



WILLOW CREEK CROSSING

Prime Retail for Sale or Lease

Highway 122 and Eisenhower Avenue
Mason City, Iowa 50401



contact information

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NAIOptimum

Commercial Real Estate Services, Worldwide.



BUILDING PADS FOR SALE or LEASE

LOT	SIZE
Pad Site 1	up to 6,000 SF
Pad Site 2	up to 17,000 SF
Pad Site 1	up to 30,000 SF
Pad Site 2	up to 8,000 SF
Pad Site 3	up to 19,000 SF

LOTS FOR SALE

Deed Restrictions limit building sizes to 6,000 SF per outlot., except for Outlot 4. Restrictions limit to 1,500 SF.

LOT	SIZE	PRICE
Outlot 4	1.01 acres	\$10.00 PSF
Outlot 3	1.01 acres	\$10.00 PSF
Outlot 2	1.04 acres	\$10.00 PSF

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2011 Demographics

Total Population	
10 Miles	40,245
20 Miles	60,040
30 Miles	102,782
Average Household Income	
10 Miles	\$54,642
20 Miles	\$55,300
30 Miles	\$54,850
Total Households	
10 Miles	17,681
20 Miles	25,847
30 Miles	43,744

2009 Traffic Counts

Highway 122	18,200 vpd
Eisenhower Ave	8,600 vpd



PRIME RETAIL!

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Property Information

- Available for Sale or for Lease
- Space Available: 1,500SF - 50,000 SF
 Lots for Sale: .35 acres - 1.05 acres
- Willow Creek Crossing is the largest open air regional retail center between Minneapolis and Des Moines
- Total retail sales within this regional trade area was \$2.4 billion in 2009
- Mason City is the retail hub of North Central Iowa & Southern Minnesota



- Anchored by Walmart Supercenter & Kohl's
- Junior anchors include Best Buy, Petco & MC Sports
- Popular fashion retailers include Famous Footwear, Maurices, & Fashion Bug
- Other national retailers include Buffalo Wild Wings, US Cellular, Aspen Dental, Fantastic Sams, Hollywood Video, 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 the summer months

