

FOR LEASE



ACCESS Commercial, LLC

Grand Forks, ND



TURN-KEY AUTO SERVICE FACILITY

PROPERTY HIGHLIGHTS:

- Anchored by a new, upcoming Casey's Gas Station and Convenience Store
- Located directly off of the highly trafficked Demers Avenue with a 27,203 VPD
- Only 2-miles from the University of North Dakota with a student count of 13,876

ADDRESS:

604 S. Washington Street
Grand Forks, ND

BUILDING SIZE:

3,226 SF

LOT SIZE:

1.02 Acres

SALE PRICE:

\$16 PSF, NNN

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson
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WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

1 SURROUNDING EDUCATION MAP



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DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	10,134	46,725	49,955
Population	15,089	63,910	69,075
Average HH Income	\$83,317	\$87,831	\$92,748

31.4

MEDIAN
AGE

27,203

VEHICLES PER
DAY

33,430

EMPLOYEES
IN AREA

2,890

BUSINESSES
IN AREA

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ACCESS Commercial, LLC

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



KIRK HANSON
PRINCIPAL

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He 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) and the Entrepreneurs Organization (EO).

He enjoys spending his free time with his family and fishing.



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