



# FOR LEASE

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



**CHAD WEEKS**

612.619.9911

cweeks@arrowcos.com

[arrowcos.com](http://arrowcos.com)



**RYAN HANK**

763.242.4384

ryan@hbicompanies.com

[arrowcos.com](http://arrowcos.com)



**UPTOWN SHOPPES**

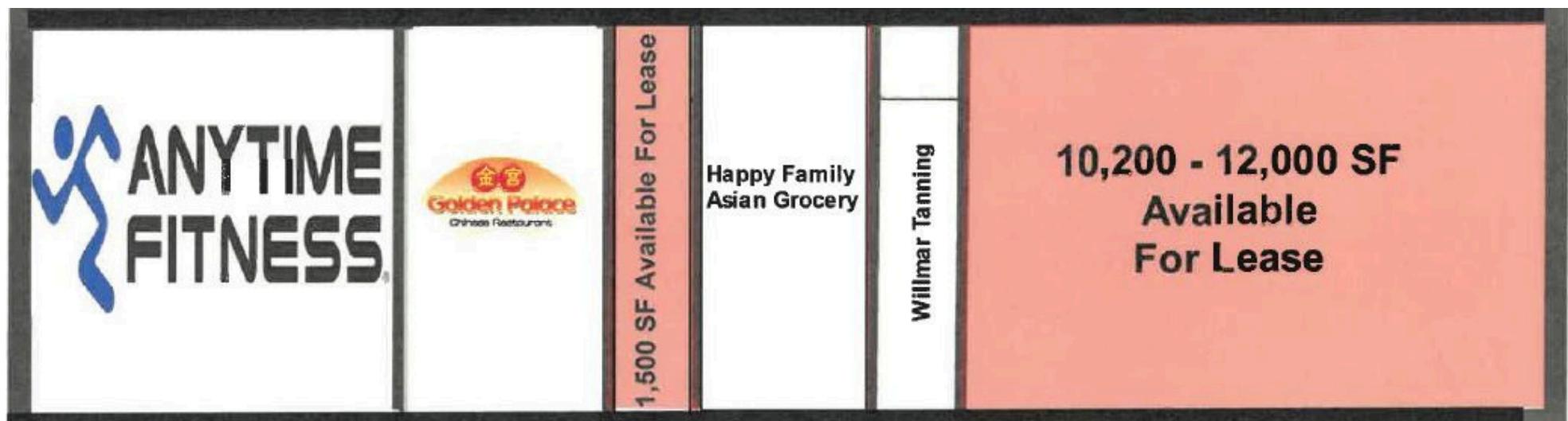
**305 19<sup>TH</sup> AVE. SE.**

**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.



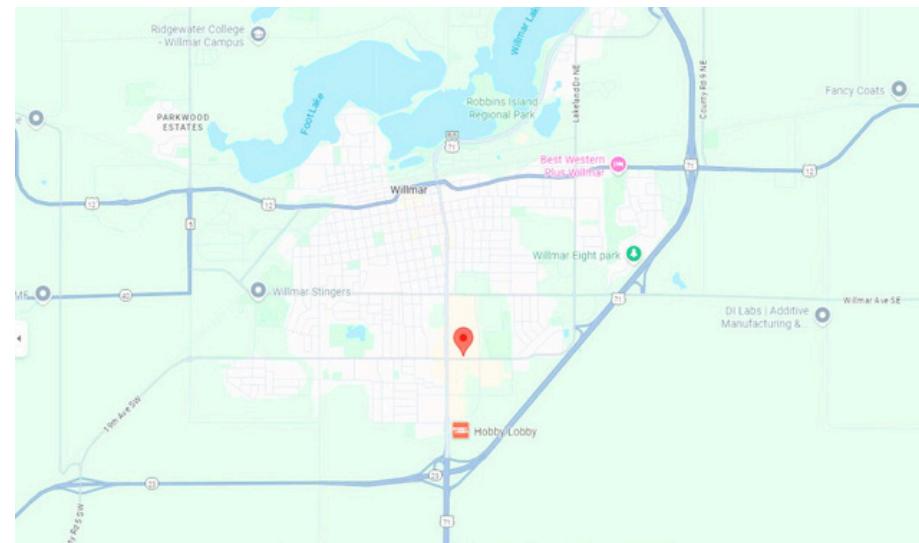
**BASE RENT: NEGOTIABLE  
TAX & CAM: \$4.68 / PSF**

**UPTOWN SHOPPES  
305 19<sup>th</sup> Ave. SE.  
WILLMAR, MN 56201**



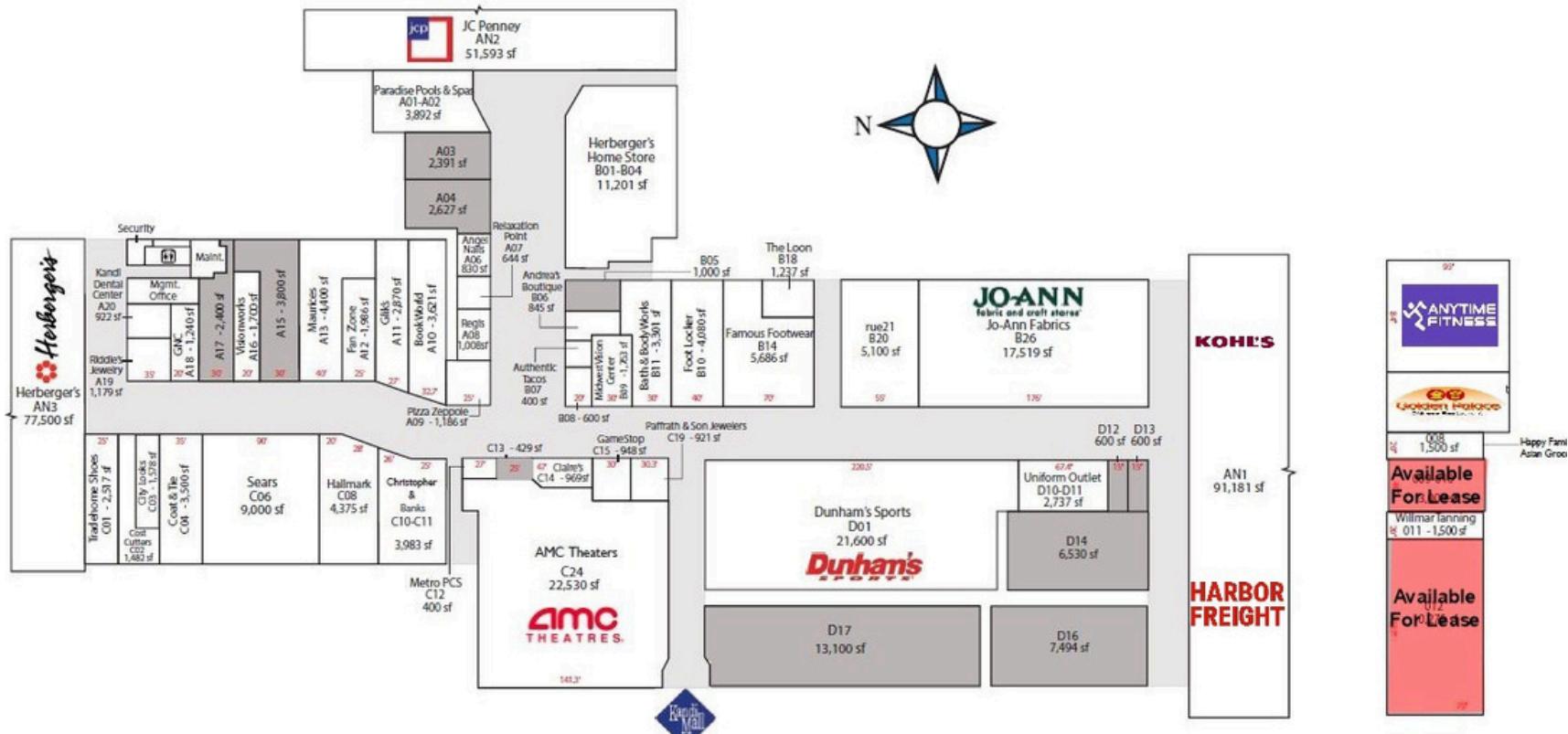
# LOCATION & FEATURES

- 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.



**UPTOWN SHOPPES**  
305 19<sup>th</sup> Ave. SE.  
WILLMAR, MN 56201

# UPTOWN SHOPPES **SITE PLAN**



**UPTOWN SHOPPES  
305 19<sup>th</sup> Ave. SE.  
WILLMAR, MN 56201**



All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness.

UPTOWN SHOPPES

# PHOTOS



All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness.



**UPTOWN SHOPPES**  
305 19<sup>th</sup> AVE. SW.  
WILLMAR, MN 56201

# 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.



**UPTOWN SHOPPES**  
305 19<sup>th</sup> AVE. SW.  
WILLMAR, MN 56201