

# VETERANS SQUARE RETAIL CENTER (Building 3)

3955 56th Street South, Fargo, ND



**RETAIL PROPERTY FOR LEASE**



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## Property Overview:

Veterans Square Retail Center is a 44,323 square foot neighborhood retail mall at the corner of Veterans Boulevard and 40th Avenue in Southwest Fargo, ND. Veterans Building Three is 23,723 square feet and is now complete and ready for immediate occupancy with its anchor tenant being Sanford Health Clinic. This location with its two arterial roads has high traffic counts providing great visibility for tenants and customers to enjoy ample front door parking and easy access and egress.

**Space Available:** 1,302 SF– 3,035 SF

**Base Rent:** \$22.00

**Tenant Expenses:** NNN (CAM 5.50)

**Fit-up Allowance:** \$30.00 / SF

## Existing Tenants:

Sanford Health Clinic ( <16,000 SF)

Dominos Pizza

Zobota Coffee Shop

## Neighboring Businesses:

West Fargo Sheyenne High School

Liberty Middle School

Independence Elementary School

Scheels Arena

Osgood Golf Course

Sanford Family Wellness Center



## Traffic Counts:

11,034 Average Daily Traffic Volume / 40th Ave west

10,675 ADTV / 40th Ave east

10,345 ADTV / Veterans Avenue

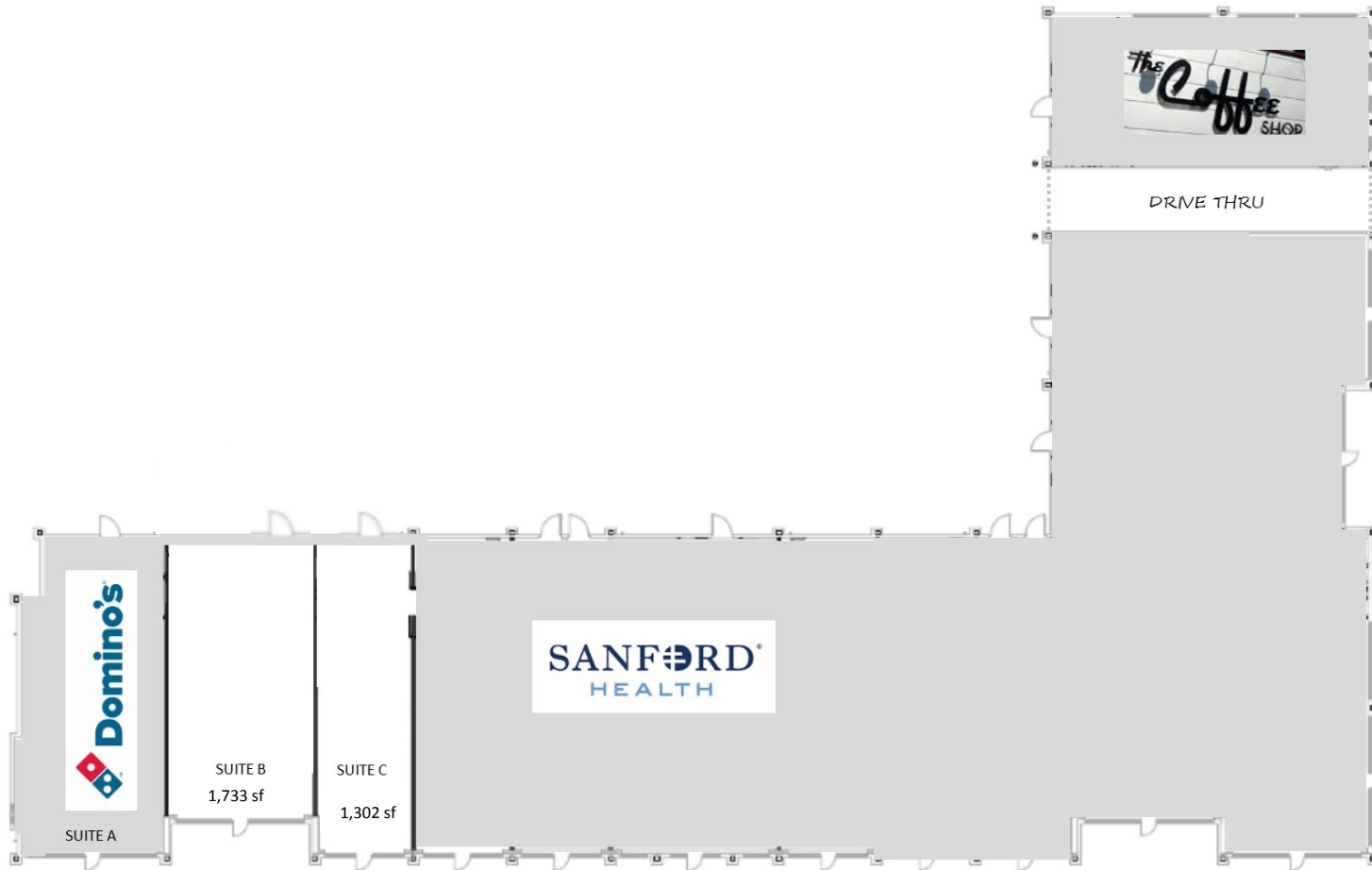


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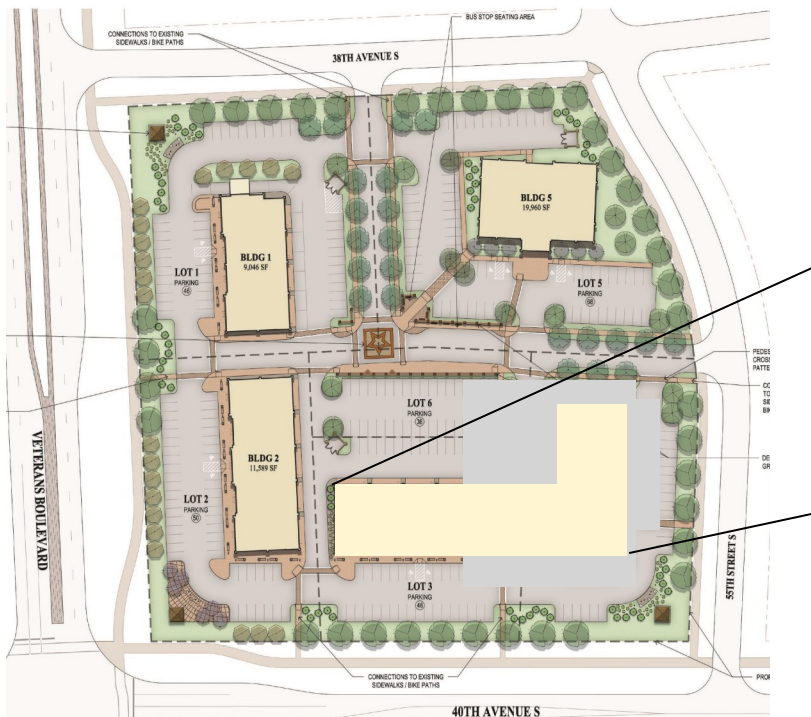
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SPACE AVAILABLE:	1,302—3,035 SF
LEASE RATE:	22.00 / SF (CAM Charge estimated at \$5.50)
TI ALLOWANCE:	\$30.00 / SF
BUILDING SIZE:	23,732 / SF
OCCUPANCY:	IMMEDIATE

Located along Veterans Boulevard and 40<sup>th</sup> Avenue South, Veterans Square is across from the West Fargo Sheyenne High School, single and multi-family housing, and near Liberty Middle School, the new Independence Elementary School, Sanford Health Medical Campus, Scheels Arena, Osgood Golf Course and more.



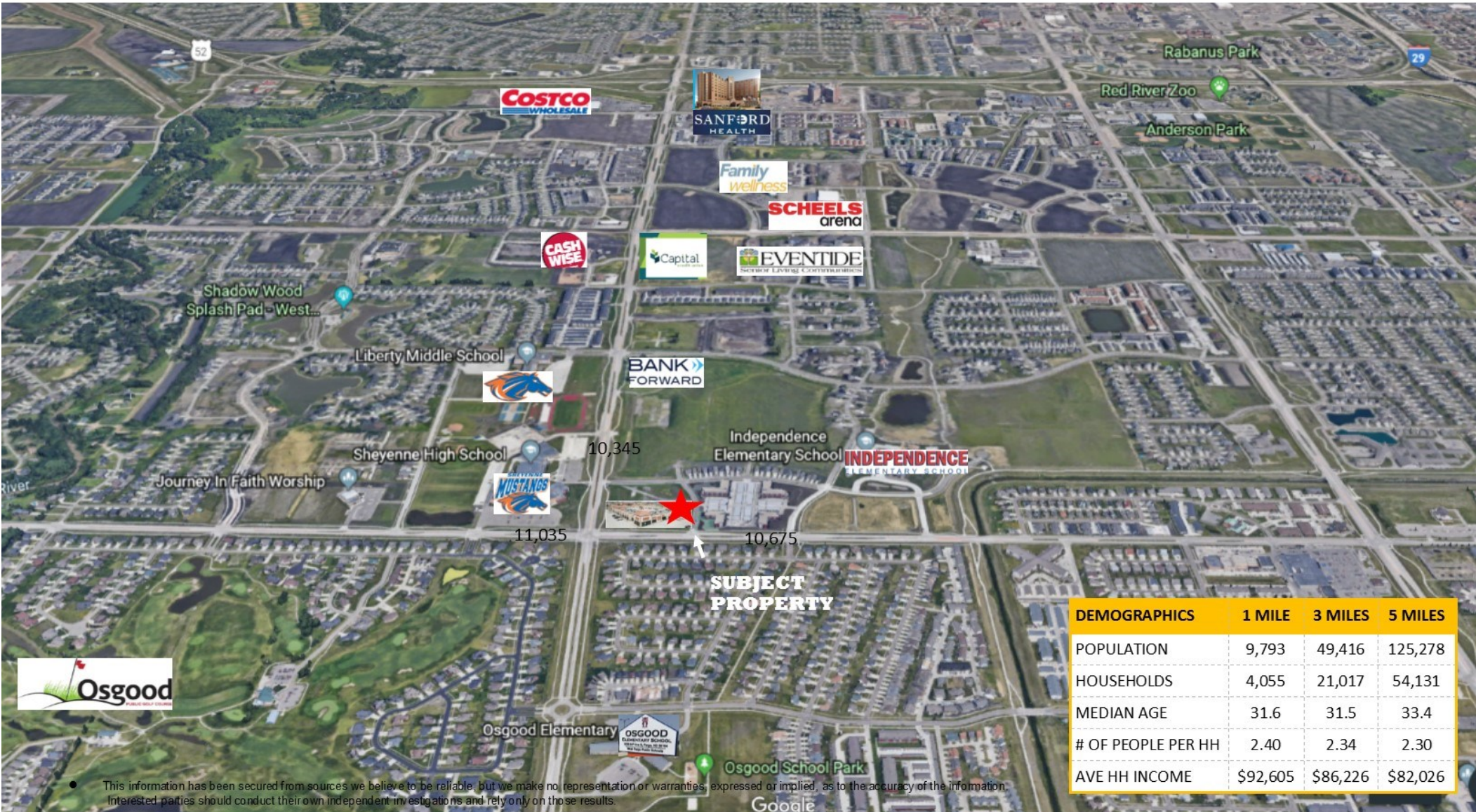
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