

MIDTOWN MARKET

2301 SOUTH UNIVERSITY DR, FARGO, ND 58103


GOLDMARK™
COMMERCIAL REAL ESTATE INC

MIDTOWN
market

RETAIL/OFFICE SPACE FOR LEASE



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SPACE AVAILABLE

1,357 - 8,800 SF

LEASE RATE

\$19.50 - \$26.00 PSF

CAM

\$5.40 PSF

TIA

\$30.00 PSF

TENANT EXPENSES

Phone/Internet
Heat/Electricity
Janitorial

NEARBY BUSINESSES

Starbucks
Randy's Diner
Wingstop
Taco Johns
Sanford Health
Essentia Health
McDonalds
Beans Coffee
Bottle Barn
Taco Bell
Casey's
Many More!

PROPERTY DESCRIPTION:

Midtown Market presents a vibrant opportunity for businesses looking to start or expand!! With flexible suite sizes starting at 1,357 square feet and the ability to combine spaces for a larger footprint, it caters to a diverse range of retail needs. Ideal for food and beverage establishments, beauty services, healthcare providers, and various customer-facing businesses, Midtown Market boasts a superior location near I-94 and University Drive with accessibility that is second to none!

With features including ample parking, high-quality finishes, attractive landscaping, prominent signage, and plenty of storefront windows, the visibility and customer appeal is greatly enhanced. Endcap units feature the added benefit of drive-thru capabilities.

The bustling traffic and robust demographic profile of the area underscore the potential for businesses to thrive here. Midtown Market is more than just a retail space, it's a launchpad for businesses to flourish!

FEATURES:

- *Quality finishes*
- *Beautiful landscaping*
- *Highly visible signage*
- *Abundance of storefront windows*
- *14 foot ceilings*
- *Drive-thru access*
- *Restaurant compatible*
- *Ample parking*

TRAFFIC COUNTS:

- University Dr: 26,690 vehicles per day
- I-94: 72,927 vehicles per day

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

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LOCATION

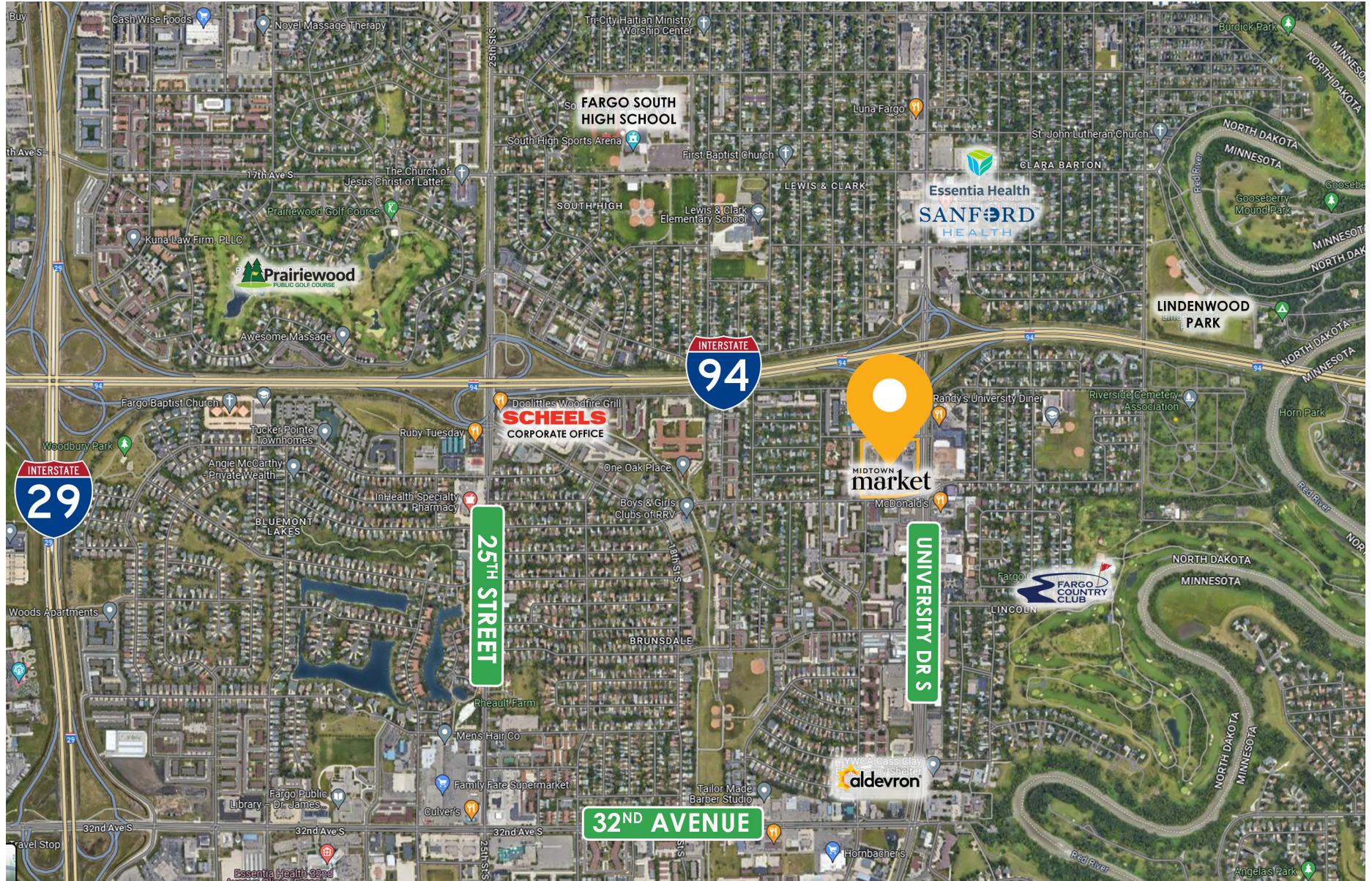


Unit sizes can be combined and boundaries can be adjusted based on Tenant requirements.

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REFERENCE MAP



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SITE PHOTOS



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SIGNAGE OPTIONS



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Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Aldevron, Bushel, Wex Health, and John Deere Electronic Solutions.

FARGO-MOORHEAD is nationally recognized on the following Top Ten and best places lists:

- #1 on Top Ten Best Places to Find a Job (*ZipRecruiter, 2019*)
- #6 Happiest City in the US (*WalletHub, 2019*)
- #7 Most Recession Proof City (*Livability, 2019*)
- #10 Best City for New Grads (*Online Degrees, 2019*)
- Nation's Best Job Market (*ZipRecruiter, 2018*)
- #5 on Top 100 Best Places to Live (*Livability, 2018*)
- #4 Best Job Markets (*CNBC, 2018*)
- Best Places to Retire (*Forbes, 2017*)

DEMOGRAPHICS WITHIN A 3-MILE RADIUS OF MIDTOWN MARKET:

