

UPLAND
REAL ESTATE GROUP, INC.



FORMER DOLLAR GENERAL
704 N Willow Street
Royalton, MN 56373
For Lease



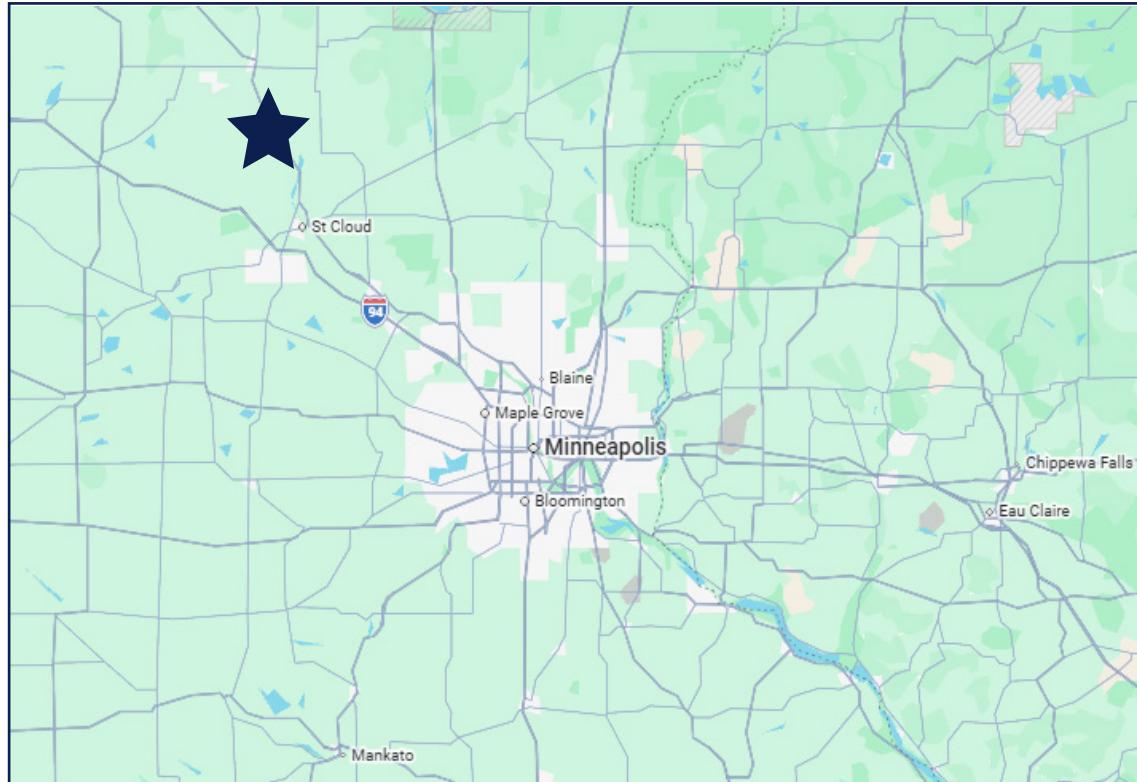
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*Look Upland. Where Properties
& People Unite!*

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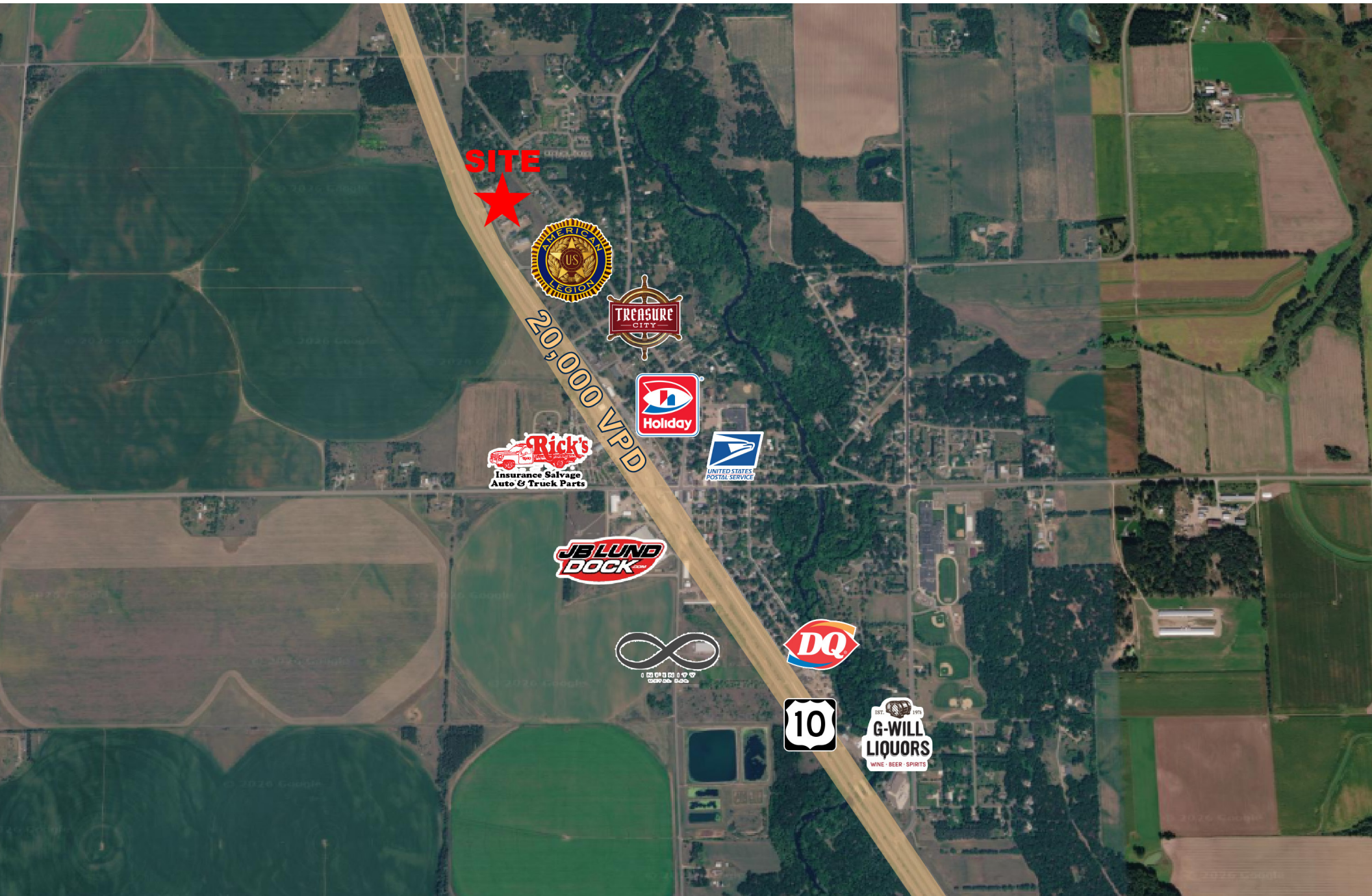
ADDRESS	704 North Willow Street
CITY, STATE	Royalton, MN 56373
SPACE AVAILABLE	7,489 SF
LOT SIZE	1.02 Acres
SALE PRICE	Negotiable
LEASE RATE	Negotiable
TAX 2026	\$11,252
YEAR BUILT	1967
COUNTY	Morrison
PARKING	30 Surface Stalls Est.



HIGHLIGHTS

- Located along Hwy 10 corridor with ~20,000 VPD exposure
- Strong accessibility serving both local residents and commuter traffic
- Open floor plan with high ceilings allows for flexible reuse
- Positioned between St. Cloud and Little Falls with regional draw
- Attractive basis for tenants seeking low occupancy costs in a stable market
- Ideal for discount retail, service users, showroom, or fitness concepts

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	1,012	2,125	3,419
MEDIAN AGE	38.4	39.8	40.9
MEDIAN HH INCOME	\$73,348	\$82,916	\$92,139
AVERAGE HH INCOME	\$87,676	\$101,782	\$110,867





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