

FOR SUBLEASE

# Retail/Office Space Now Available

5050 13th Ave S, Suite 9, Fargo, ND 58103

MLS # 23-220



## ABOUT THE PROPERTY

Corner suite available along 13th Avenue S, Fargo. The Time Square West strip mall offers a variety of restaurants and businesses, making this area a hub for shoppers but also favorable for office staff to utilize.

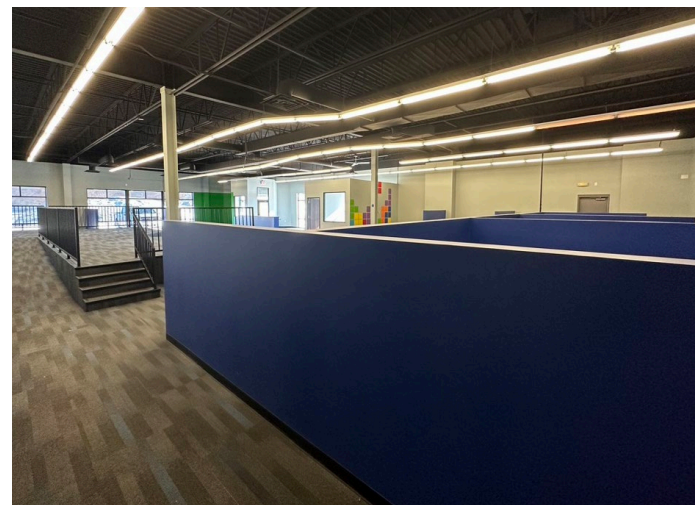
RENTABLE SIZE: 5,314 SF

LEASE RATE: \$12.00 PSF

ESTIMATED CAM: \$6.75 PSF

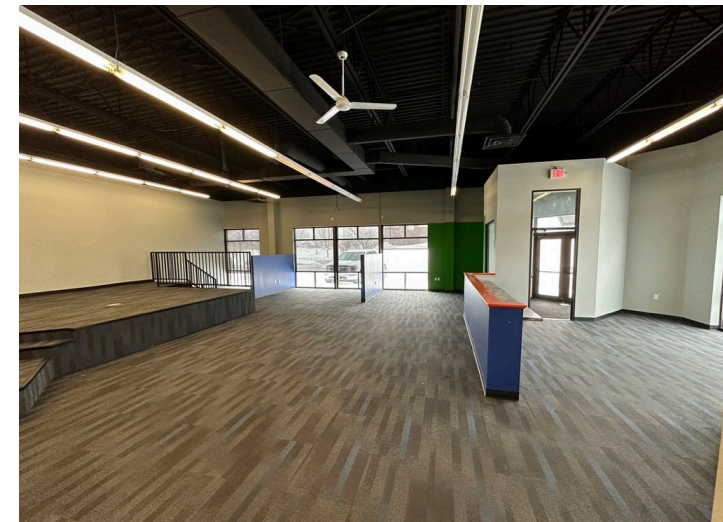
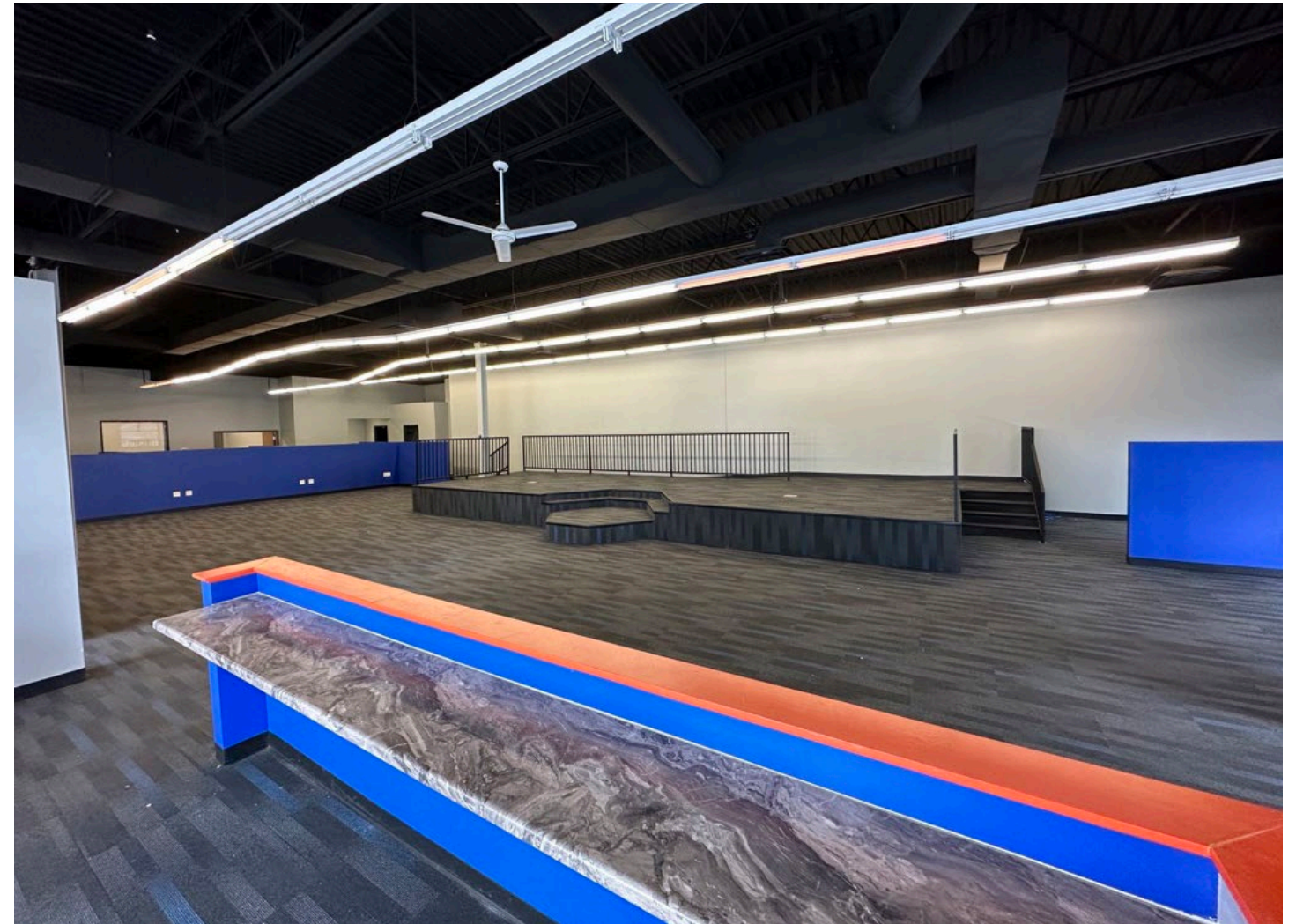
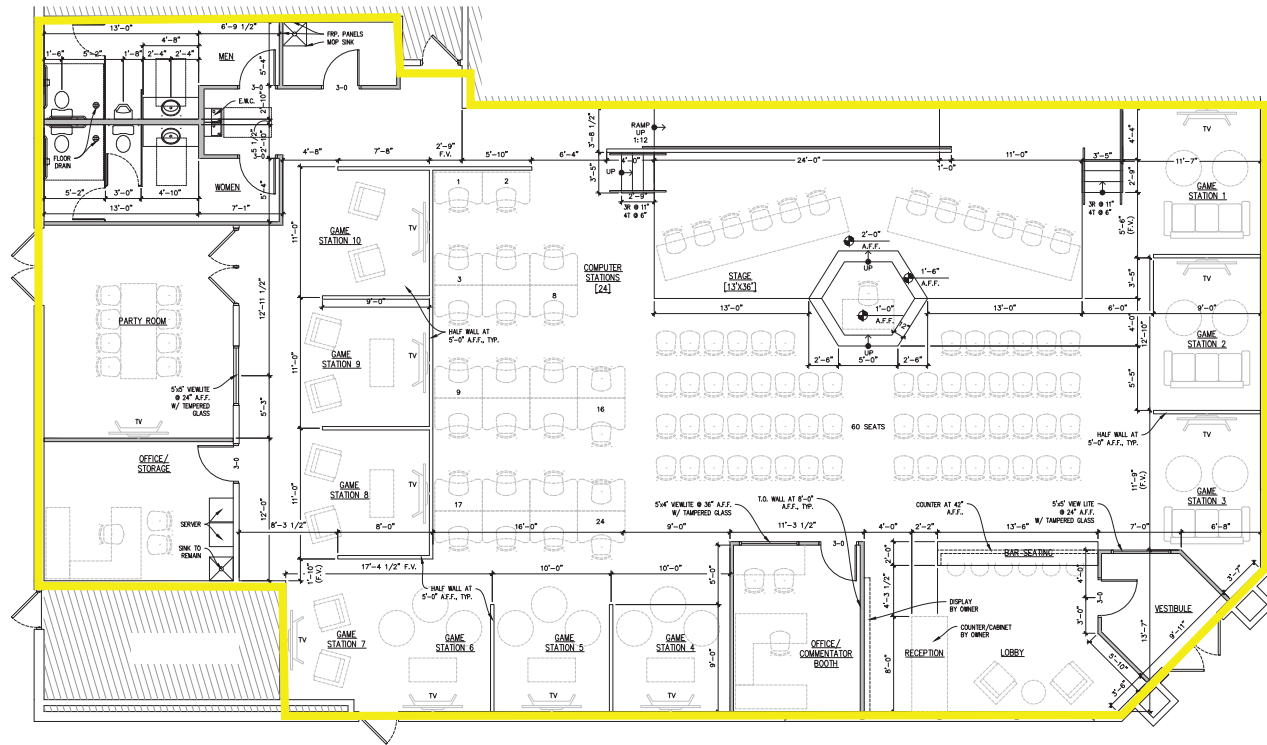
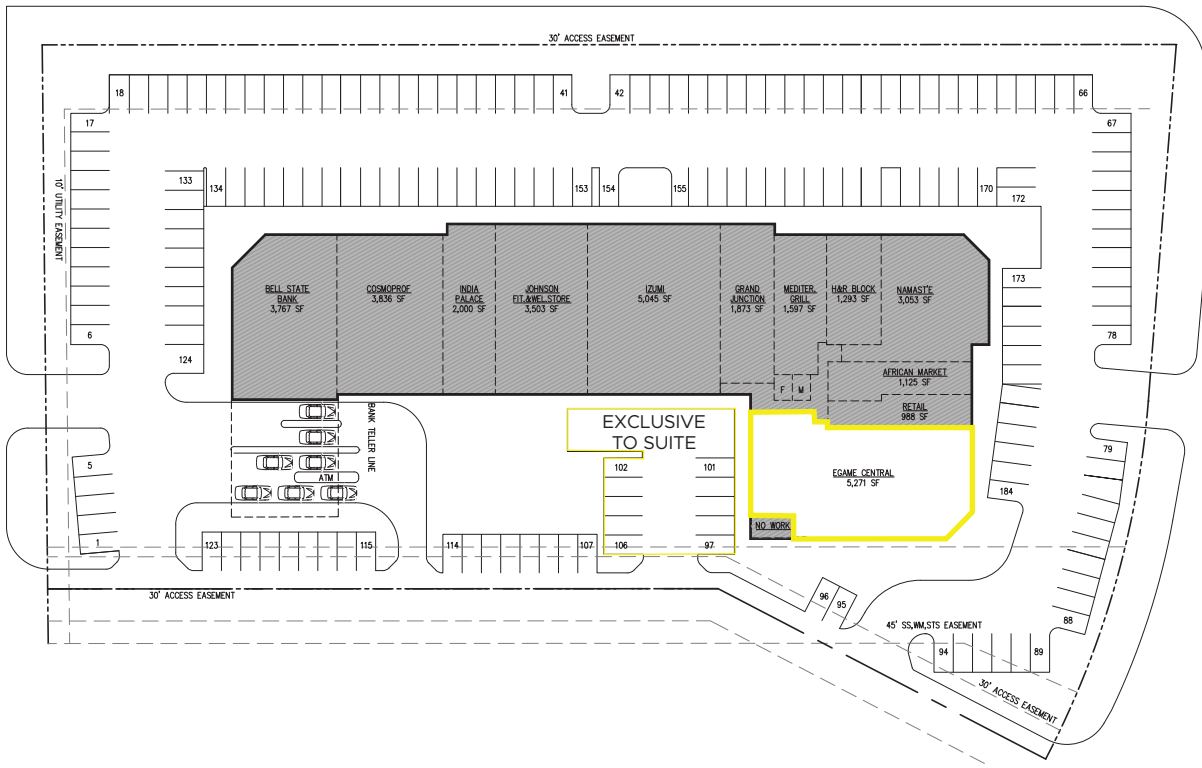
ABOUT THE AREA:

- Major retailers nearby
- Average annual daily traffic count of 21,480



**JUSTIN GUSTOFSON, CCIM, REALTOR®**  
701-499-3875  
justin@prgcommercial.com  
www.PropertyResourcesGroup.com  
4609 33rd Ave S. Suite 400, Fargo, ND 58104

**SIERRA WENDT, REALTOR®**  
701.499.3949  
sierra@prgcommercial.com  
www.PropertyResourcesGroup.com  
4609 33rd Ave S. Suite 400, Fargo, ND 58104



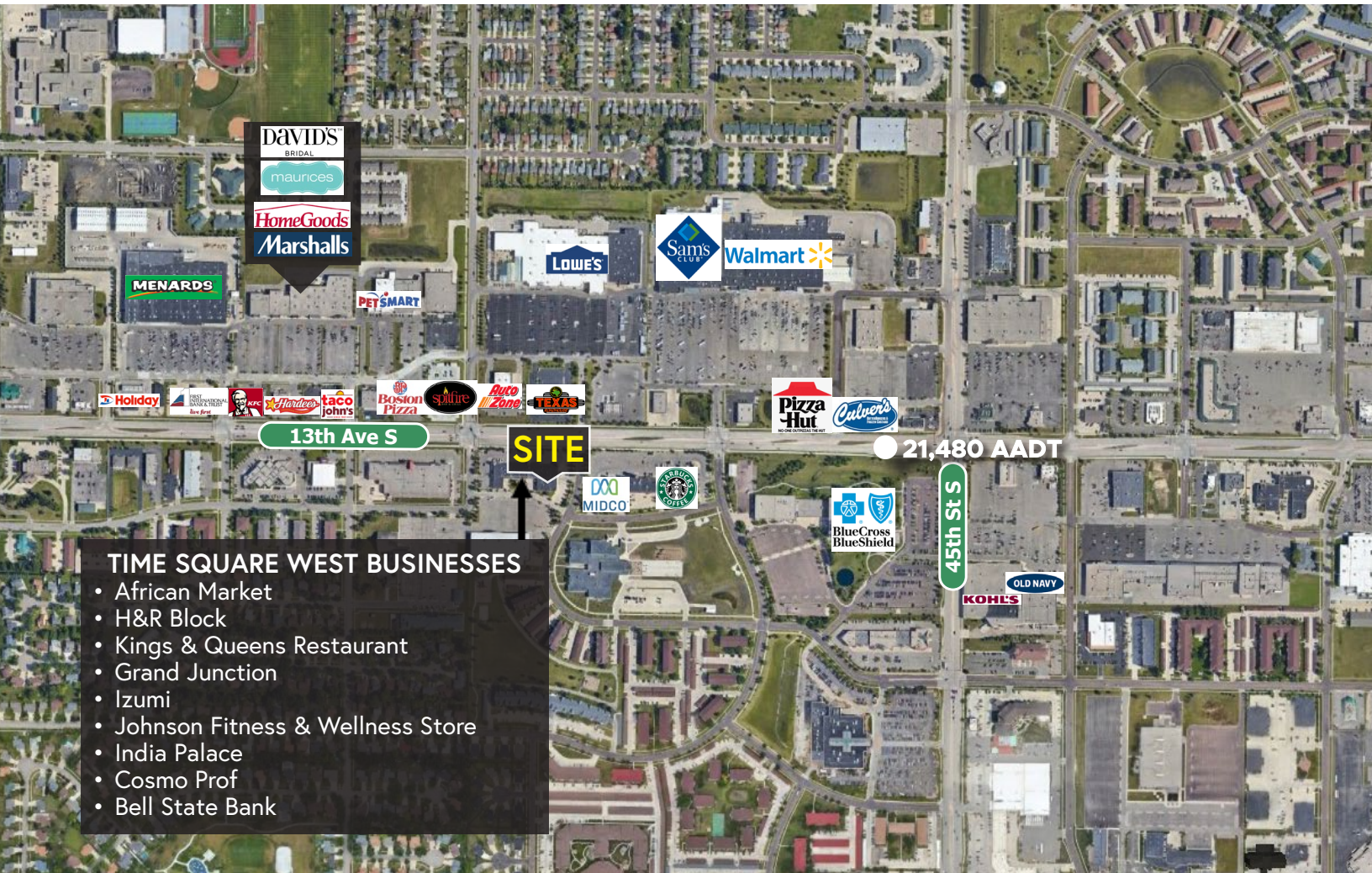
**JUSTIN GUSTOFSON, CCIM, REALTOR®**  
 701-499-3875  
 justin@prgcommercial.com  
 www.PropertyResourcesGroup.com  
 4609 33rd Ave S. Suite 400, Fargo, ND 58104

**SIERRA WENDT, REALTOR®**  
 701.499.3949  
 sierra@prgcommercial.com  
 www.PropertyResourcesGroup.com  
 4609 33rd Ave S. Suite 400, Fargo, ND 58104



**JUSTIN GUSTOFSON, CCIM, REALTOR®**  
 701-499-3875  
 justin@prgcommercial.com  
 www.PropertyResourcesGroup.com  
 4609 33rd Ave S. Suite 400, Fargo, ND 58104

**SIERRA WENDT, REALTOR®**  
 701.499.3949  
 sierra@prgcommercial.com  
 www.PropertyResourcesGroup.com  
 4609 33rd Ave S. Suite 400, Fargo, ND 58104



**TIME SQUARE WEST BUSINESSES**

- African Market
- H&R Block
- Kings & Queens Restaurant
- Grand Junction
- Izumi
- Johnson Fitness & Wellness Store
- India Palace
- Cosmo Prof
- Bell State Bank



**JUSTIN GUSTOFSON, CCIM, REALTOR®**  
 701-499-3875  
 justin@prgcommercial.com  
 www.PropertyResourcesGroup.com  
 4609 33rd Ave S. Suite 400, Fargo, ND 58104

**SIERRA WENDT, REALTOR®**  
 701.499.3949  
 sierra@prgcommercial.com  
 www.PropertyResourcesGroup.com  
 4609 33rd Ave S. Suite 400, Fargo, ND 58104