

RETAIL PROPERTY FOR LEASE



# UPTOWN & MAIN

2633 S 55th St, Fargo, ND 58104



**LORI IBACH**

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## OFFERING SUMMARY

Lease Rate: \$16.00 - 20.00 SF/yr (NNN) with annual increases

Building Size: 54,500 SF

Available SF: 24,500 SF

CAM: \$6.30 SF

TIA: \$30.00 PSF

Tenant Expenses: Utilities & Janitorial

## PROPERTY OVERVIEW

Located in the heart of Fargo/West Fargo, Uptown & Main, is a dense, master-planned mixed use lifestyle center featuring a "Main Street" feel and identity. This vibrant community will integrate a variety of restaurants, retail, office and housing, all which surround Main Street.

Phase 1 (Buildings D and E) are ready for occupancy, and consist of 4 levels with 24,500 square feet of retail on the main floor with (67 units total) lofted on three levels above the ground floor retail. There is underground parking for the apartment tenants.

Building B, 2701 Uptown Way, will have 15,000 SF of retail and 15,000 SF of 2nd floor office space with a future roof-top deck.

First of its kind to this community

Main street style, unique and lively mixed-use neighborhood

Pedestrian friendly

Just off I-94 along Veterans Boulevard

SHOP | WORK | PLAY | STAY

[www.uptownandmainfargo.com](http://www.uptownandmainfargo.com)



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## NEIGHBORING BUSINESSES

- Sanford Medical Center, a \$541 million dollar, 10-story, 1,000,000+ square foot clinical center caring for more than 4,200 patients daily
- Costco Wholesale
- Scheels Arena, a 5,000 seat venue
- Family Wellness Center offering court sports, track, aquatics, cycling in a fully equipped 80,000 square foot fitness center
- Wex Health, a 40,000 SF software firm
- Schools, churches, apartments, single family homes all located within 1-3 miles of this site
- Cash Wise
- Red River Zoo
- Osgood Golf Course
- Rustad Recreation Center



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2 FIRST LEVEL FLOOR PLAN  
MP1.1 1" = 30'-0"



Scale: 1" = 30'-0"

10/16/17



UPTOWN & MAIN MIXED USE DEVELOPMENT  
FARGO, ND

FIRST FLOOR PLAN



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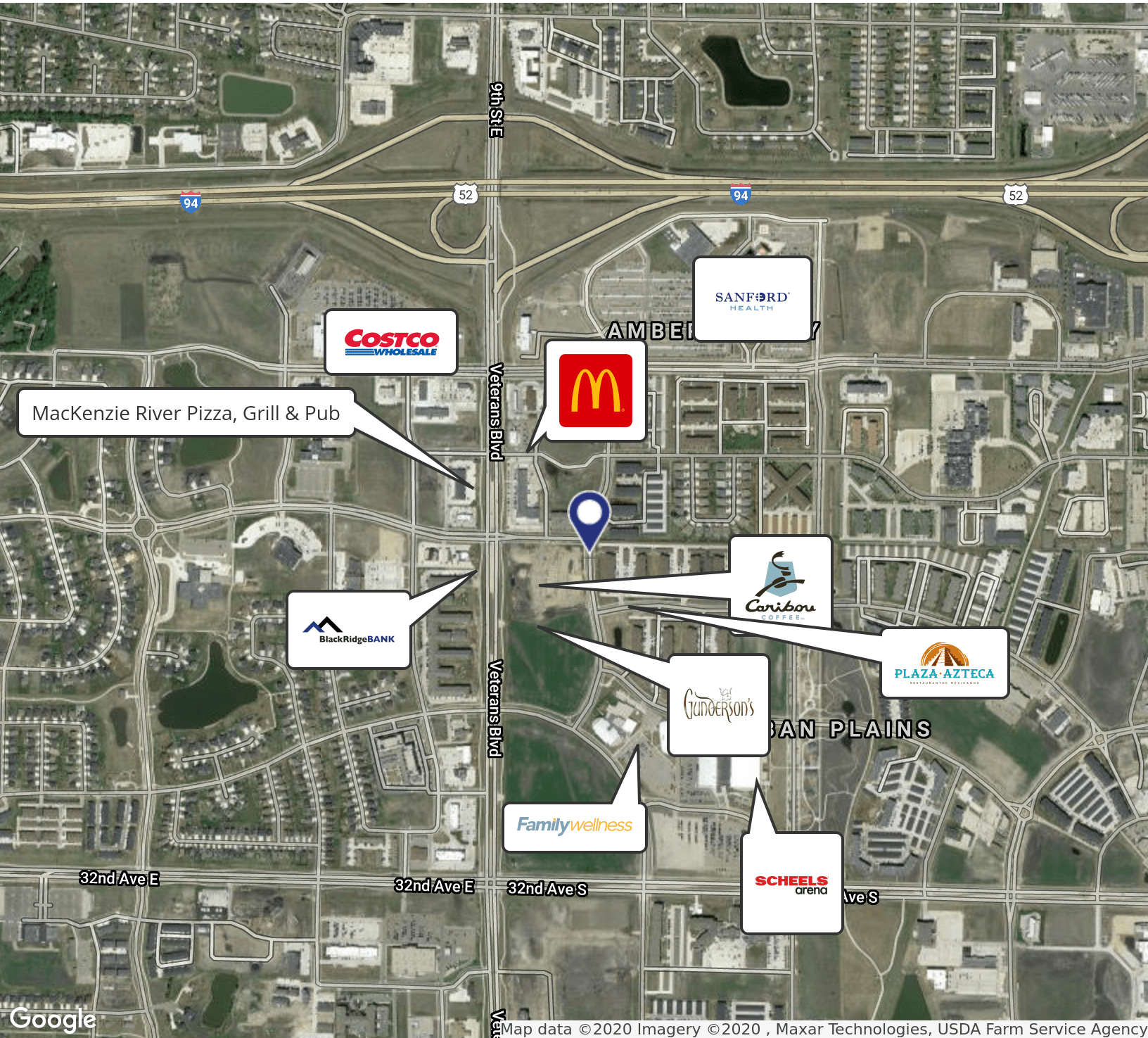
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JBC Commercial  
real estate



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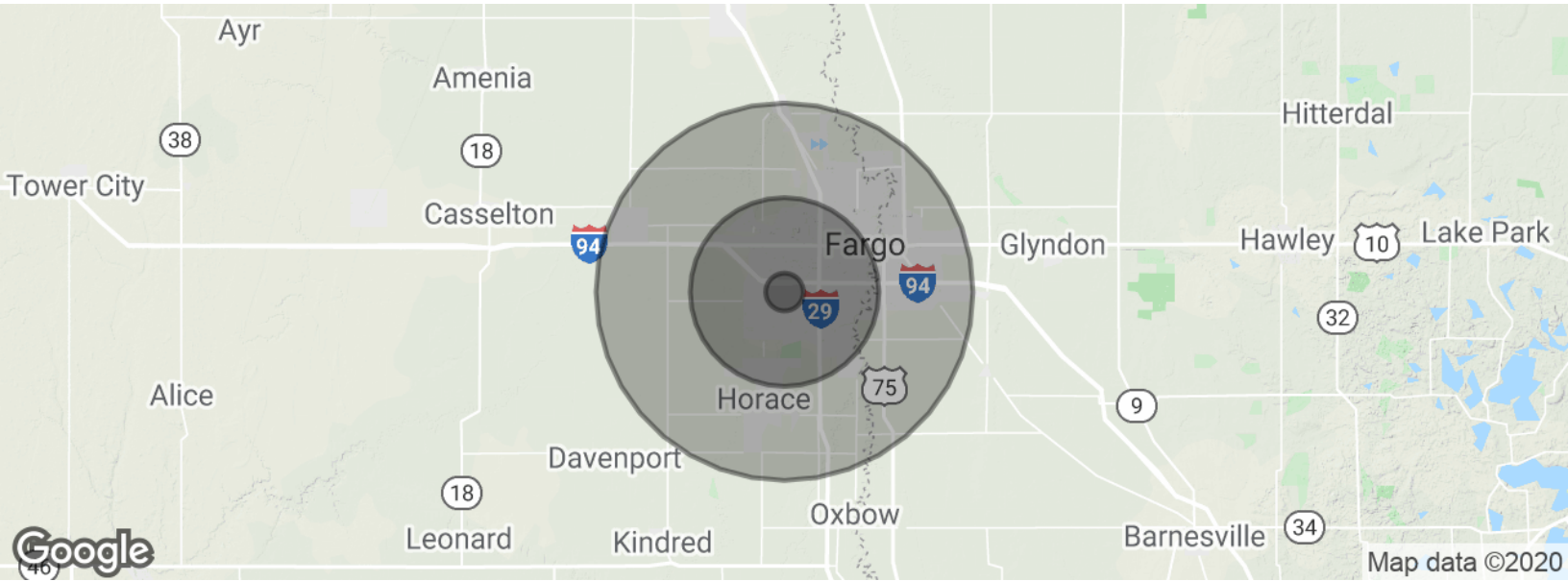
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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total population               | 3,296         | 93,739         | 231,057         |
| Median age                     | 30.5          | 32.1           | 32.5            |
| Median age (Male)              | 30.1          | 31.6           | 31.8            |
| Median age (Female)            | 30.8          | 32.6           | 33.3            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total households               | 1,458         | 42,270         | 99,456          |
| # of persons per HH            | 2.3           | 2.2            | 2.3             |
| Average HH income              | \$65,141      | \$62,611       | \$60,927        |
| Average house value            | \$215,071     | \$176,205      | \$178,606       |

\* Demographic data derived from 2010 US Census



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