

# RETAIL SPACE FOR LEASE



1,850 SF AVAILABLE | \$22/SF NNN

# PROPERTY OVERVIEW

<b>ADDRESS</b>	3221 32ND AVE S, GRAND FORKS, ND 58201
<b>LEASE PRICE</b>	\$22/ SF NNN
<b>AVAILABLE SPACE</b>	1,850 SF
<b>TERM</b>	NEGOTIABLE
<b>LEASE TYPE</b>	NNN estimated at \$5.75

**WANT TO SEE THE SPACE?**



**[CLICK HERE!](#)**



# LISTING HIGHLIGHTS

- Available August 1, 2023
- Premier location in Grand Forks on highly sought after 32nd Ave corridor
- Near major shopping areas
- High traffic intersection
- Restaurant/Cafe space



# SITE OVERVIEW

## YEAR BUILT

2007

## RETAIL SPACE SIZE

1,850 SF

## SHARED PARKING SPACES

150

## MAJOR TRAFFIC DRIVERS

Target, TJ Maxx, Sierra Trading, Kohl's, Ashley Furniture, Hobby Lobby, Lowe's, Ulta, , Hallmark, Famous Footwear, Holiday Gas Station, Menards, Five Guys, Nautical Bowls, Angel Nails, Waxing The City, MIDCO, Complete Nutrition

## ACCESS POINTS & TRAFFIC COUNTS

32ND AVE: 18,725 ADT

S. 34TH ST: 19,575 ADT

S. 31ST ST: 5,475 ADT

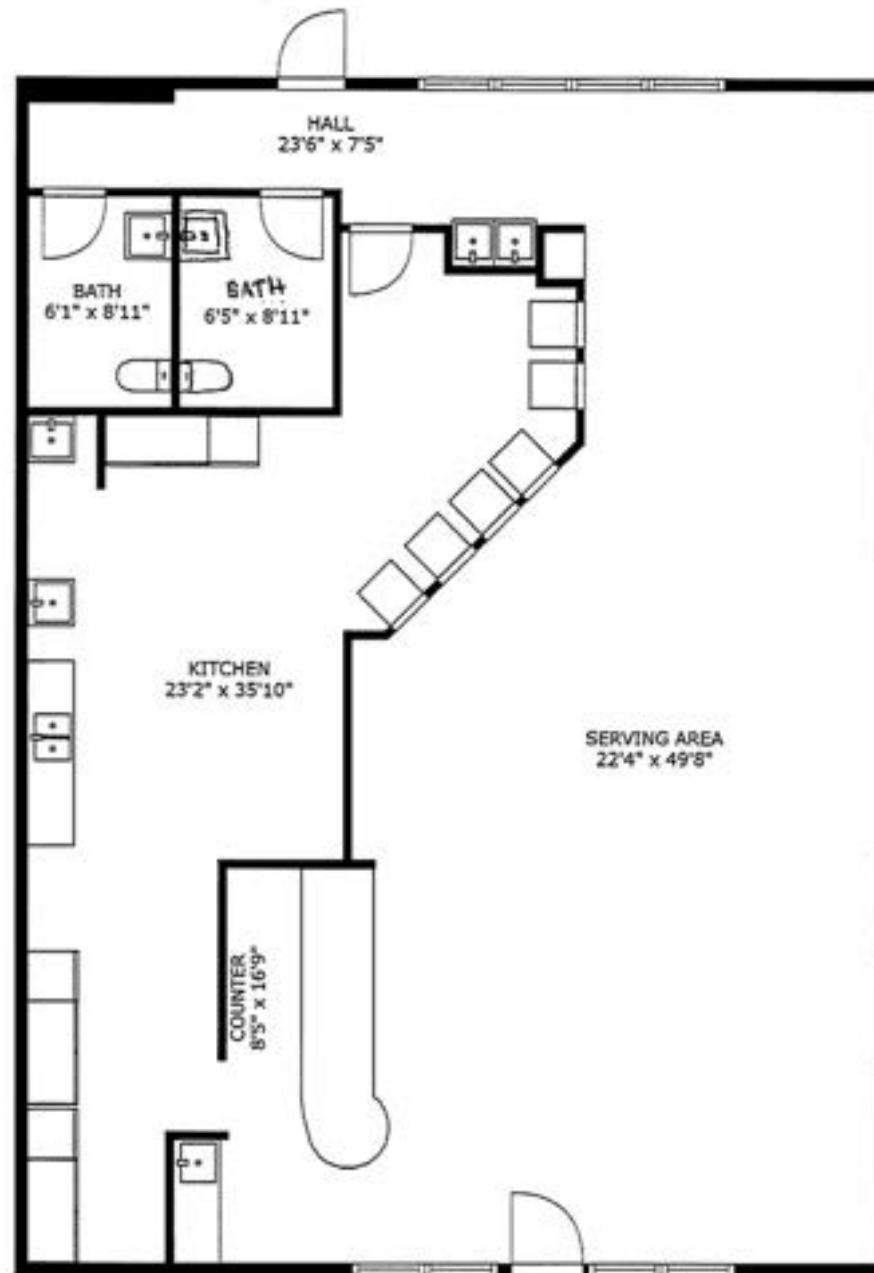


## CURRENT TENANTS

Verizon, Rock 30 Games, Five Guys, Complete Nutrition, Sports Clips, Department of Veteran Affairs



# FLOOR PLAN



FLOOR 1

This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole.  
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Wendy's

MENARDS

Holiday

First Workplaces

SAKURA  
JAPANESE STEAKHOUSE

TEXAS

chapter  
RECREATION CENTER

Aspen Dental

Chick-fil&



BEST BUY

Starbucks

Calves

Old Time

SUBWAY

XXX MIDCO

verizon

BURGER KING

QDOBA

TJ

GameStop

Nail Salon

FIVE GUYS

complete nutrition

Auto Center

60 First Community Credit Union

WAXING THE CITY

Sport Clips

VA Department of Veterans Affairs

DAKOTA

THE TITLE TEAM

KOHL'S

Ashley  
HOMESTORE

HOBBY LOBBY

Hallmark

FAMOUS  
Footwear

target

TJ-maxx

SIERRA  
TRAINING POST

ULTA

# AREA OVERVIEW

Grand Forks is the 3rd most populous city in the U.S. state of North Dakota (after Fargo and Bismarck) and the county seat of Grand Forks County. According to the 2020 census, the city's population was 59,166. Grand Forks, along with its twin city of East Grand Forks, Minnesota, forms the center of the Grand Forks, ND-MN Metropolitan Statistical Area, which is often called Greater Grand Forks or the Grand Cities.

Located on the western banks of the north-flowing Red River of the North, in a flat region known as the Red River Valley, the city is prone to flooding. The Red River Flood of 1997 devastated the city. Originally called Les Grandes Fourches by French fur traders from Canada, who had long worked and lived in the region, steamboat captain Alexander Griggs platted a community after being forced to winter there. The post office was established in 1870, and the town was incorporated on February 22, 1881. The city was named for its location at the fork of the Red River and the Red Lake River.

Initially dependent on local agriculture, the city's economy has since broadened to include a wide variety of industries, including higher education, defense, health care, manufacturing, food processing, and scientific research. Grand Forks is served by Grand Forks International Airport and Grand Forks Air Force Base. The city's University of North Dakota is the oldest institution of higher education in the state. The Alerus Center and Ralph Engelstad Arena host athletic and other events, while the Empire Arts Center and Chester Fritz Auditorium are the city's largest cultural venues.

## LOCATION HIGHLIGHTS:

- Major Employers include: University of North Dakota, Grand Forks Air Force Base, Altru Health System, Grand Forks Public Schools
- Located one block from Super Target
- Many national retailers in close proximity

## DEMOGRAPHICS:

- Population 58,781
- Median Household Income: \$57,213

**For additional information contact:**



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