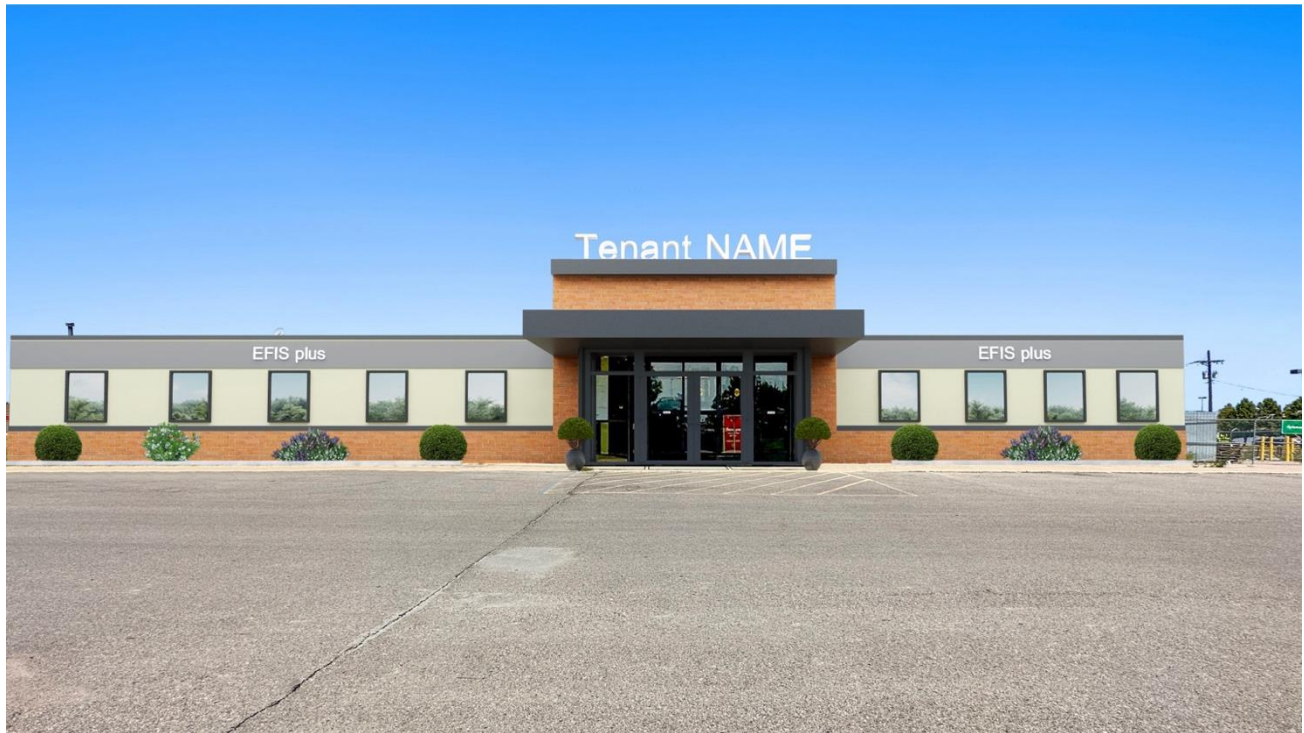


3330 E Hwy 10 – Moorhead MN
Lease / Ground Lease / Build to Suit
NEW DRIVE THRU - PAD OPPORTUNITY



Property Highlights

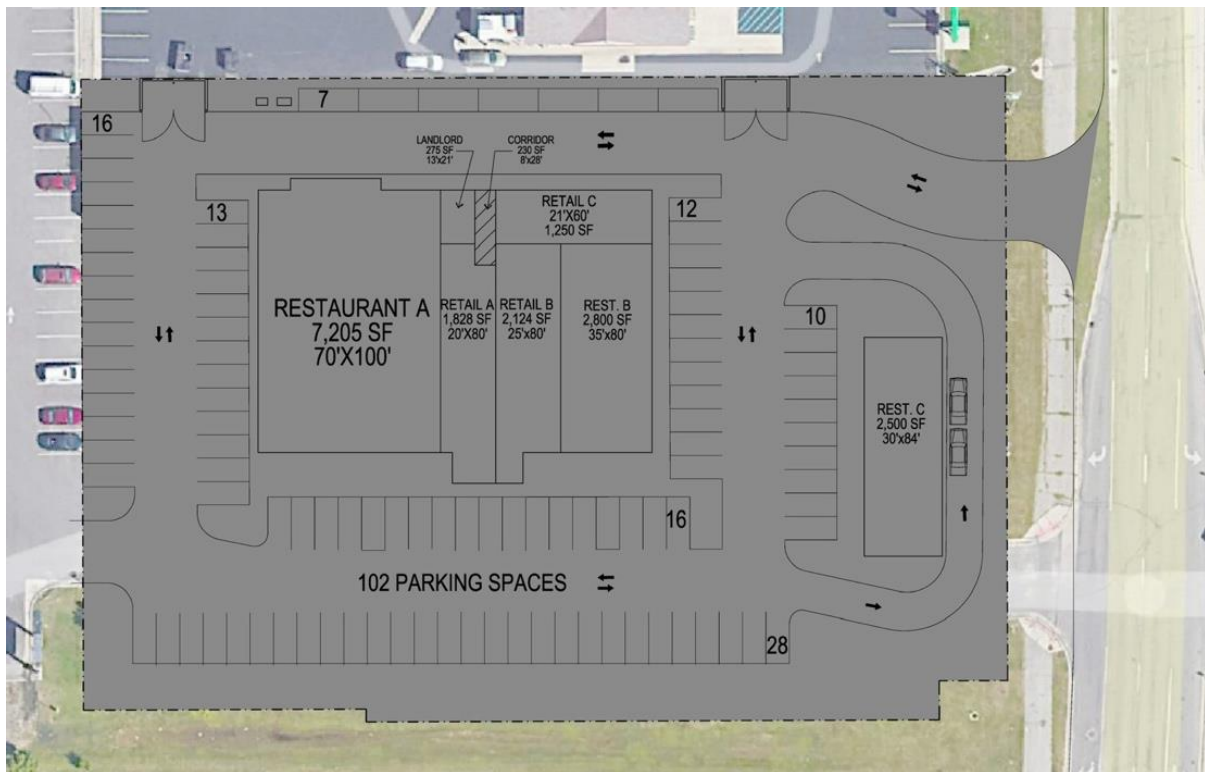
- 16,000 sq ft Existing Building expandable to 22,000 sq ft
- 30k Daily Cars – FULL ACCESS
- **Multiple NEW PAD options - TOTAL Site 1.98 Acres**
- Grocery Anchored site – Best visibility/traffic/access in Moorhead MN.
- Anchors: Cash Wise Foods, Target, Walmart, Aldi, Running Fleet and Farm, Starbucks, Arby's, McDonald's, Tommy's Express Car Wash, CVS, etc.
- Multiple single or multi-tenant buildings are possible
- Brokers Welcome
- Uses and demising are CONCEPTUAL.



Listed By: ReUrban, LLC - Dixon Diebold
651-343-1889 - dixon@reurbanrealestate.com



Multi-Tenant Demising Option and NEW PAD with Drive Thru



Existing Building

Listed By: ReUrban, LLC - Dixon Diebold
651-343-1889 - dixon@reurbanrealestate.com



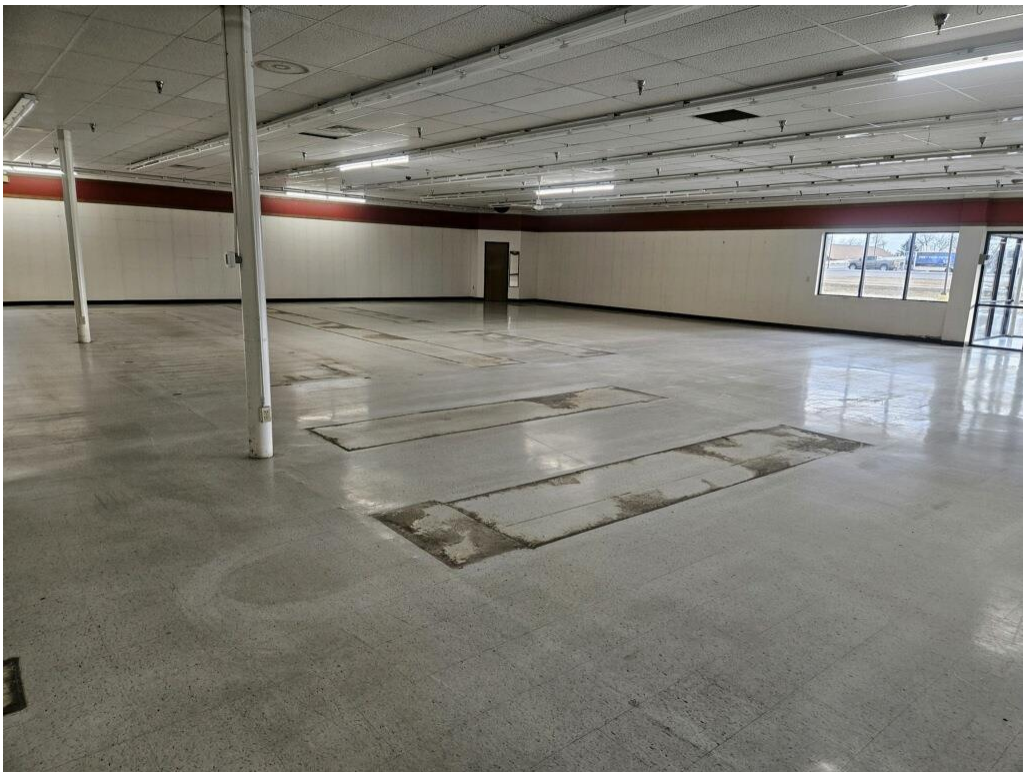
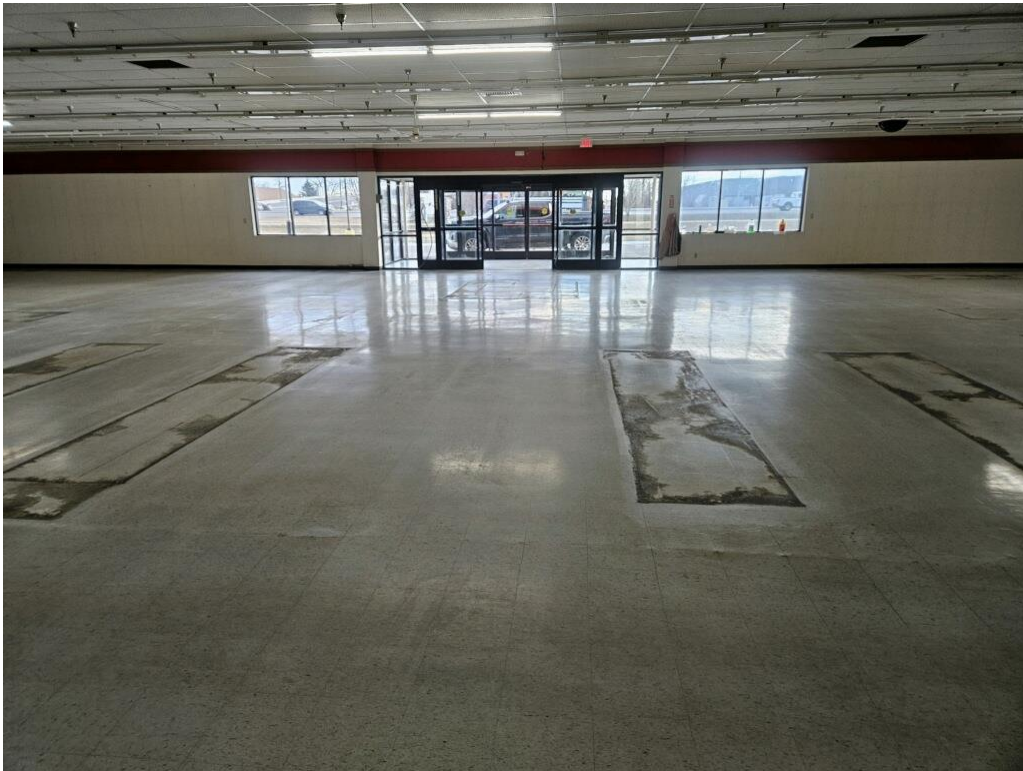
Hwy 10 and 34th Street – Current Pylon Sign



Listed By: ReUrban, LLC - Dixon Diebold
651-343-1889 - dixon@reurbanrealestate.com



Listed By: ReUrban, LLC - Dixon Diebold
651-343-1889 - dixon@reurbanrealestate.com



Listed By: ReUrban, LLC - Dixon Diebold
651-343-1889 - dixon@reurbanrealestate.com