



OFFERING MEMORANDUM

WILLOW CREEK CROSSING

MASON CITY, IOWA

Great Clips
It's time to look great



EXCLUSIVELY OFFERED BY:

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HIGHWAY

122



WILLOW CREEK CROSSING SHOPPING CENTER MASON CITY, IA

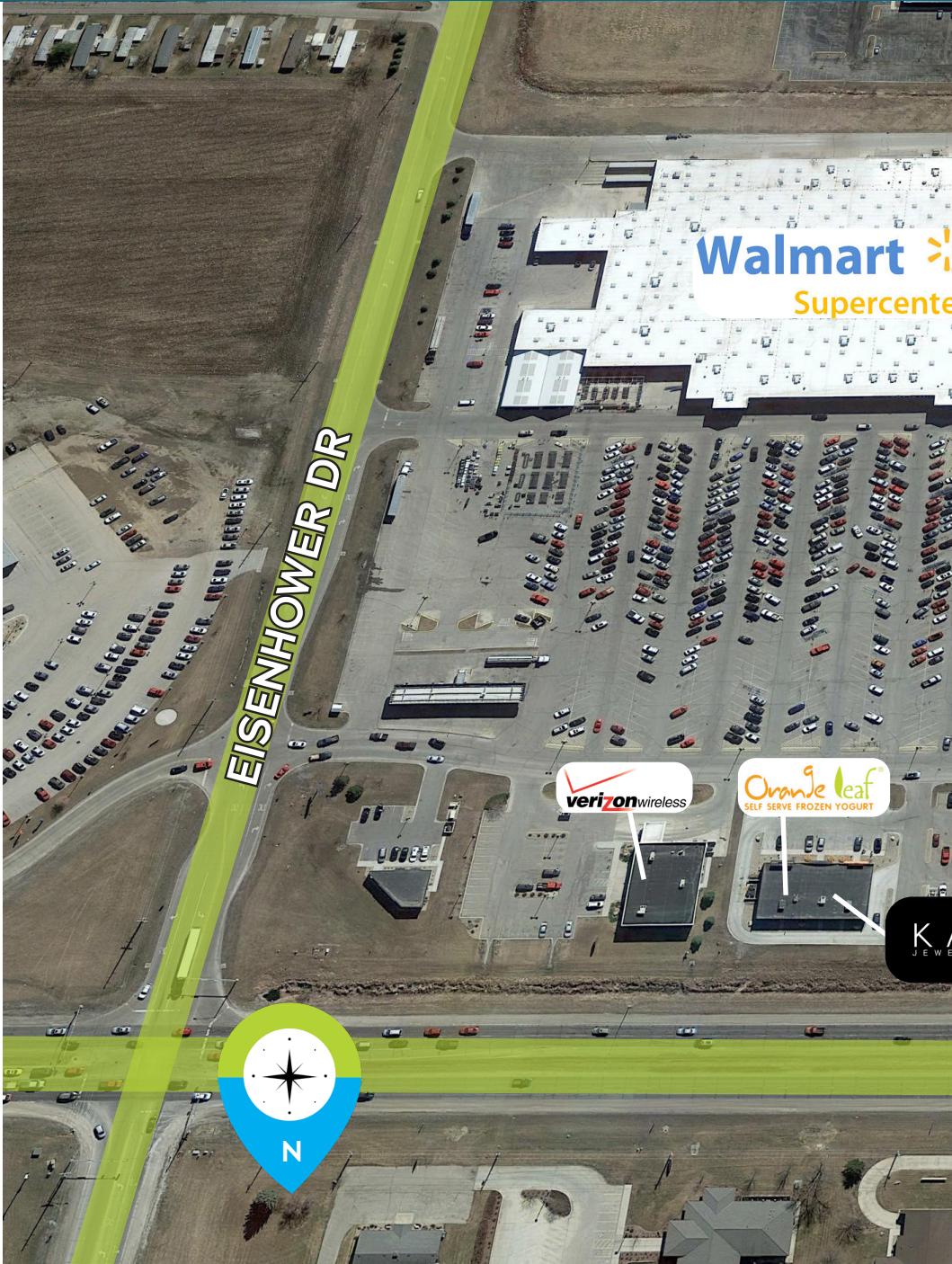
Willow Creek Crossing is a 212,000 SF Regional Shopping Center shadow anchored by Walmart Supercenter and Kohl's.

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

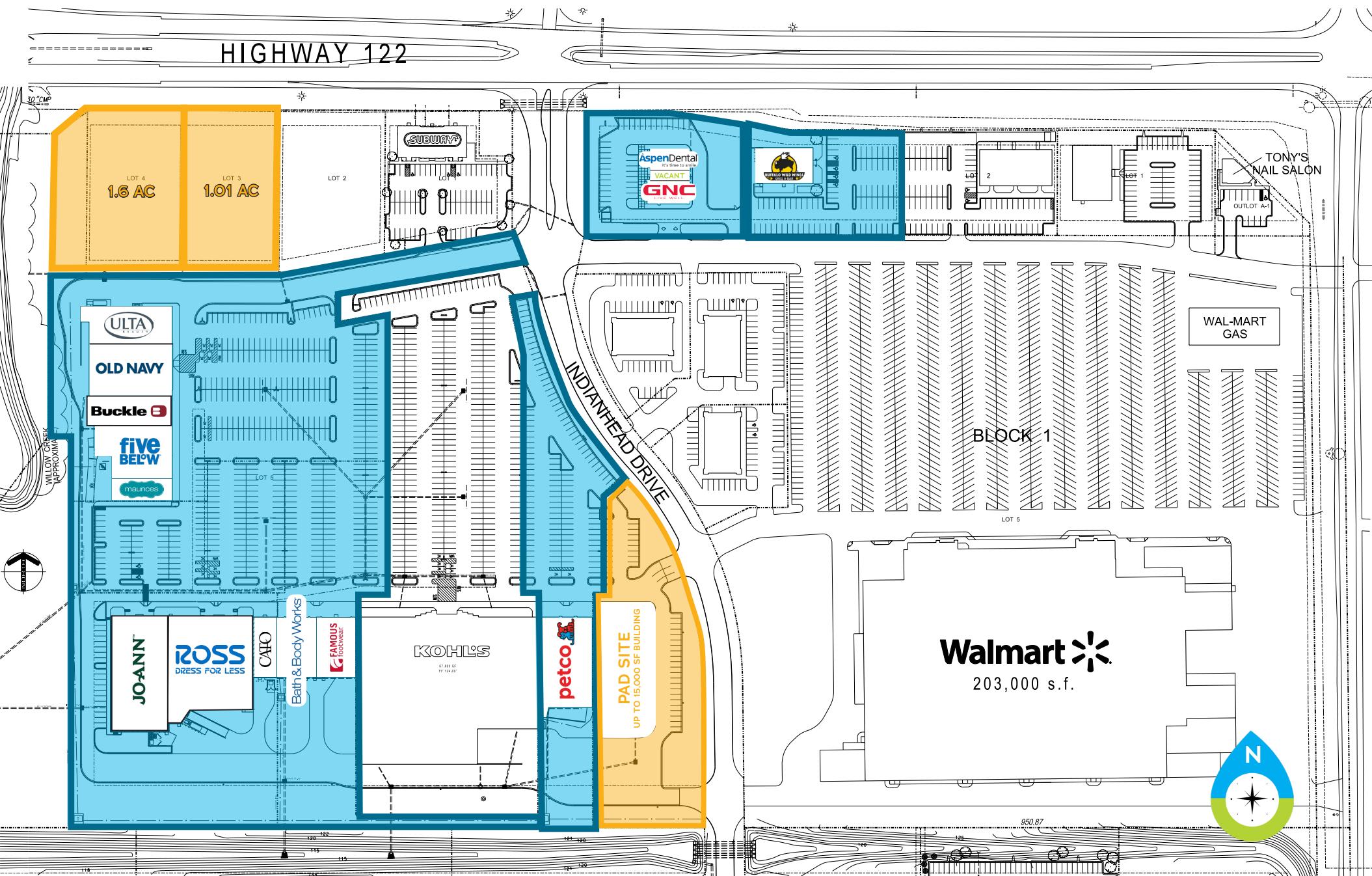


INVESTMENT HIGHLIGHTS



SITE PLAN

HIGHWAY 122



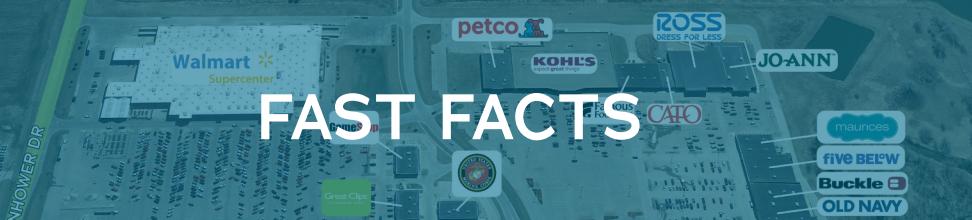
RETAIL CORRIDOR

AREA RETAIL MAP

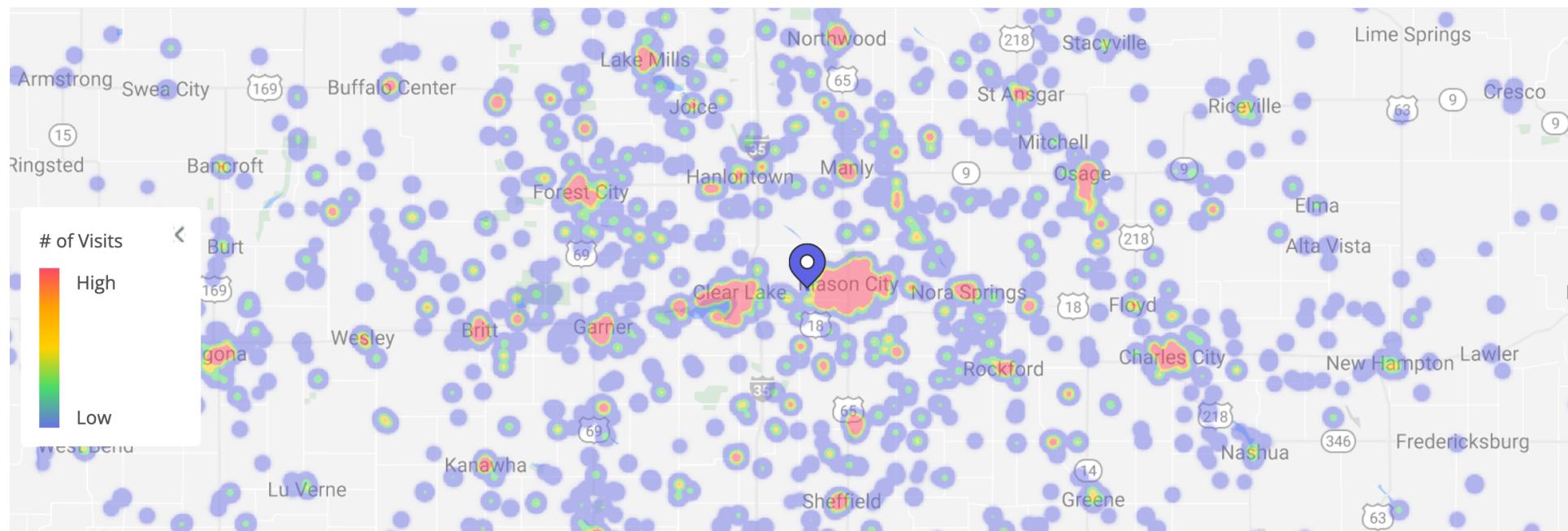




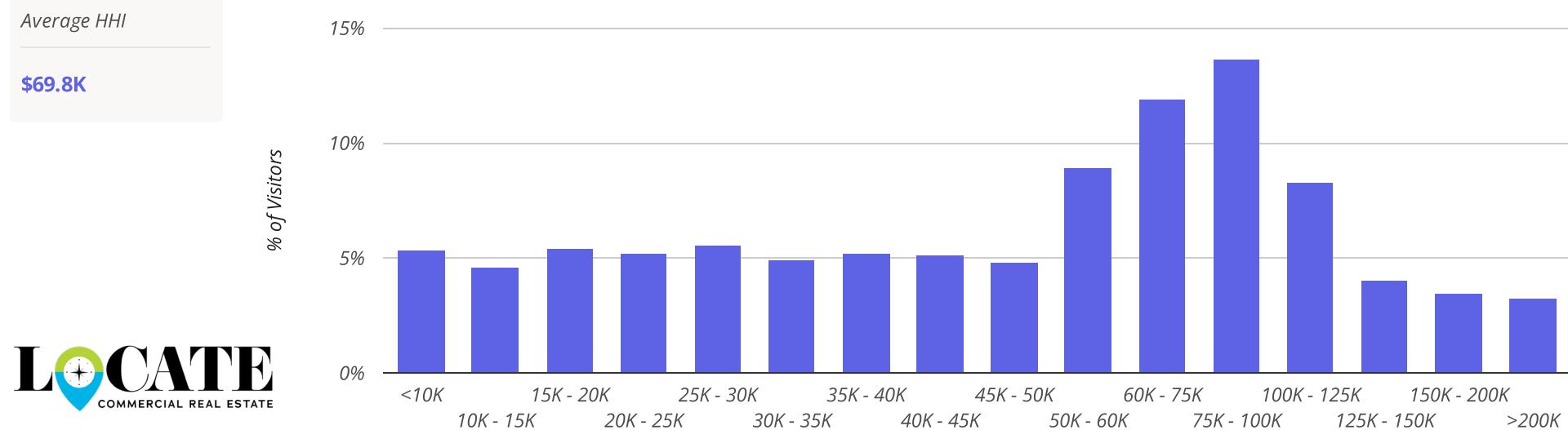
FAST FACTS



TRUE TRADE AREA OF WILLOW CREEK CROSSING

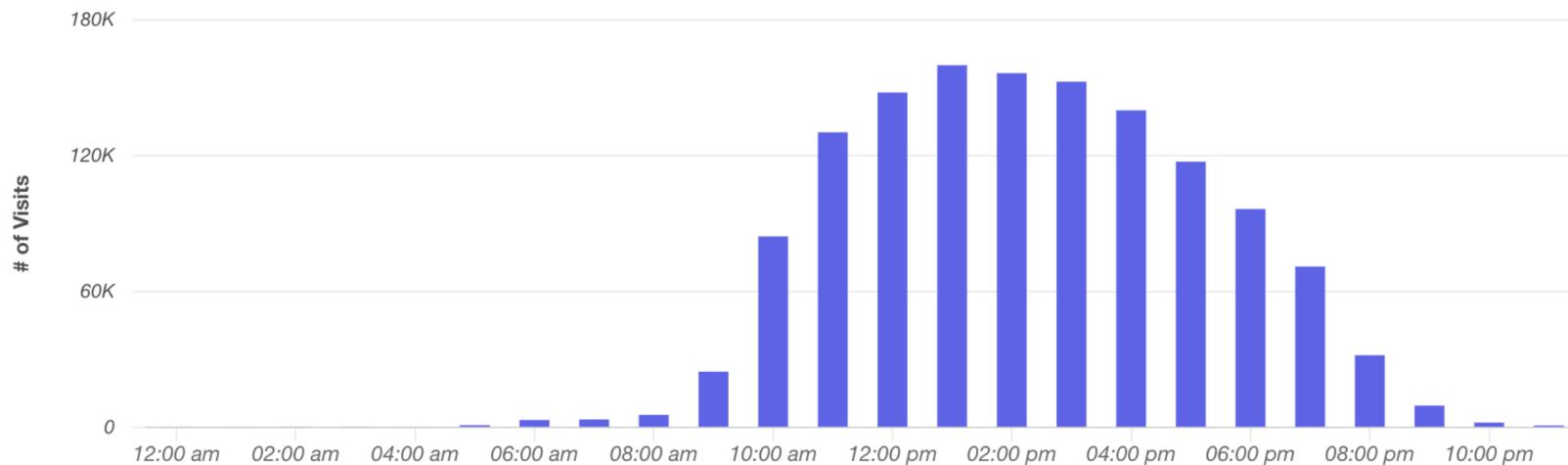


AVERAGE HOUSEHOLD INCOME (OF WILLOW CREEK CROSSING SHOPPER)

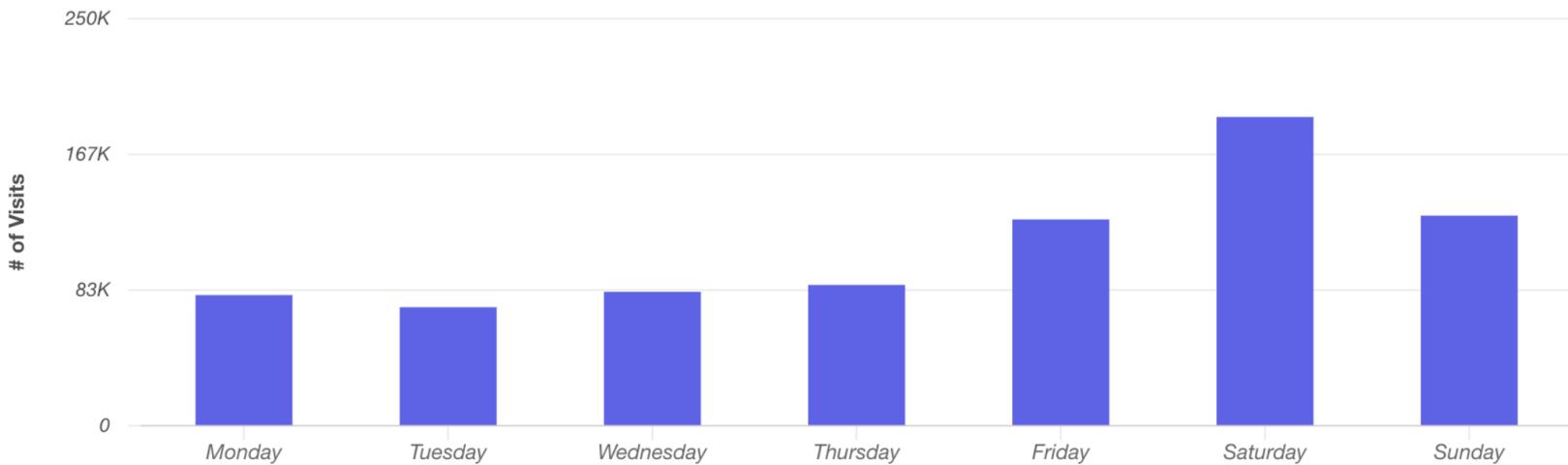


FAST FACTS

HOURLY VISITS (OF WILLOW CREEK CROSSING SHOPPER)



DAILY VISITS (OF WILLOW CREEK CROSSING SHOPPER)

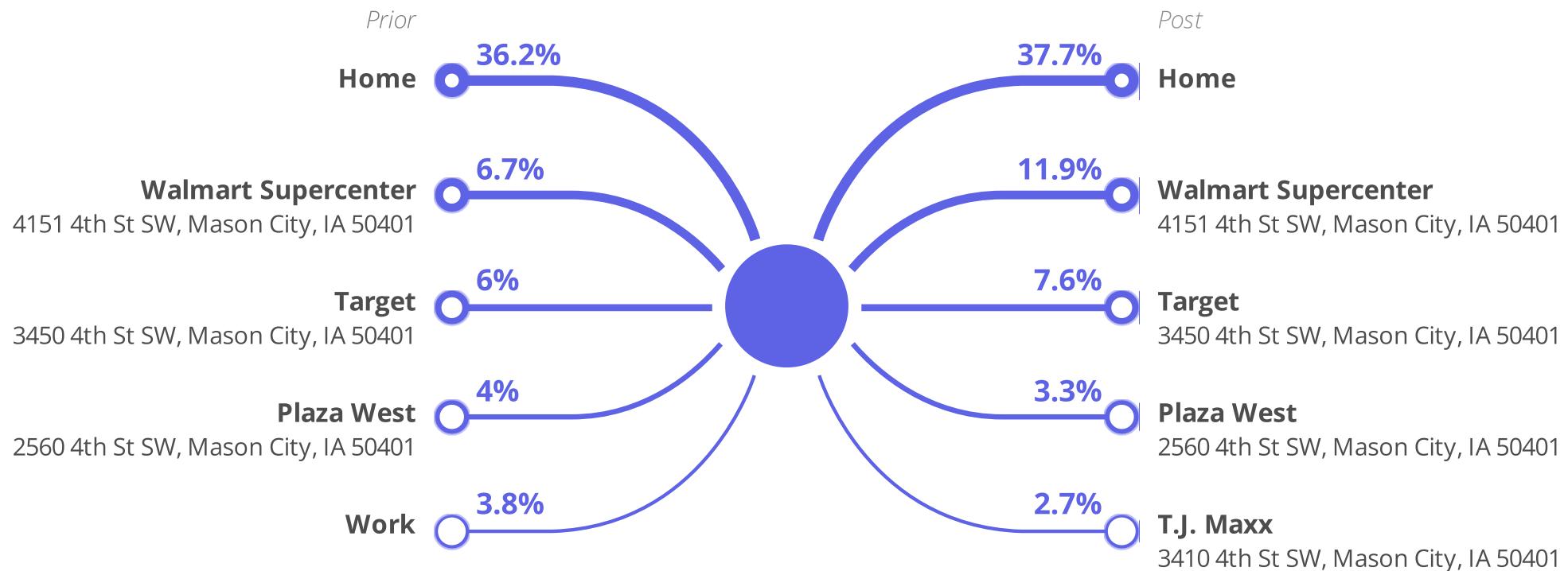


FAST FACTS



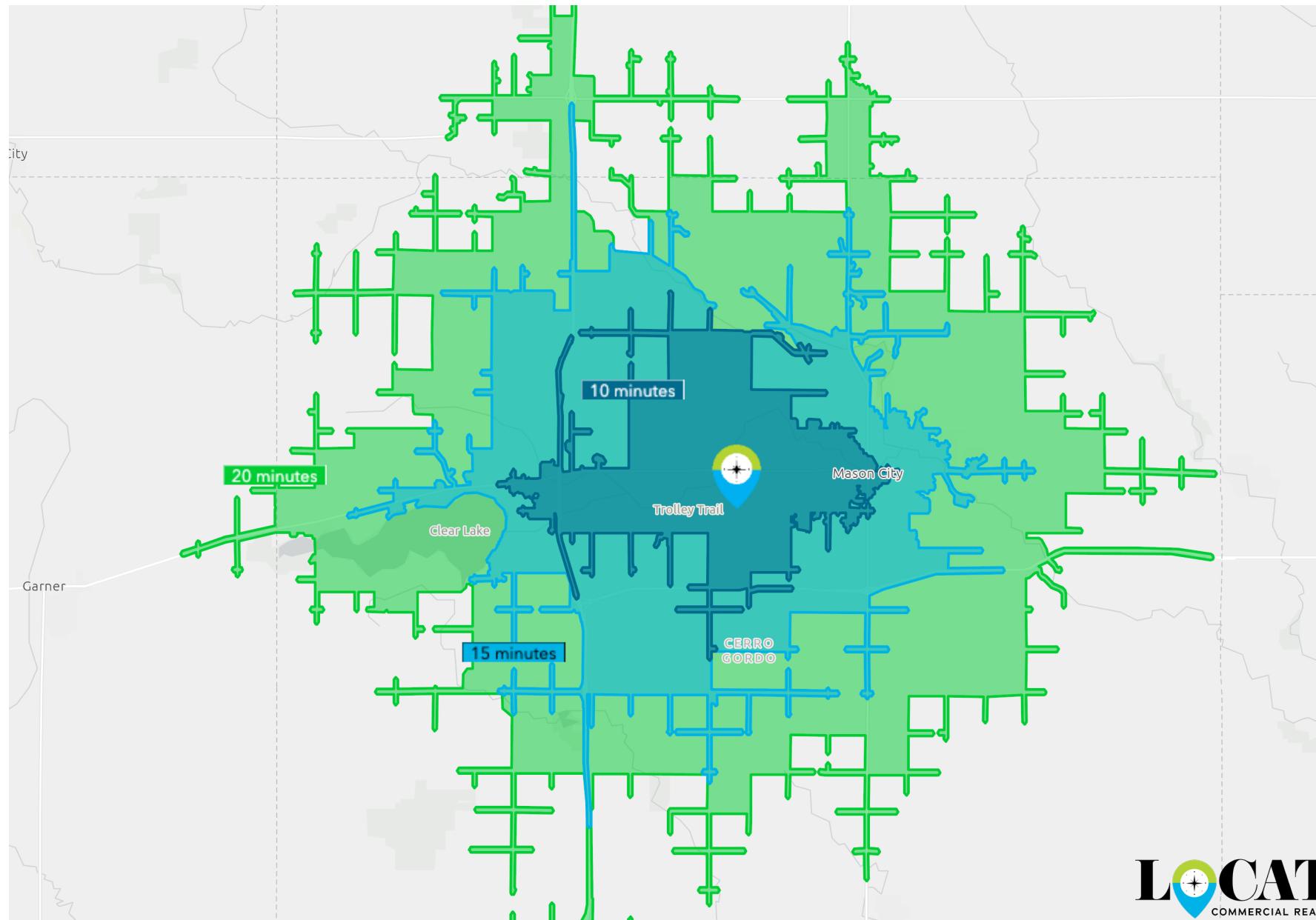
VISITOR JOURNEY (BEFORE AND AFTER WILLOW CREEK CROSSING)

Willow Creek Crossing / Indian Head Dr



DRIVE TIME MAP

10, 15, 20 MINUTE DRIVE TIME MAP





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.

