSSING

MASON CITY, IOWA

EXCLUSIVELY OFFERED BY:

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WILLOW CREEK CROSSING SHOPPING CENTER

MASON CITY, IA

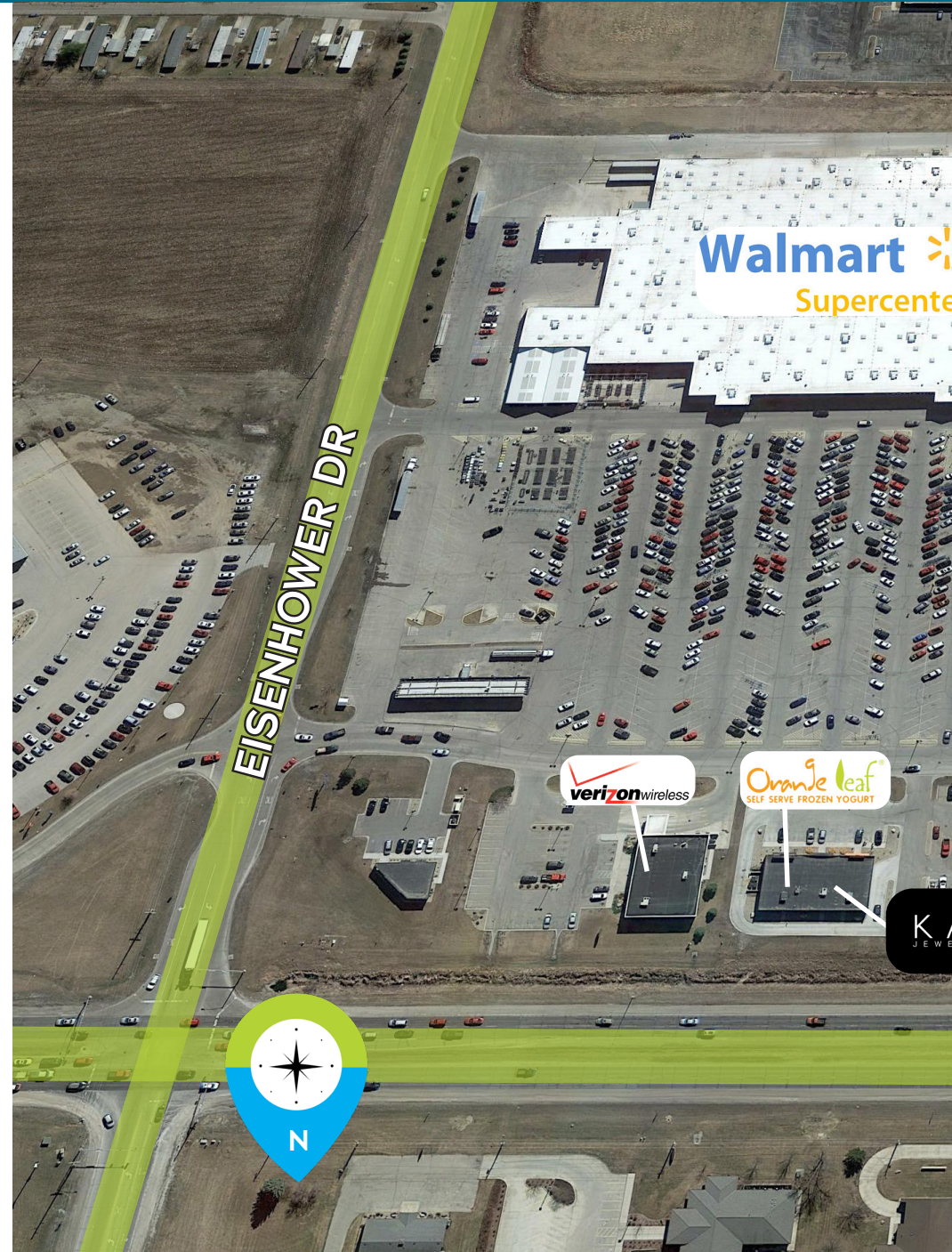
Willow Creek Crossing is a 212,000 SF Regional Shopping Center shadow anchored by Walmart Supercenter and Kohl's.

Located in the commercial hub of the North Iowa Corridor in Mason City, Iowa.

TOTAL ANNUAL NET RENT: \$1,654,532

2 AC BUILDING PAD (HOLDS UP TO 15,000 SF BUILDING)
+ 2 OUTPARCELS AVAILABLE FOR PURCHASE/DEVELOPMENT

- New 10 year leases in place with Ross Dress For Less, Five Below, Old Navy, and Ulta
- Ownership: Fee Simple
- 100% Occupancy
- Owner Owned GLA: 112,000 SF
- Developed 2004
- Redeveloped 2022



INVESTMENT HIGHLIGHTS



Bath & Body Works

petco

ROSS
DRESS FOR LESS

KOHL'S
expect great things

JO-ANN

Famous Footwear

CATO

maurices

five BEL'W

Buckle

OLD NAVY

ULTA
BEAUTY

GameStop

Great Clips
IT'S GONNA BE GREAT



GNC
LIVE WELL

AspenDental
It's time to smile

SUBWAY

PASTA BELLA
Italian Restaurant & Pizza

HIGHWAY 122

SITE PLAN

HIGHWAY 122

LOT 4
1.6 AC

LOT 3
1.01 AC

LOT 2

SUBWAY

AspenDental
It's time to smile
VACANT
GNC

WALMART
WALMART
WALMART

TONY'S
NAIL SALON

WAL-MART
GAS

BLOCK 1

LOT 5

INDIANHEAD DRIVE

Walmart
203,000 s.f.

PAD SITE
UP TO 15,000 SF BUILDING

petco

KOHL'S

FAMOUS
Footwear

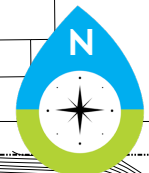
Bath & Body Works

CATO

ROSS
DRESS FOR LESS

JO-ANN

maurices
five
BEL'W
Buckle
OLD NAVY
ULTA



RETAIL CORRIDOR

AREA RETAIL MAP



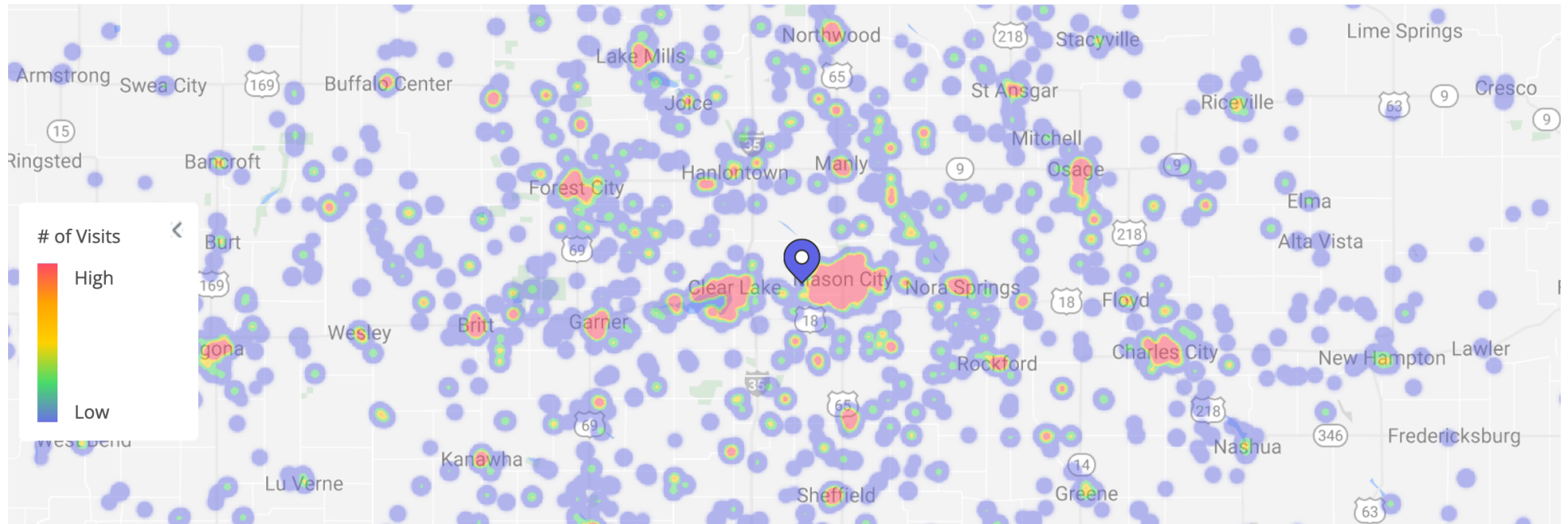


PHOTOS

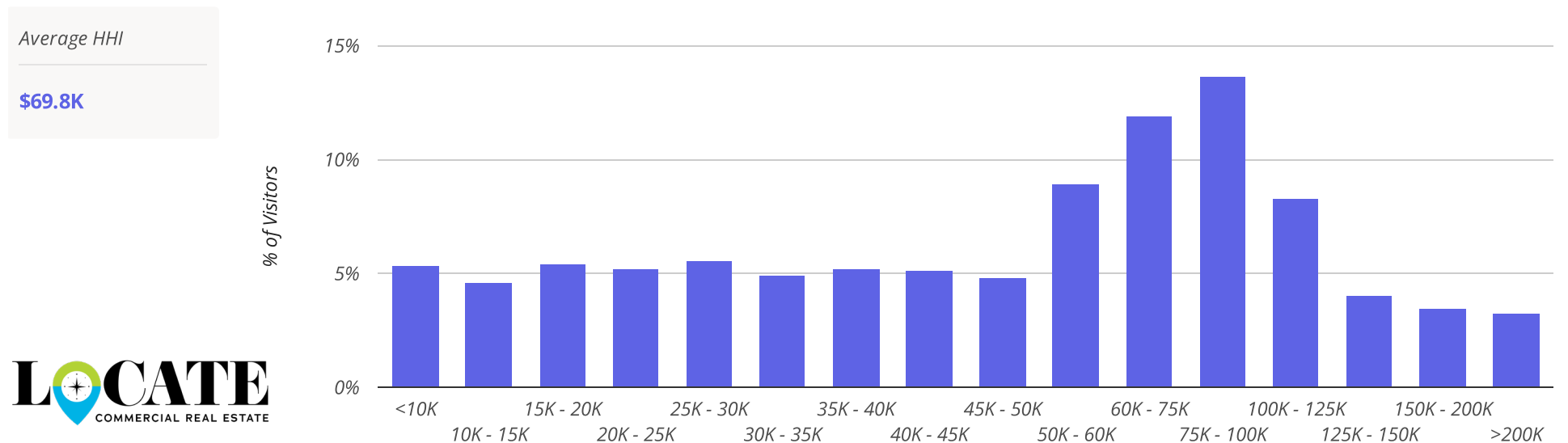


FAST FACTS

TRUE TRADE AREA OF WILLOW CREEK CROSSING

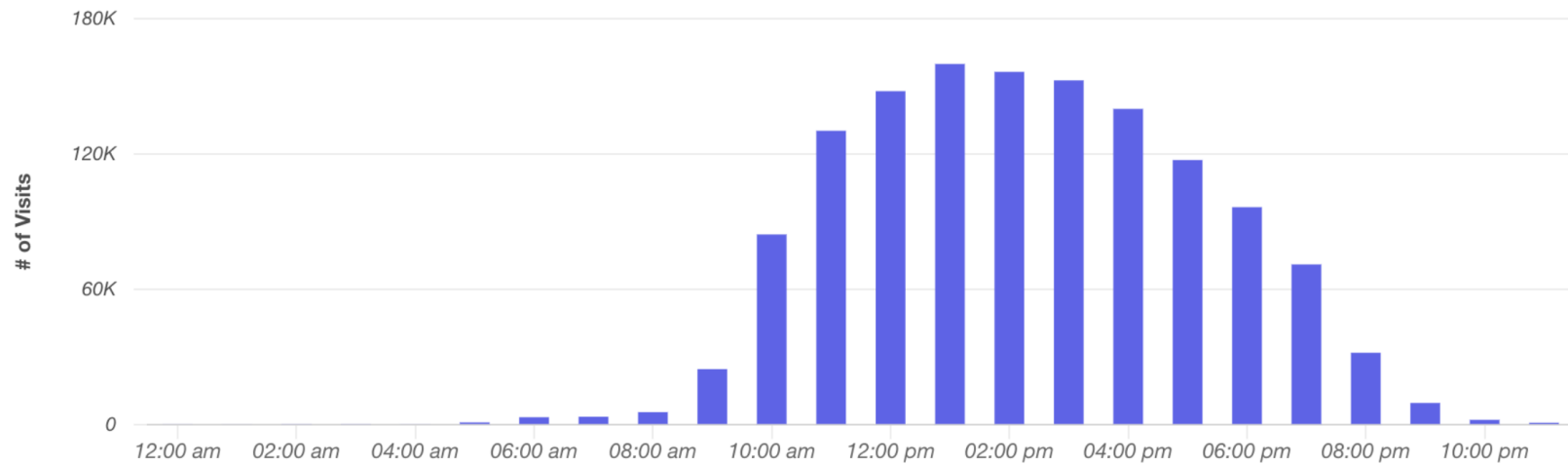


AVERAGE HOUSEHOLD INCOME (OF WILLOW CREEK CROSSING SHOPPER)

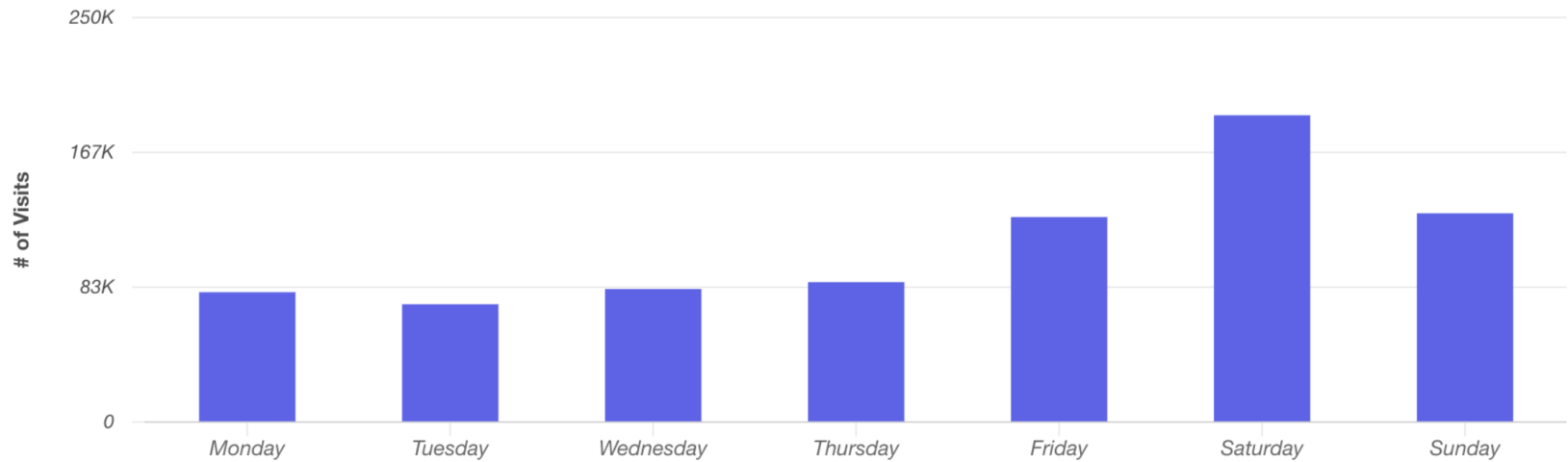


FAST FACTS

HOURLY VISITS (OF WILLOW CREEK CROSSING SHOPPER)



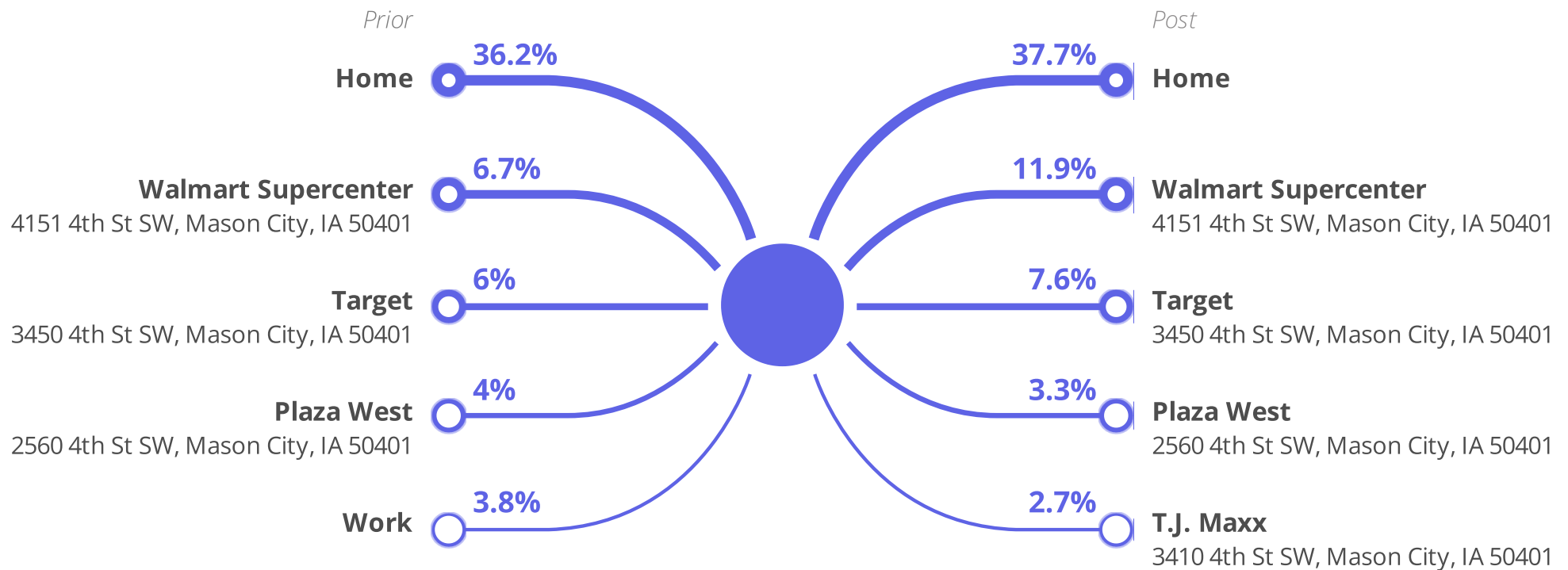
DAILY VISITS (OF WILLOW CREEK CROSSING SHOPPER)



FAST FACTS

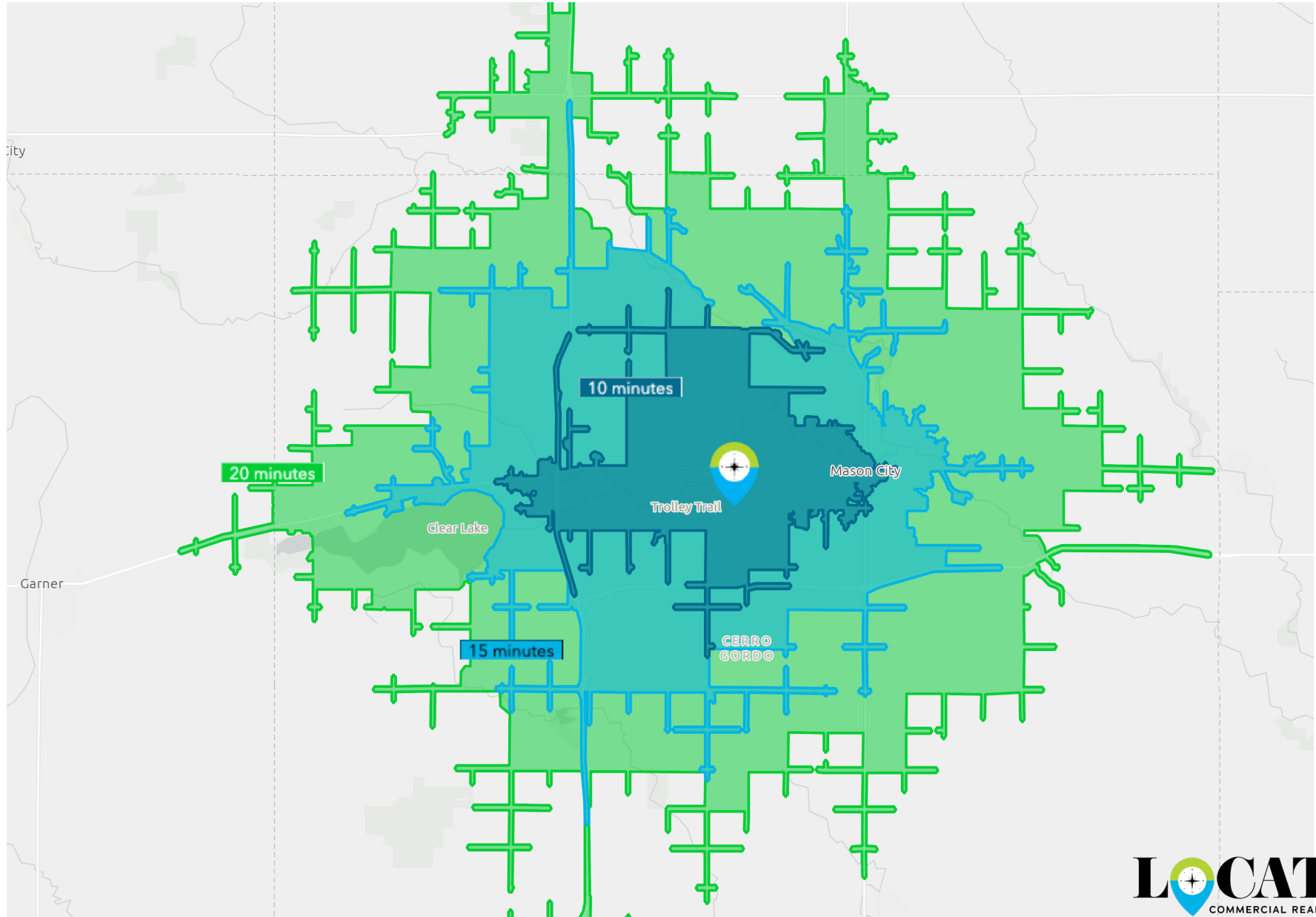
VISITOR JOURNEY (BEFORE AND AFTER WILLOW CREEK CROSSING)

Willow Creek Crossing / Indian Head Dr



DRIVE TIME MAP

10, 15, 20 MINUTE DRIVE TIME MAP



An aerial photograph of a large retail shopping center. Overlaid on the image are logos for several major retailers: Walmart Supercenter, Petco, Kohl's, Ross Dress for Less, Jo-Ann, Five Below, Buckle, and Old Navy. The text "EMPLOYMENT" is written in large, white, bold letters across the center of the image.

EMPLOYMENT

MAJOR EMPLOYERS

The area's largest employer is MercyOne North Iowa Medical Center. The medical center and its industry partners provide jobs that add more than \$260.5 million to the local economy. Hospital employees alone spend \$82.1 million on retail sales. They also contribute \$4.9 million in state sales tax revenue.

public schools, CURRIES, Sukup Manufacturing, Smithfield, Cargill Protein, McKesson Corporation, Woodharbor Cabinetry, Kraft Heinz, and Mason City Clinic

Existing industries continue to expand, and many new companies have been attracted to the area through development efforts. Continuous expansion and investment by several of the region's most influential employers help the region to thrive and are a tribute to its quality workforce. North Iowa is on the leading edge of renewable fuel creation, hosting ethanol plants, a bio-diesel plant and several wind farms.

The region boasts several industrial parks and spec buildings. As well as, a varied inventory of commercial real estate including sites ranging from five to 300 acres. The community is a well-educated and highly skilled workforce. Combining with a low cost of doing business to place this area at the top of any site selector's list.

