

NORTH MARKETPLACE
45TH STREET MARKETPLACE
4600 17TH AVE S., FARGO, ND 58104



MARC C. JOHNSON
COMMERCIAL REAL ESTATE

As exclusive agent, we are pleased to offer the following retail leasing opportunity:



MARC C. JOHNSON
COMMERCIAL REAL ESTATE

For more information please call:
Marc C. Johnson, President/Broker
701.281.5200 office
701.238.4356 cell

1620 32nd Avenue S., Suite 200, Fargo, North Dakota 58103 | P: 701.281.5200

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PROPERTY DESCRIPTION

45th Street Marketplace is one of Fargo’s premier retail developments located within the fastest growing area of Fargo-Moorhead. The property is located within the heaviest traffic corridor along 45th Street, just north of the Interstate 94 and 45th Street intersection.

45th Street Marketplace is anchored by Home Depot and Holiday Inn Express. Current tenants include Qdoba, Smashburger, Jimmy John’s, HuHot, Verizon Wireless, GameStop and Sleep Number. The property also enjoys close proximity to West Acres Regional Shopping Center, Target, Kohl’s and Scheels All Sports.

The original retail buildings were constructed in 2003 and the North Marketplace building has now been completed and is ready for occupancy. Site also includes developable land for additional big-box and retail strip center space.



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AVAILABLE SPACE:

NORTH MARKETPLACE (BUILDING F)

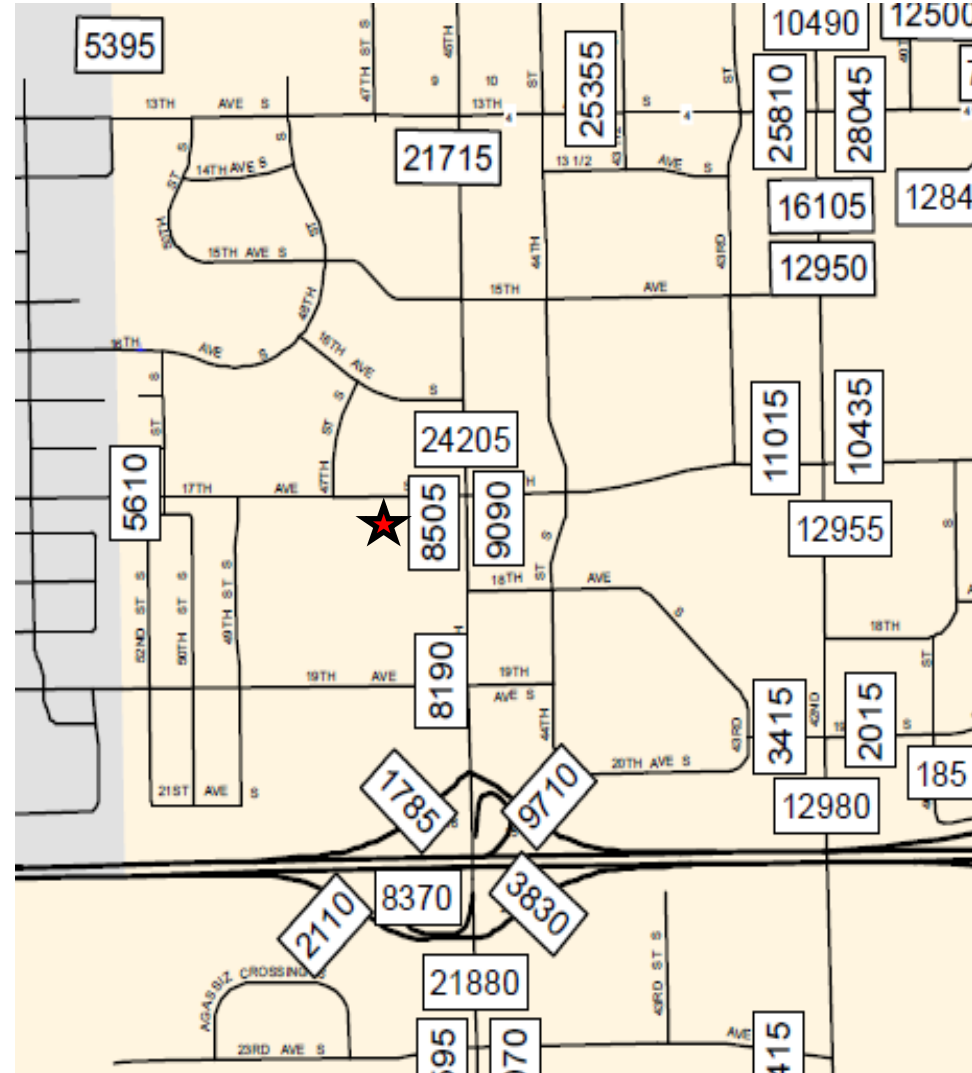
SUITE	SQUARE FEET	PRICING PER SF
N-A	1,474	\$12 + CAM
N-D	1,474	\$12 + CAM
N-F	1,472	\$12 + CAM
N-H	2,376	\$12 + CAM
N-G	1,584	\$14.35 + CAM

Estimated CAM: \$5.75



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TRAFFIC COUNT MAP-2015



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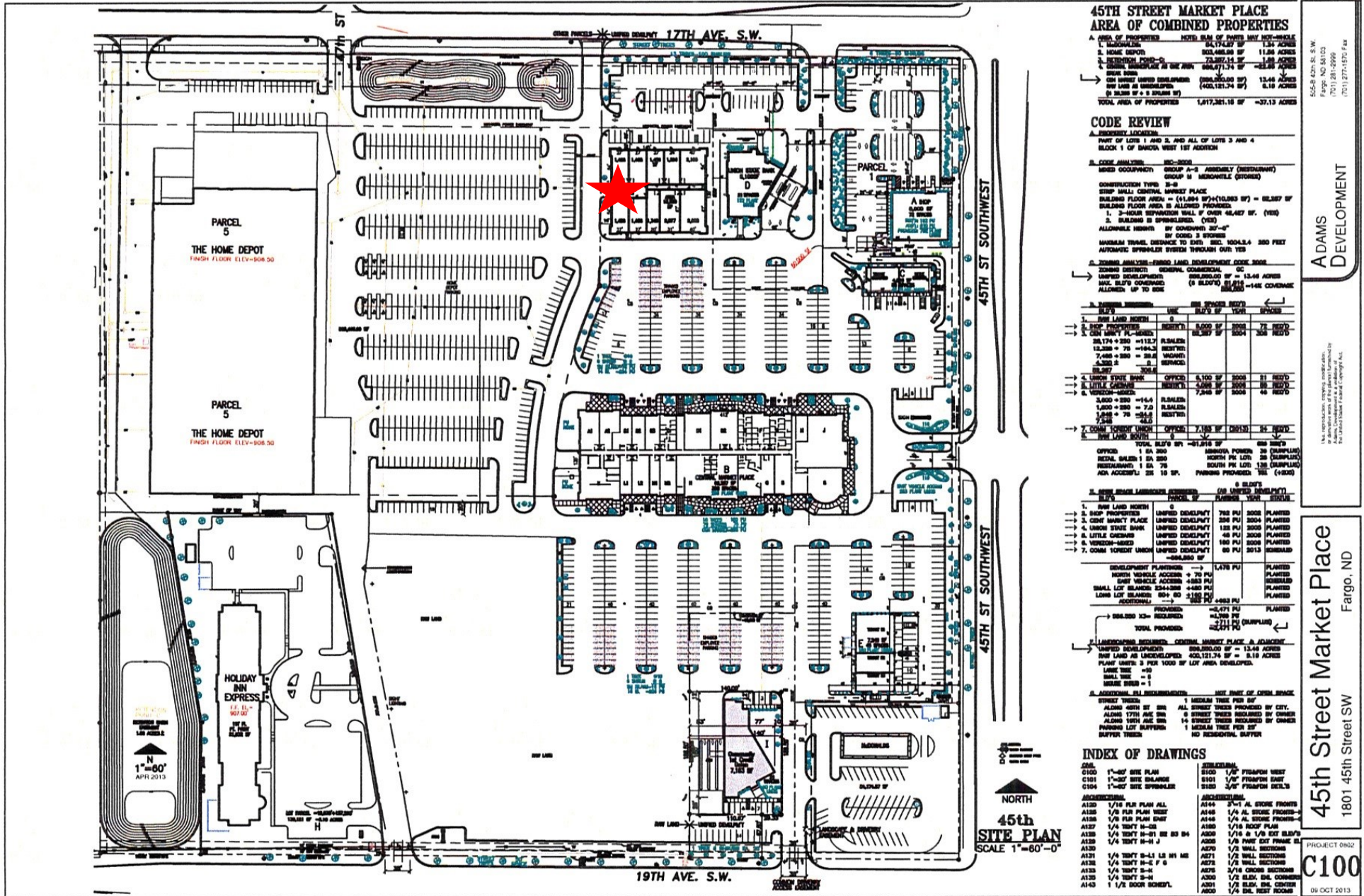
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45TH STREET MARKETPLACE SITE PLAN



**45TH STREET MARKET PLACE
AREA OF COMBINED PROPERTIES**

A. AREA OF PROPERTIES: 1,617,261.18 SF = 37.13 ACRES

B. HOME DEPOT: 303,485.88 SF = 6.96 ACRES

C. HOLIDAY INN EXPRESS: 1,311,775.30 SF = 30.17 ACRES

D. TOTAL AREA OF PROPERTIES: 1,617,261.18 SF = 37.13 ACRES

CODE REVIEW

A. SUBSETTY LOCATION: PART OF LOTS 1 AND 2, AND ALL OF LOTS 3 AND 4 BLOCK 1 OF DANCO WEST 1ST ADDITION

B. CODE ANALYSIS: 300-3000 GROUP M ASSEMBLY (RESTAURANT) GROUP M MERCHANTILE (STORES)

CONSIDERATION TYPE: 2-B
STORY SMALL CENTRAL MARKET PLACE
BUILDING FLOOR AREA = (41,884 SF) + (10,983 SF) = 52,867 SF
BUILDING FLOOR AREA IS ALLOWED PROVIDED:

- 3-HOUR SEPARATION WALL IF OVER 48,427 SF. (YES)
- BUILDING IS SPREADER. (YES)
- ALLOWABLE HEIGHT BY GOVERNOR 207-67' BY CODE 3

MINIMUM TRAVEL DISTANCE TO EXIT: 100 FT. 100% 100 FEET AUTOMATIC SPRINKLER SYSTEM THROUGH OUT YES

A. TOTAL ANALYSIS - FARGO LAND DEVELOPMENT CODE BOOK

FORMED DISTRICT: GENERAL COMMERCIAL CC
UNDEVELOPED: 1,585,000 SF = 36.46 ACRES
ALLOWED: 52,867 SF = 1.20 ACRES

B. NUMBER UNITS: 8 UNITS PER 1,000 SF

NO.	TYPE	AREA	UNITS	REMARKS
1.	OFFICE	6,100 SF	30	30 UNITS
2.	RETAIL	3,000 SF	15	15 UNITS
3.	RESTAURANT	1,000 SF	5	5 UNITS
4.	RETAIL	1,000 SF	5	5 UNITS
5.	RETAIL	1,000 SF	5	5 UNITS
6.	RETAIL	1,000 SF	5	5 UNITS
7.	RETAIL	1,000 SF	5	5 UNITS
8.	RETAIL	1,000 SF	5	5 UNITS

C. TOTAL UNITS: 8 UNITS PER 1,000 SF

OFFICE: 30 UNITS
RETAIL: 15 UNITS
RESTAURANT: 5 UNITS
TOTAL: 50 UNITS

D. DEVELOPMENT PLANNING

NO.	DESCRIPTION	AREA	UNITS	REMARKS
1.	NEW LAND NORTH	700 PU	3000	PLANNED
2.	SHOP PROPERTIES	UNIFIED DEVELOPMT	132 PU	3000 PLANNED
3.	CONV MARKET PLACE	UNIFIED DEVELOPMT	132 PU	3000 PLANNED
4.	UNION STATE BANK	UNIFIED DEVELOPMT	48 PU	3000 PLANNED
5.	LITTLE CAESARS	UNIFIED DEVELOPMT	60 PU	3013 OVERHEAD
6.	VENISON-BASED	UNIFIED DEVELOPMT	60 PU	3013 OVERHEAD
7.	COMA FOREST UNION	UNIFIED DEVELOPMT	60 PU	3013 OVERHEAD

E. LANDSCAPING REQUIRED: CENTRAL MARKET PLACE & ADJACENT

UNIFIED DEVELOPMT: 13.44 ACRES
SHF LAND AS UNDEVELOPED: 402,124 SF = 9.18 ACRES
PLANT UNITS: 3 PER 1000 SF OF LOT AREA DEVELOPED

LAWN TREE = 10
WALL TREE = 1
MISLE TREE = 1

F. INDEX OF DRAWINGS

NO.	DESCRIPTION	SCALE	DATE
C100	1"-60" SITE PLAN		
C101	1"-60" SITE DEVELOPMENT		
C104	1"-60" SITE SPREADER		
A130	1/8" PLAN ALL		
A131	1/8" PLAN WEST		
A132	1/8" PLAN EAST		
A133	1/4" TENT N-S		
A134	1/4" TENT E-W		
A135	1/4" TENT N-E		
A136	1/4" TENT S-W		
A137	1/4" TENT S-E		
A138	1/4" TENT N-W		
A139	1/4" TENT S-E		
A140	1/4" TENT S-W		
A141	1/4" TENT S-E		
A142	1/4" TENT S-W		
A143	1/2" DOOR SCHEDULE		
B100	1/8" PRISM WEST		
B101	1/8" PRISM EAST		
B102	1/8" PRISM S-E		
B103	1/8" PRISM S-W		
A144	3/4" A. SIDE FRONT		
A145	1/4" A. SIDE FRONT		
A146	1/4" A. SIDE FRONT		
A147	1/4" A. SIDE FRONT		
A148	1/4" A. SIDE FRONT		
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A200	1/4" A. SIDE FRONT		
A201	1/4" A. SIDE FRONT		
A202	1/4" A. SIDE FRONT		

552-B 42N S.W. FARGO, ND 58103
(701) 281-6999
(701) 277-1577 Fax

ADAMS DEVELOPMENT

45th Street Market Place
Fargo, ND
1801 45th Street SW

PROJECT 062
C100
09 OCT 2013

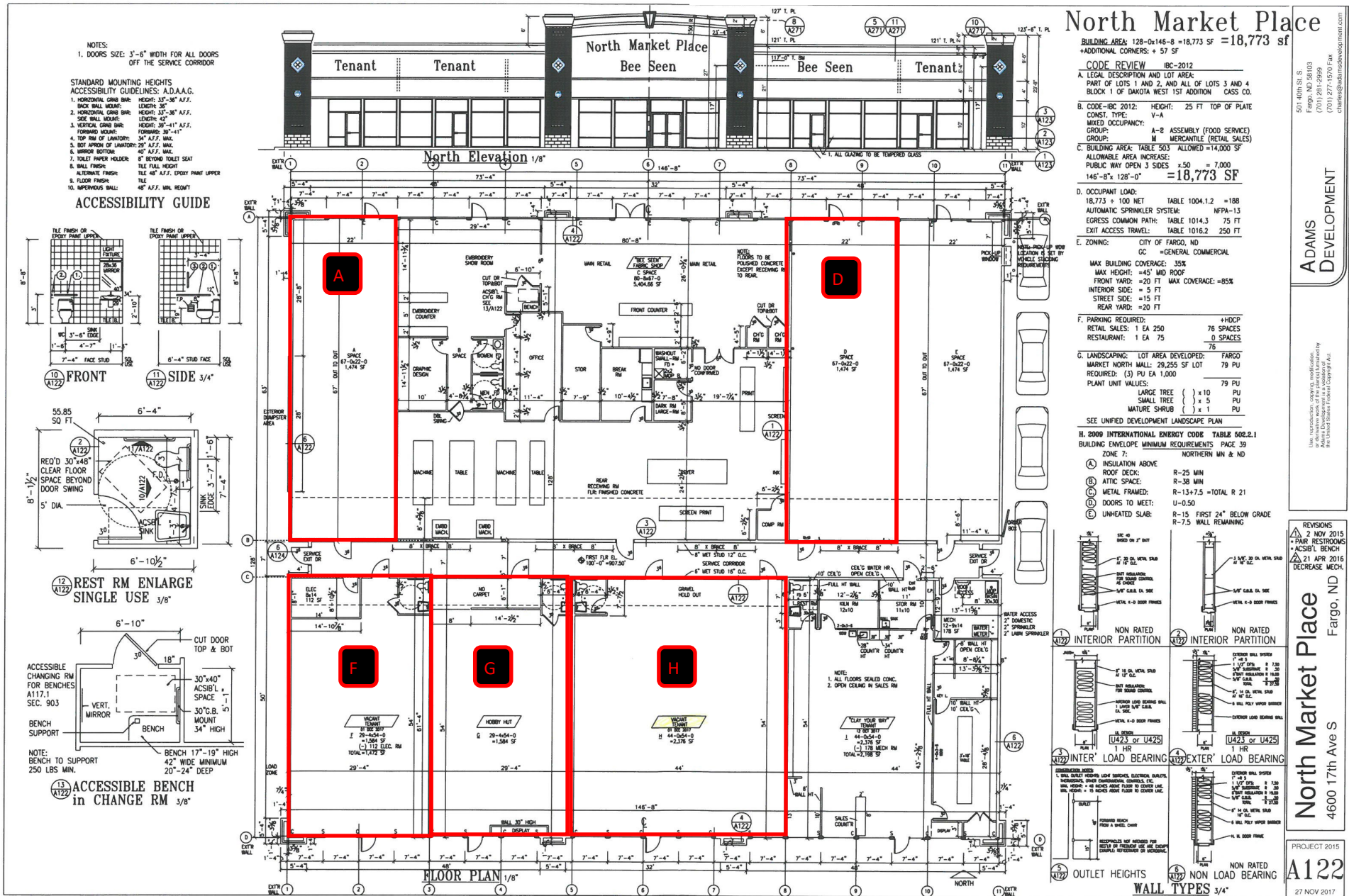
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