



FOR LEASE

RETAIL SPACE (1,500 SF & 10,200 TO 12,000 SF)



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UPTOWN SHOPPES

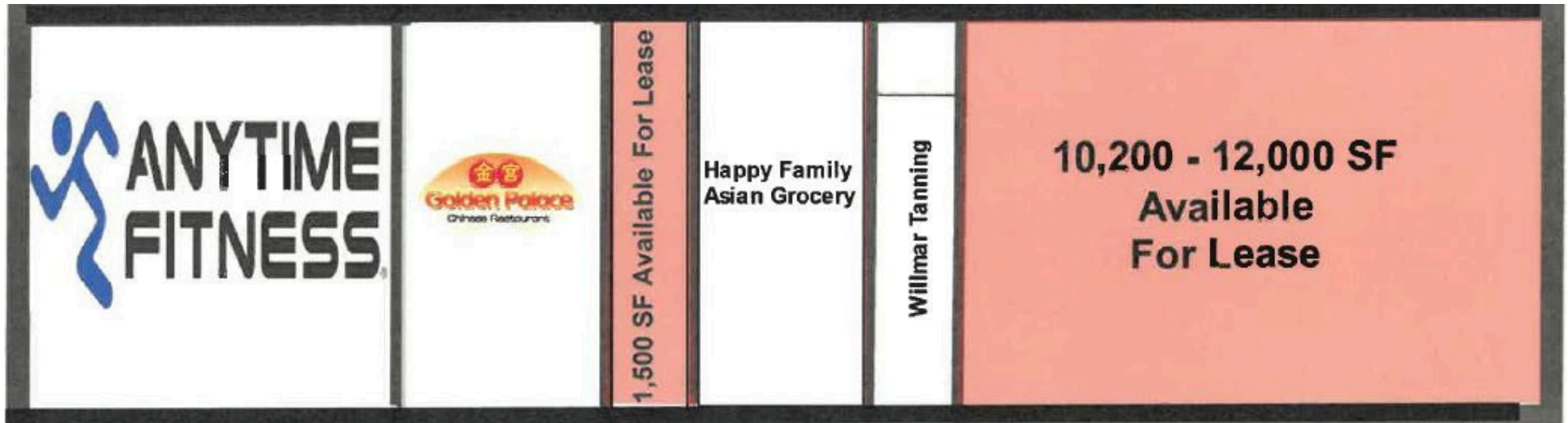
305 19TH AVE. SE.

WILLMAR, MN 56201

UPTOWN SHOPPES

HIGHLIGHTS

- **Available Space:** Ranging from 1,500 to 12,000 square feet, this property is ideally suited for any retail user seeking a turn-key space in a high-traffic shopping area.
- **Tenant Improvement Allowance:** The landlord is offering a generous Tenant Improvement Allowance to facilitate construction.
- **Recent Renovations at Uptown Shoppes:** The landlord is scheduled to undertake renovations in 2025, which will include a new roof, updated sidewalks, parking lot repairs, exterior painting, and a comprehensive landscaping project.



BASE RENT: NEGOTIABLE
TAX & CAM: \$4.68 / PSF

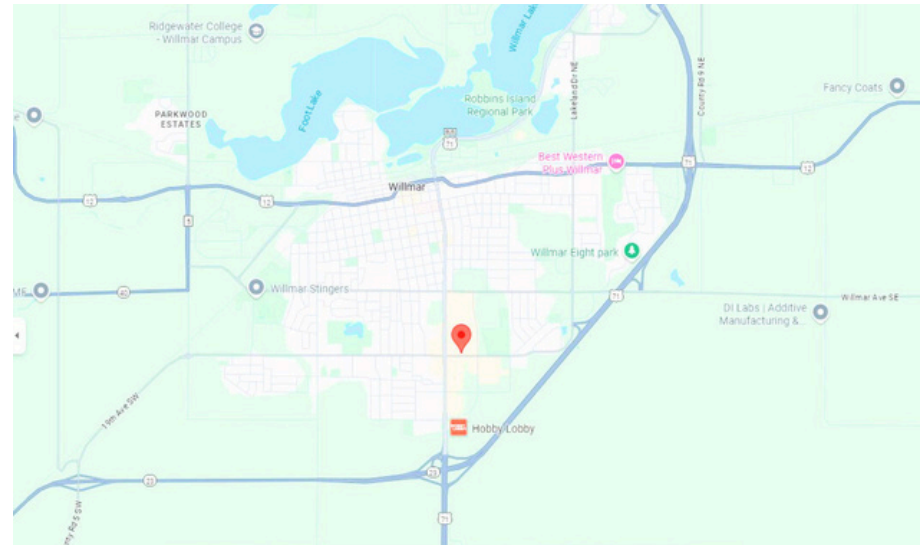


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LOCATION & FEATURES

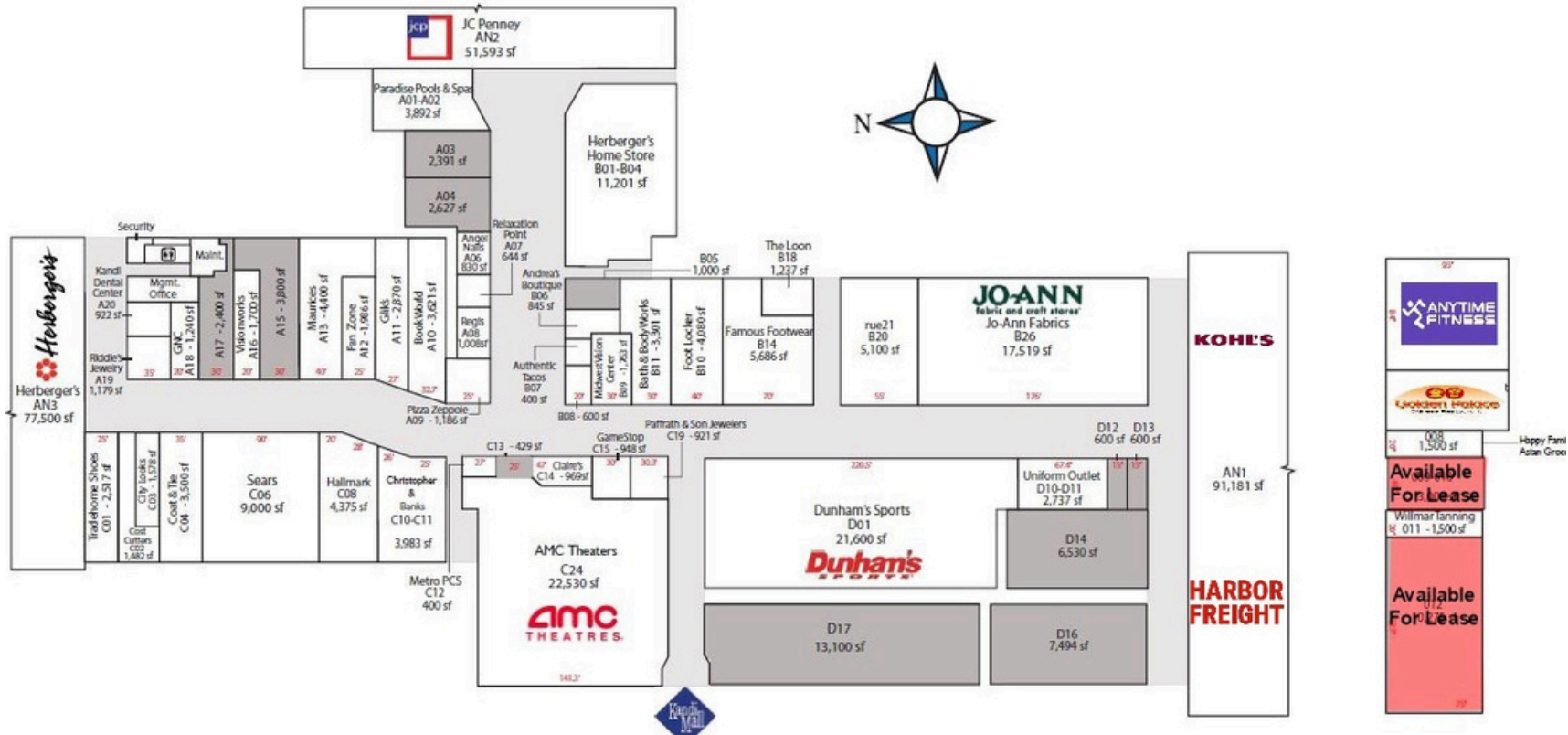
- **Prime Location in Willmar:** Exceptional visibility in the heart of the Willmar Regional Shopping District.
- **Convenient Access to Major Highways:** Easy access to Highway 71, facilitating connectivity to surrounding small towns.
- **Proximity to Key Tenants and Anchors:** The site is situated near prominent retailers, including Cub Foods, JCPenney, TJ Maxx, Kohl's, ALDI, Harbor Freight Tools, Maurices, and Dunham Sports.
- **High Traffic Volume:** Uptown Shoppes is located on 19th Ave SE, which experiences an average of 9,364 vehicles per day, contributing to over 1 million visitors to the shopping district in the past year.



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SITE PLAN



UPTOWN SHOPPES

305 19th Ave. SE.

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UPTOWN SHOPPES PHOTOS



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CITY INFO

- Located 95 miles west of Minneapolis/St. Paul, Willmar serves as the county seat for Kandiyohi County and is recognized as the fastest-growing multicultural city outside the metropolitan area.
- Willmar combines the amenities of a larger city with the benefits of a small-town atmosphere.
- This diverse community, home to approximately 21,015 residents and visitors, is surrounded by fertile farmlands, picturesque lakes, and rolling hills.
- From charming downtown boutiques to an expanding array of big-box retailers and diverse dining options, Willmar provides a rich blend of retail experiences for both residents and visitors.



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