

Azod

Moorhead's Premier Retail Community



935 South 37th Avenue
Moorhead, Minnesota 56560



The Market Area.

- Reinertsen Elementary School
- Subway
- Starbucks
- Dairy Queen
- Walgreen's
- Planet Fitness
- 1st International Bank
- CVS Pharmacy
- Minnesota State University of Moorhead
- Concordia College
- MN State Community & Technical College
- Rasmussen College
- Casey's General Store

Traffic Counts Along 8th Street South.

2010:	14,600 cars/day
2013:	16,500 cars/day
2019:	17,100 cars/day

Prime Retail Spaces For Lease.

Pad Sites For Sale Or Build To Suit.

Located at the intersection of 2 major arterial roads, 8th Street South and 40th Avenue South with easy access to I-94.

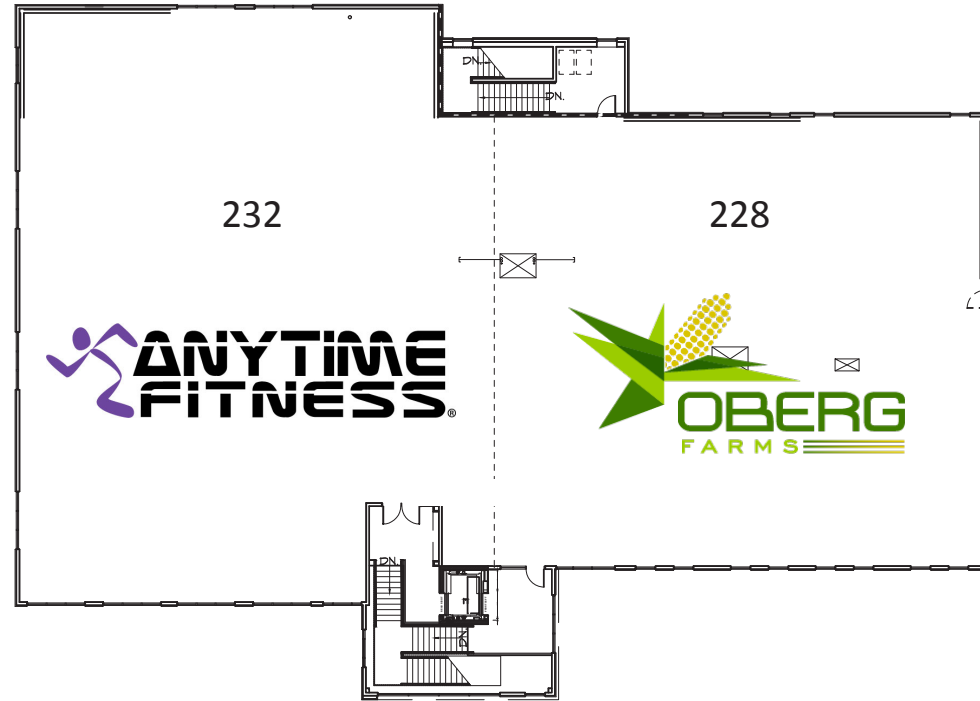


Property Resources Group is proud to announce the newest location of Hornbacher's grocery within Azool Retail Center, a 20 acre retail development located on 8th Street and 40th Avenue South in Moorhead, MN – just south of Interstate 94.



There is approximately 50,000 square feet of retail and office space for in the two-story strip mall, plus four pad sites. The increased traffic flow and continued residential growth in the area will all contribute to the success of the project as a regional retail center.

Second Floor Office Space



Suite 124

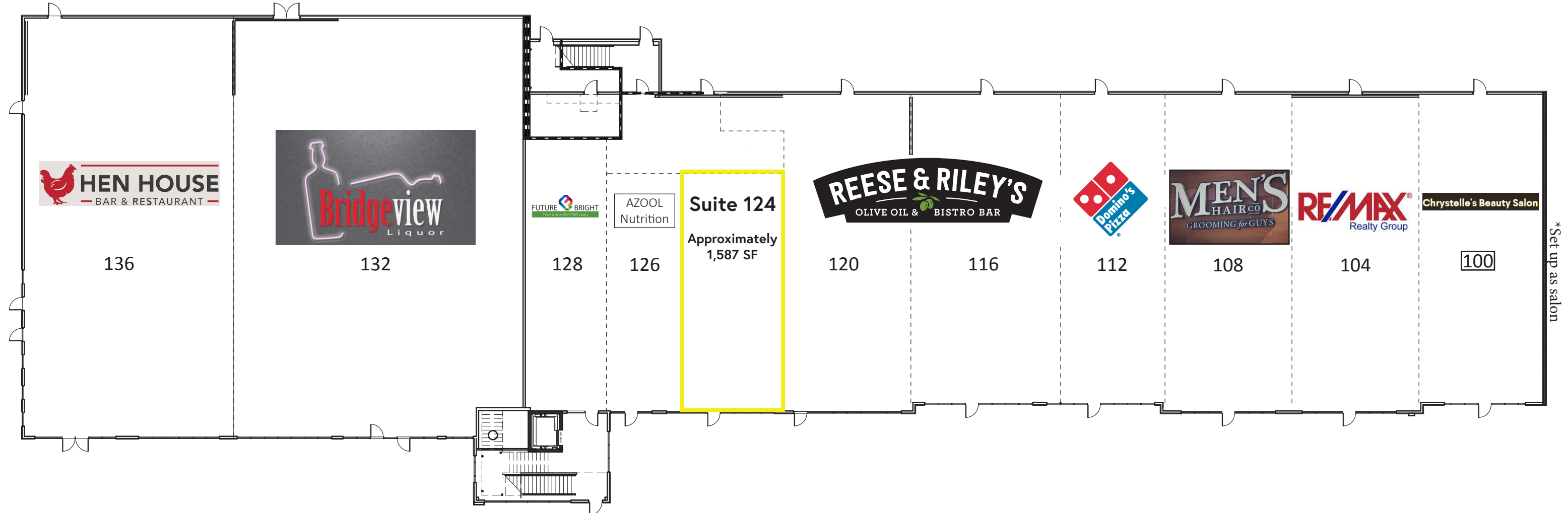
Approximately 1,587 SF

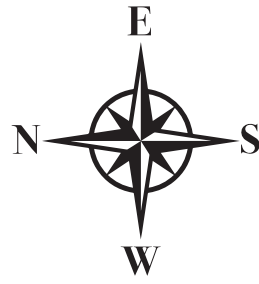
Est. CAM: \$5.50 PSF

\$18.00 PSF



First Floor Retail Space





PAD SITES FOR SALE OR BUILD TO SUIT		
Lot #	Sq Footage	Total Price
1	37,856	SOLD
6	62,494	SOLD
8	61,270 (\$16 PSF)	\$980,320.00

*City incentives available



8TH STREET SOUTH



PROPERTY **RESOURCES GROUP**



DANE TOLLEFSON,
REALTOR
701-499-3864

4609 33rd Avenue South - Suite 400, Fargo, North Dakota 58104 | 701-356-8888

• All information contained herein is believed to be true but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.