

THE GROVE

4002 S. WASHINGTON ST, GRAND FORKS, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE



BRAND NEW PRIME RETAIL SPACE IN GRAND FORKS

Space Available: 1,500 - 2,080 SF
Base Rent: \$18.00-\$26.00 PSF | CAM: \$6.50 PSF

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www.goldmarkcommercial.com

THE GROVE

4002 S. WASHINGTON ST, GRAND FORKS, ND 58201



SPACE AVAILABLE

Suite 202: 1,500 SF
Suite 209/210: 4,000 SF
Suite 302: 2,080 SF

BASE RENT

Suite 202: \$18.00 PSF
Suite 209/210: \$20.00 PSF
Suite 302: \$26.00 PSF

CAM

\$6.50 PSF

TENANT EXPENSES

Utilities

AREA BUSINESSES

McDonald's
Starbucks
Rydell Car Dealerships
Choice Health & Fitness Center
ICON Sports Center

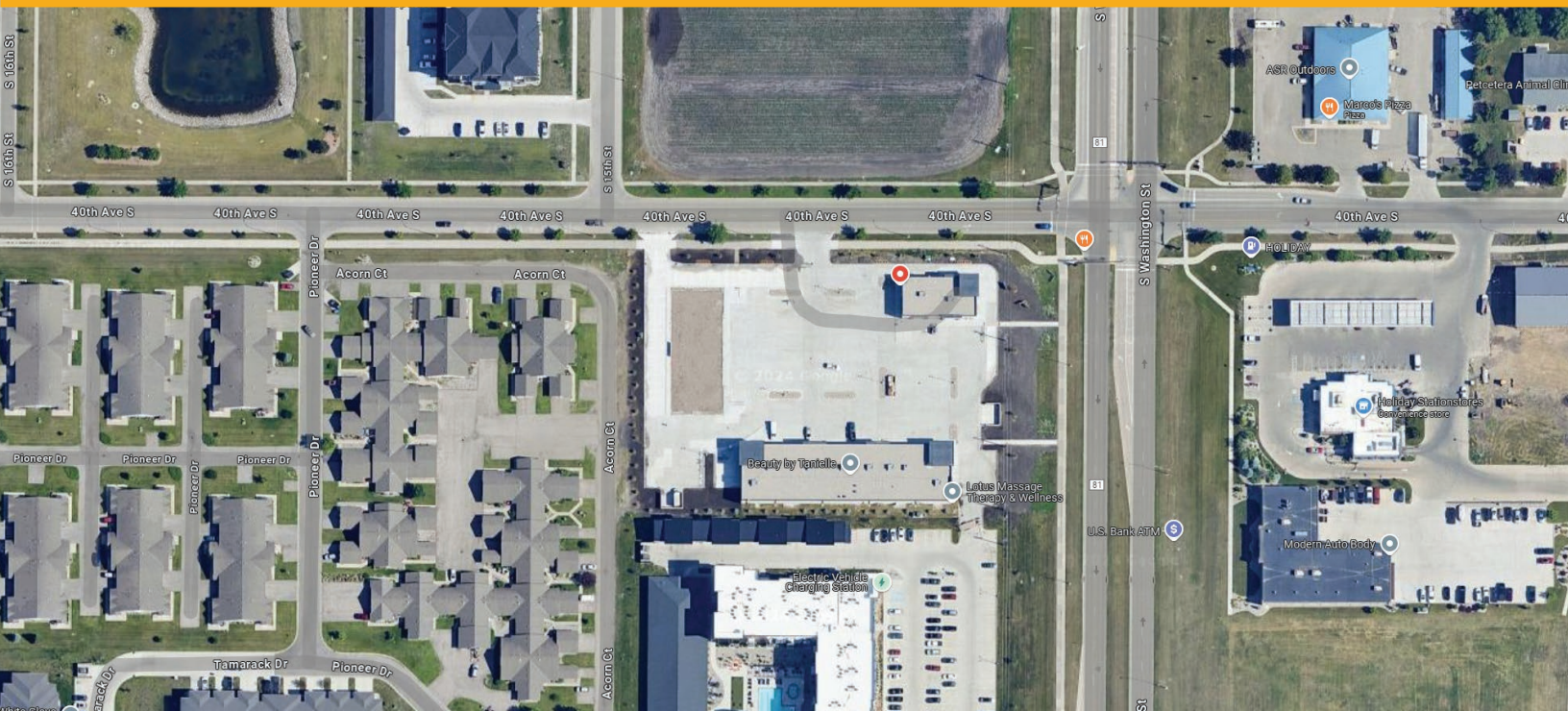
PROPERTY DESCRIPTION:

Brand new prime retail space is now for lease in The Grove retail center in Grand Forks! Located on the corner of South Washington St and 40th Ave S, this is the hottest area for development in the metro. Look no further than across the street to find a new McDonald's, new Starbucks a few blocks to the south, and tons of new housing surrounding the area. The Grove is filling up fast with popular shops and restaurants. This is the perfect home for your new business. Check it out today so you don't miss out!

THE GROVE BUSINESSES:

- Little Bangkok
- Palm Beach Tan
- My Salon Suite
- Amish Furniture Gallery
- Tropical Smoothie Café

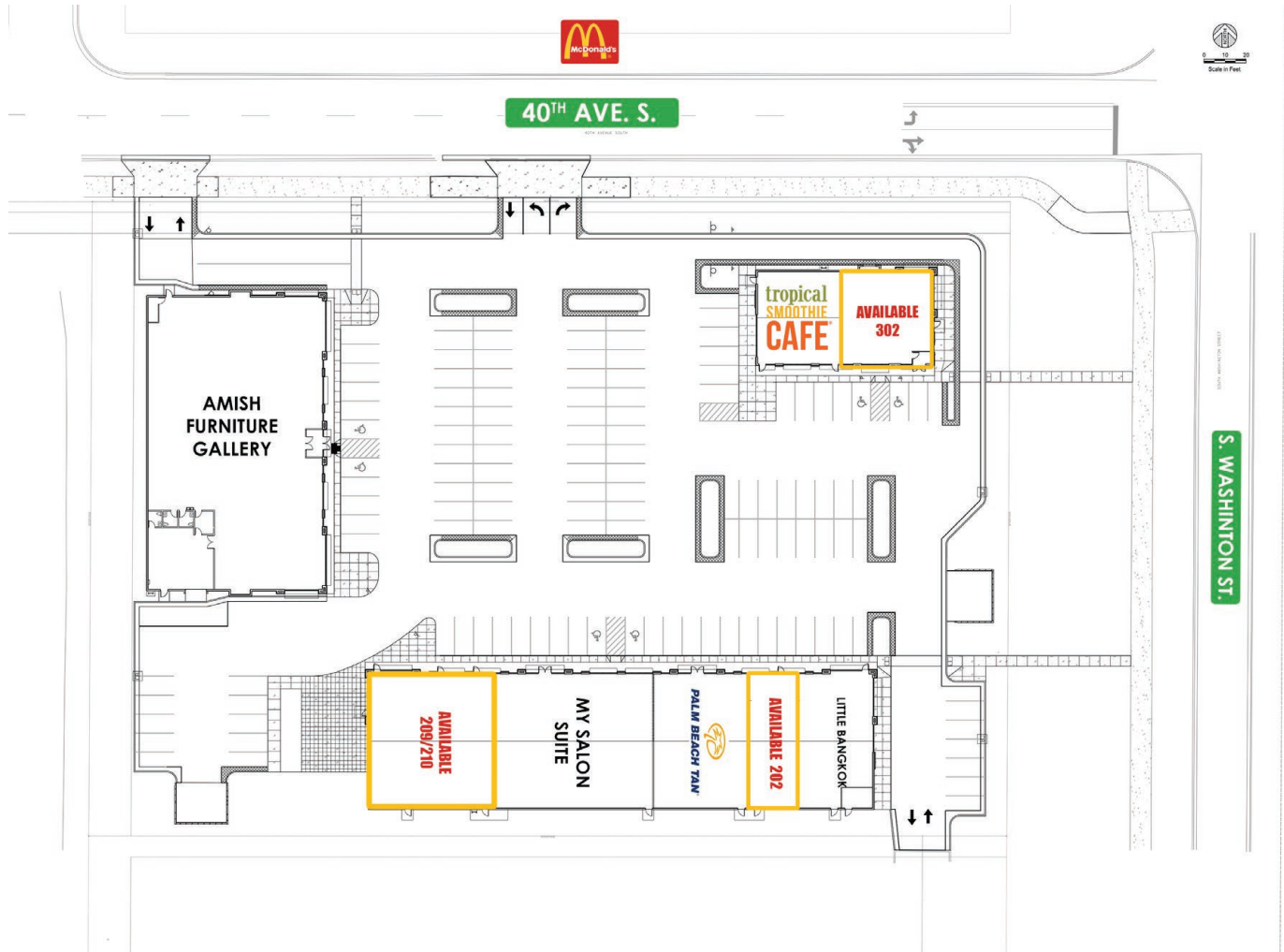
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SITE PLAN



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SUITE 202

SUITE 202

- 1,500 SF
- \$18.00 PSF Base Rent
- \$6.50 PSF Base Rent
- Located between Little Bangkok and Palm Beach Tan
- 200 amp panel
- 5 ton RTU



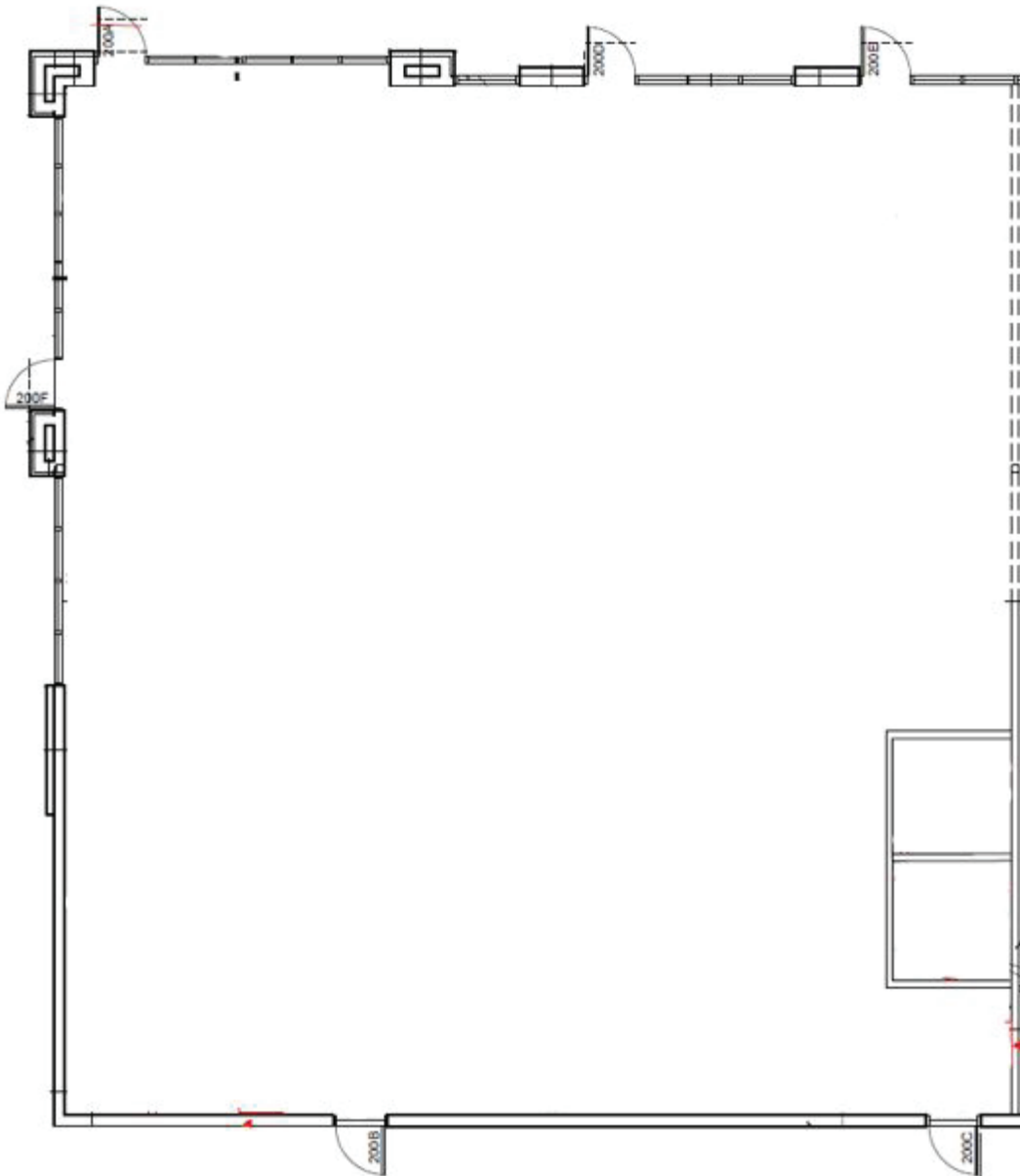
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SUITE 209/210

SUITE 209/210

- 4,000 SF
- \$12.00 PSF Base Rent
- \$6.50 PSF Base Rent
- Finished endcap with outdoor patio space
- 200 & 600 amp panels
- 7.5 & 7.5 ton RTUs



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SUITE 302

SUITE 302

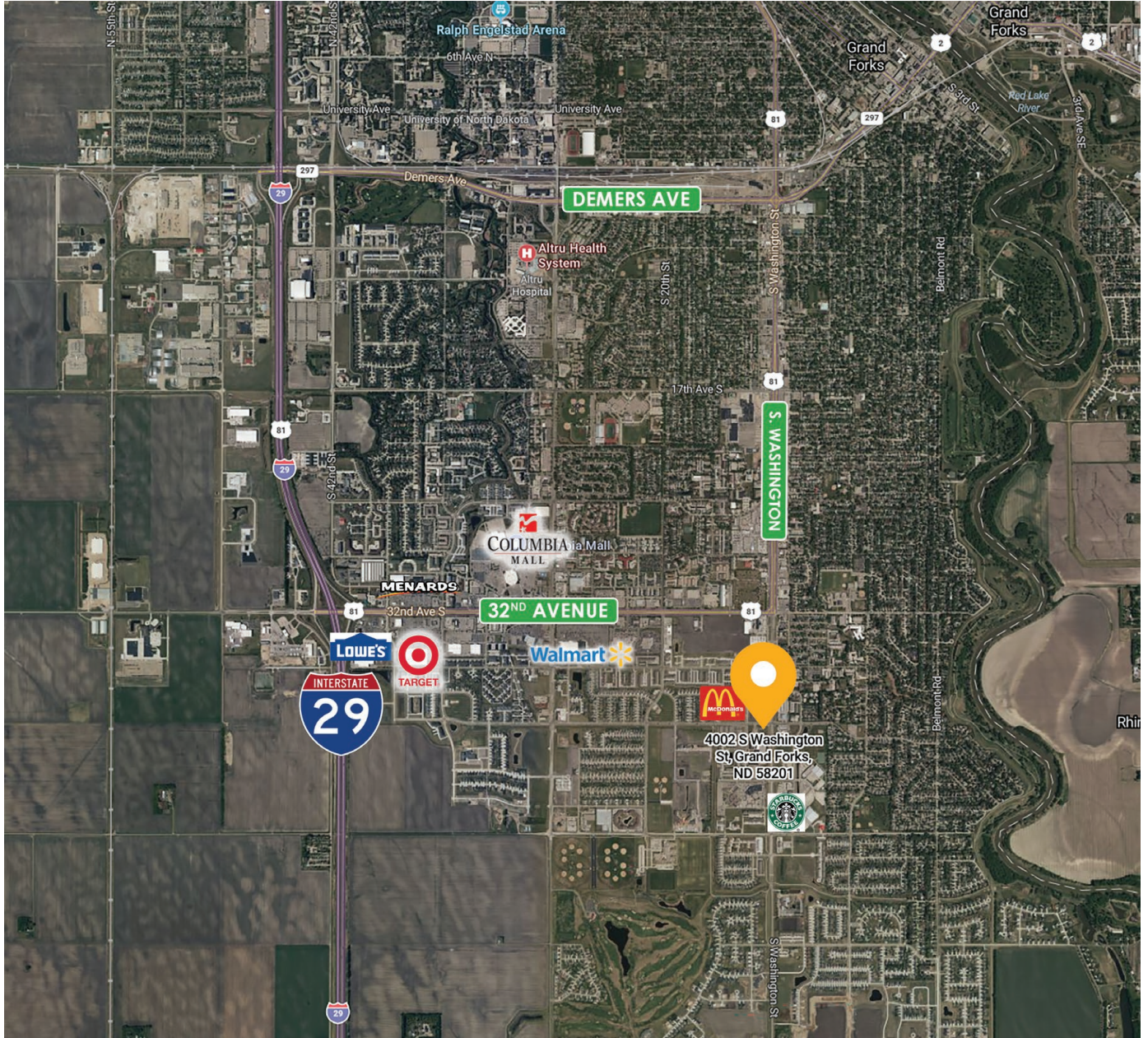
- 2,080 SF
- \$26.00 PSF Base Rent
- \$6.50 PSF CAM
- Located in the outlot building right on South Washington
- Drive-thru
- Vestibule
- 600 amp panel
- 10 ton RTU



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AREA MAP



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EXTERIOR PHOTOS



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DEMOGRAPHICS

5-MINUTE DRIVE TIME

KEY FACTS

10,630

Population

30.0

Median Age

1.9

Average Household Size

\$58,387

Median Household Income

BUSINESS



526

Total Businesses



9,787

Total Employees

INCOME



\$58,387

Median Household Income



\$44,740

Per Capita Income



\$37,520

Median Net Worth

EDUCATION

4.9%

No High School Diploma



19.5%

High School Graduate



33.3%

Some College/ Associate's Degree



42.2%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

60.9%



Blue Collar

21.7%



Services

17.3%

2.9%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.3%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	10.8%	+0.1%	
\$15,000 - \$24,999	9.5%	+3.2%	
\$25,000 - \$34,999	6.3%	+0.6%	
\$35,000 - \$49,999	15.1%	+1.3%	
\$50,000 - \$74,999	19.3%	+0.1%	
\$75,000 - \$99,999	11.9%	-1.0%	
\$100,000 - \$149,999	11.9%	-3.5%	
\$150,000 - \$199,999	6.1%	-1.6%	
\$200,000+	9.1%	+0.8%	

Bars show deviation from Grand Forks County

10-MINUTE DRIVE TIME

KEY FACTS

55,521

Population

30.6

Median Age

2.1

Average Household Size

\$60,813

Median Household Income

BUSINESS



2,375

Total Businesses



46,582

Total Employees

INCOME



\$60,813

Median Household Income



\$38,772

Per Capita Income



\$80,567

Median Net Worth

EDUCATION

3.5%

No High School Diploma



22.1%

High School Graduate



35.6%

Some College/ Associate's Degree



38.8%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

59.1%



Blue Collar

21.8%



Services

19.1%

2.7%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$25,000 - \$34,999 (6.2%)

Indicator ▲	Value	Diff	
<\$15,000	12.1%	+1.4%	
\$15,000 - \$24,999	7.1%	+0.8%	
\$25,000 - \$34,999	6.2%	+0.5%	
\$35,000 - \$49,999	14.7%	+0.9%	
\$50,000 - \$74,999	18.7%	-0.5%	
\$75,000 - \$99,999	12.3%	-0.6%	
\$100,000 - \$149,999	14.5%	-0.9%	
\$150,000 - \$199,999	6.9%	-0.8%	
\$200,000+	7.5%	-0.8%	

Bars show deviation from Grand Forks County

15-MINUTE DRIVE TIME

KEY FACTS

70,037

Population

31.6

Median Age

2.2

Average Household Size

\$63,321

Median Household Income

BUSINESS



3,108

Total Businesses



55,542

Total Employees

INCOME



\$63,321

Median Household Income



\$39,053

Per Capita Income



\$95,669

Median Net Worth

EDUCATION

3.9%

No High School Diploma



22.2%

High School Graduate



36.0%

Some College/ Associate's Degree



38.0%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

59.2%



Blue Collar

21.7%



Services

19.1%

2.9%

Unemployment Rate

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\$25,000 - \$34,999	6.4%	+0.7%	
\$35,000 - \$49,999	13.6%	-0.2%	
\$50,000 - \$74,999	18.3%	-0.9%	
\$75,000 - \$99,999	12.4%	-0.5%	
\$100,000 - \$149,999	15.4%	0	
\$150,000 - \$199,999	7.7%	0	
\$200,000+	7.6%	-0.7%	

Bars show deviation from Grand Forks County