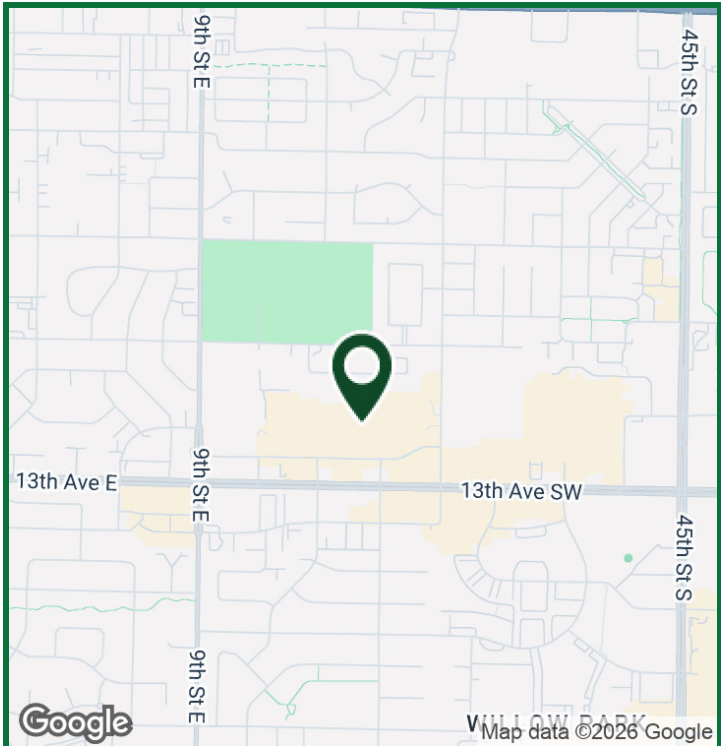


WESTGATE COMMONS SPACE AVAILABLE

1500 13th Ave E, West Fargo, ND 58078

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Top shopping destination in the market, located in the heart of West Fargo's retail hub. Off the chart Placer.ai data for surrounding big box retailers. Strong national tenants including TJ Maxx, HomeGoods, Five Below, Marshalls and Chuck E Cheese's Adventure World concept coming soon. Large monument sign located at the main entrance on 13th Ave. Highly trafficked area with over 36,000 vehicles per day. Ample parking with 255 parking spaces; a ratio of 5 spaces per 1,000 SF.

PROPERTY HIGHLIGHTS

- Highly visible signage opportunity.
- Surrounded by high performing national retailers
- Ample parking with easy access with over 36,000 VPD

SPACES	LEASE RATE	SPACE SIZE
Suite C	\$20/SF	9,750 SF

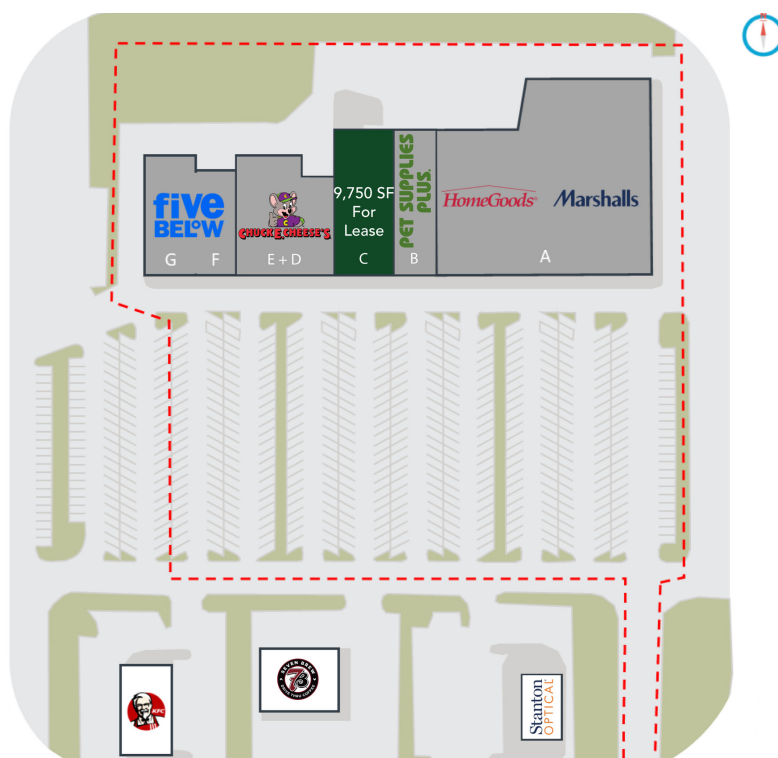


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Principal

WESTGATE COMMONS

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SITE PLAN



SUITE	TENANT	SF
A	Marshalls	46,661 SF
B	Pet Supplies Plus	7,250 SF
C	For Lease	9,750 SF
D	Chuck E. Cheese	3,850 SF
E	Chuck E. Cheese	10,125 SF
F,G	Five Below	12,223 SF
TOTAL		90,558 SF



ACCESS Commercial, LLC

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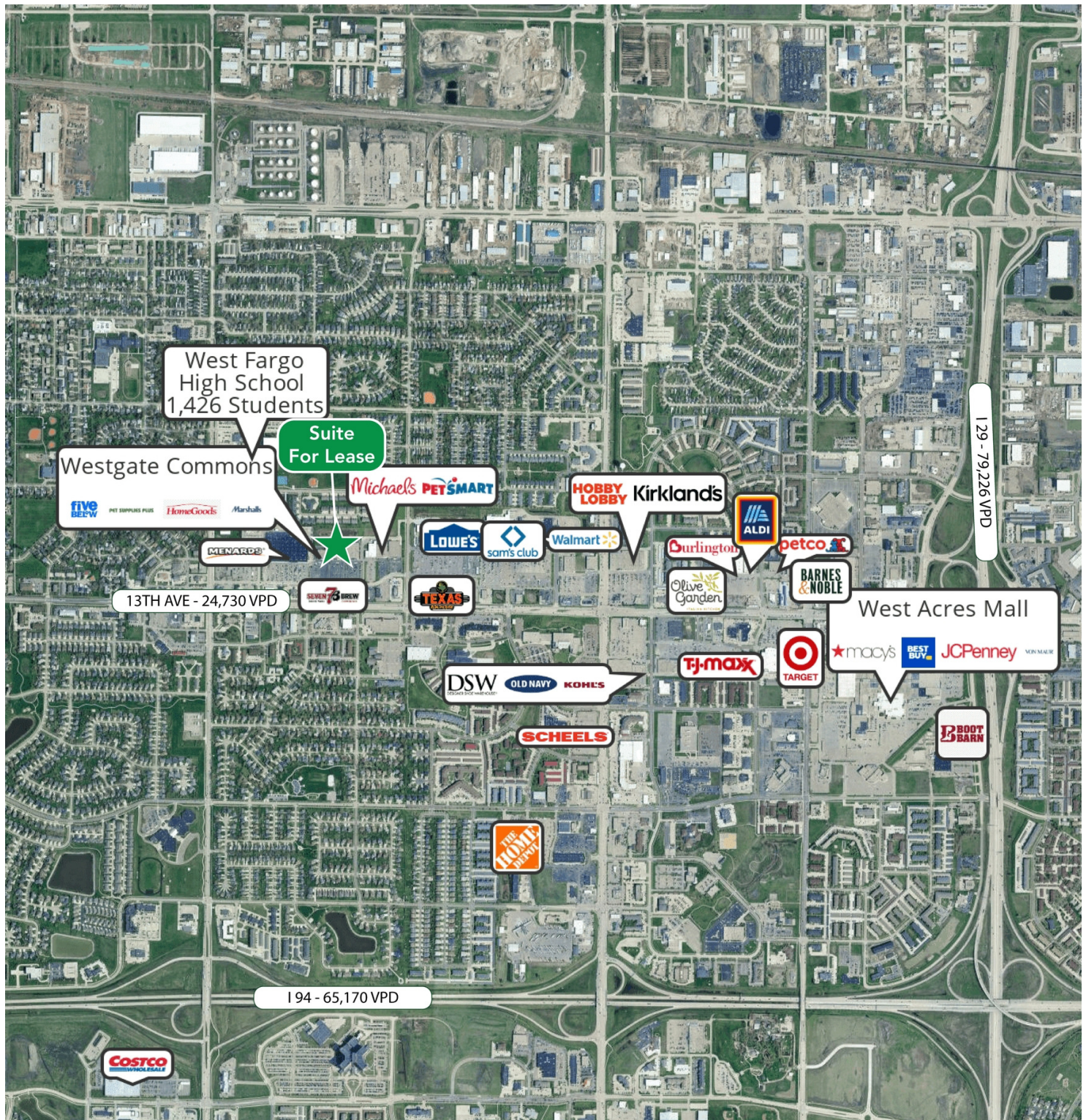
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RETAIL MAP



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PROPERTY DRONES



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WESTGATE COMMONS

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PLACER.AI DATA



ACCESS Commercial, LLC

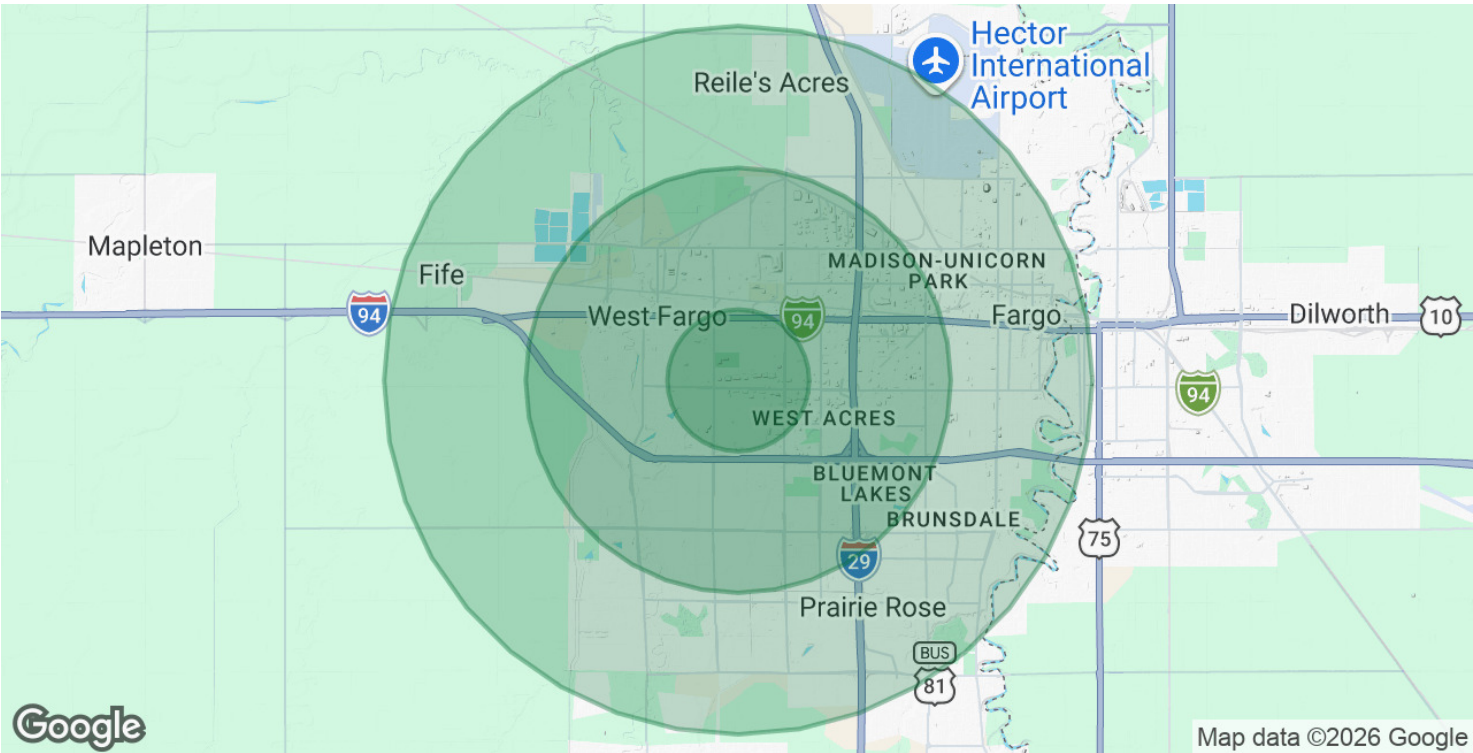
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WESTGATE COMMONS

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,042	74,806	160,283
Daytime Population	18,183	77,247	180,972
Employees in area	8,242	42,710	90,594
Businesses in area	726	3,787	7,449

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,253	33,390	68,699
Average HH Income	\$83,688	\$97,028	\$99,093

2024 American Community Survey (ACS)



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LISTING TEAM



KIRK HANSON

Principal

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PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.

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