



LOT	SIZE	PRICE
Inline	3,000 - 6,500 SF	Negotiable
Shell	10,000 - 22,000 SF	Negotiable
Suite 452	5,000 - 10,622 SF	Negotiable
Endcap	6,500 - 21,000 SF	Negotiable
Pad Site	15,000 SF	\$495,000 (sale)
Outlot 3	1.01 acres	\$10.00 PSF (sale)
Outlot 4	1.6 acres	\$8.00 PSF (sale)

PROPERTY HIGHLIGHTS

- Former Christopher & Banks; Up to 6,500 SF turn-key vanilla box
- 22,000 SF of 1st generation shell space
- Former MC Sports - Up to 10,622 SF vanilla box
- Former Best Buy - Up to 21,000 SF vanilla box
- Pad Site + 2 Outlots For Sale - Bulk Price: \$1,295,000
- Join Walmart, Kohl's, Jo-Ann, Petco, and many more



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PROPERTY FEATURES

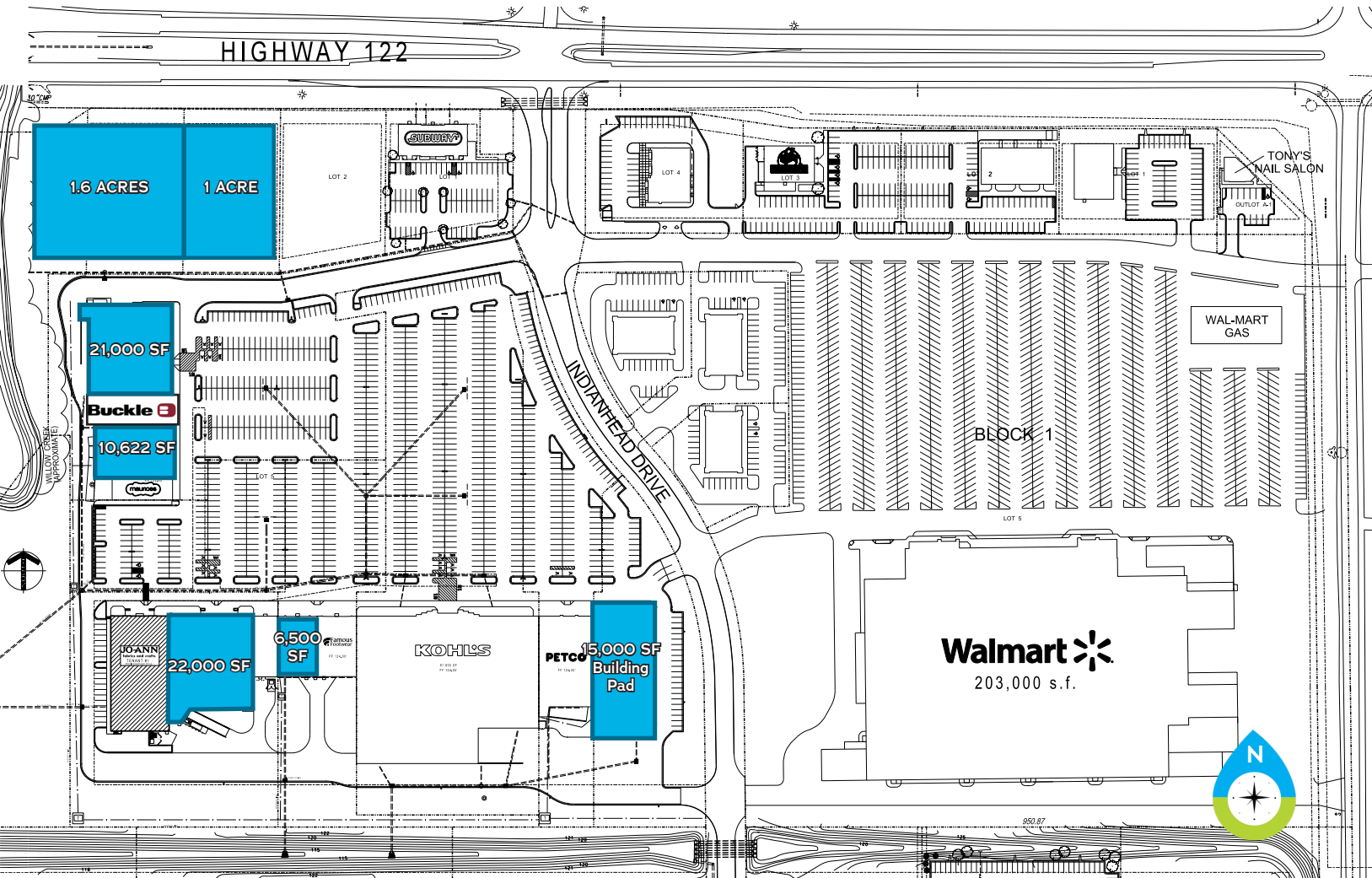
- Available for sale and for lease
- Willow Creek Crossing is the largest open air regional retail center between Minneapolis and Des Moines.
- Mason City is the retail hub of North Central Iowa and Southern Minnesota.
- Anchored by Walmart Supercenter and Kohl's
- Junior anchors include Petco and Jo-Ann's
- Popular fashion retailers include Famous Footwear, Maurices, and Buckle.
- Other national retailers include Buffalo Wild Wings, U.S. Cellular, Aspen Dental, Fantastic Sams, GNC, Subway, and many more.
- Willow Creek Crossing is 5 minutes from Clear Lake.
- Clear Lake visitors contribute over \$60 million in additional retail revenue during vacation season.

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AREA DEMOGRAPHICS

	10 Miles	20 Miles	40 Miles
Population	40,139	55,338	185,996
AVG. HH Income	\$62,344	\$64,718	\$63,929
Total Households	17,821	24,097	78,600



TRAFFIC COUNTS

HWY 122:	18,200 VPD
Eisenhower Ave:	8,600 VPD

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