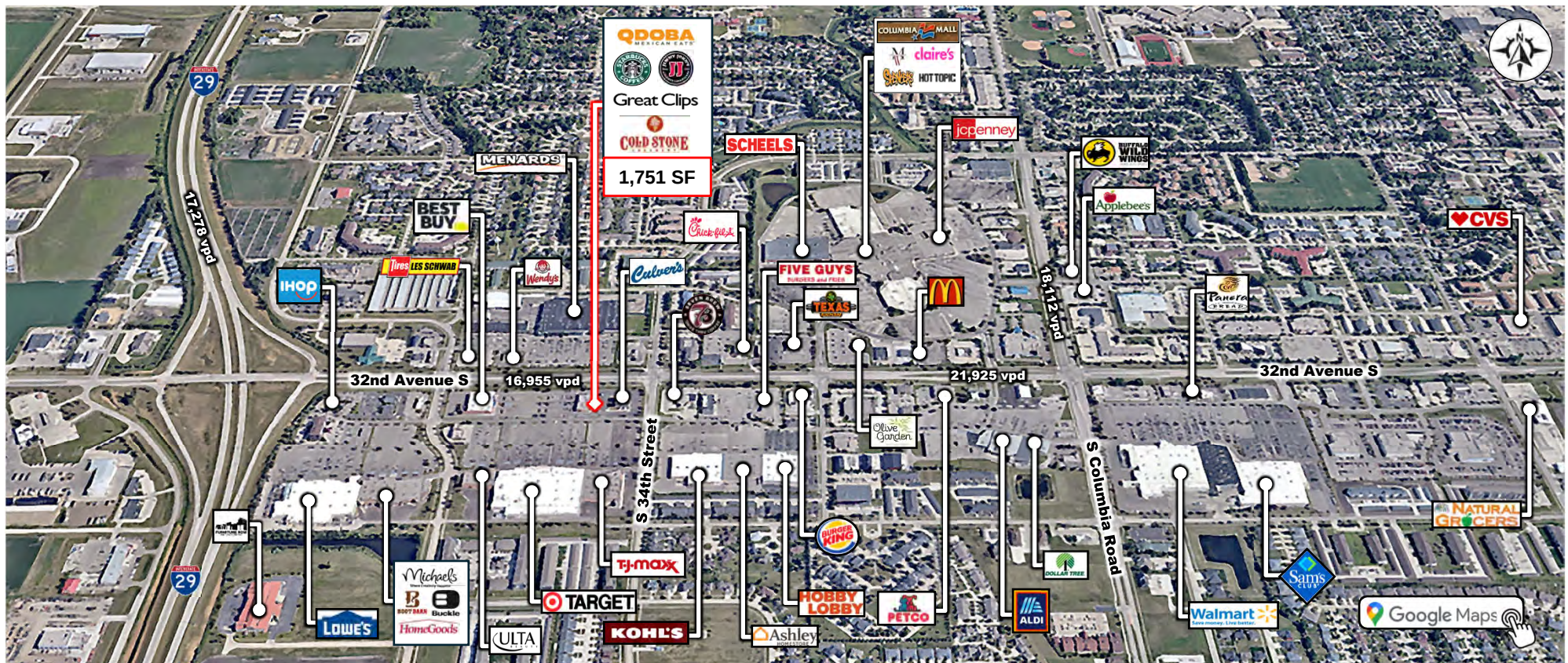


Retail Space For Lease

Grand Forks Marketplace | 3551 32nd Avenue S, Ste. 600 | Grand Forks, North Dakota



LEASE RATE NEGOTIABLE

PROPERTY INFORMATION

- 1,751 SF available (23.5' x 74.5')
- Endcap space
- Storefront parking + large shared parking lot
- Building signage available

PROPERTY HIGHLIGHTS

- Target Center outlot with TJ Maxx, Ulta, & Best Buy
- Co-tenants include Qdoba, Jimmy Johns, Coldstone Creamery, Great Clips, and Starbucks
- Close to Walmart / Sam's Club, Columbia Mall, & major national retail and restaurant brands
- 16,955 vpd along 32nd Avenue S



DUEMELANDS COMMERCIAL INC
301 E. Thayer Avenue - Bismarck, ND 58501
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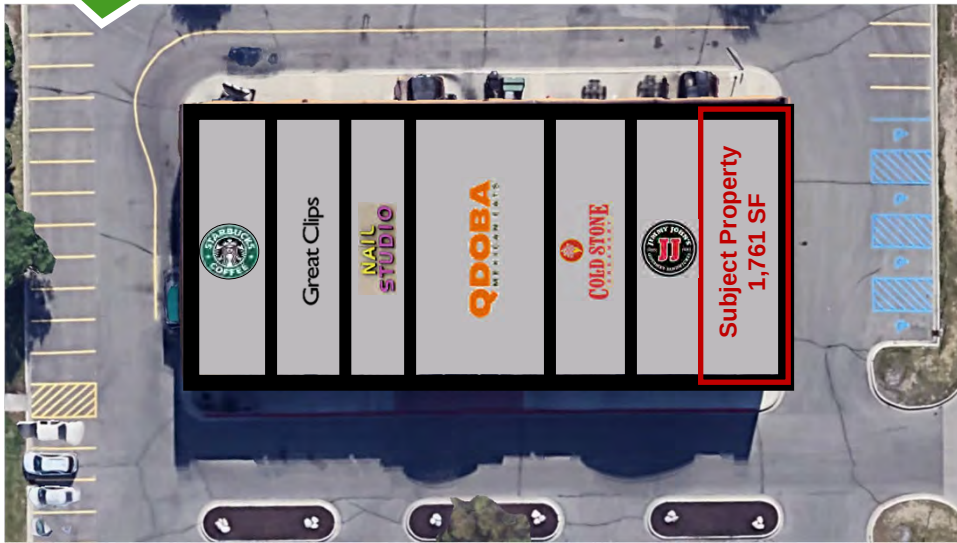
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BUILDING LAYOUT



AREA DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population:	8,341	53,288	70,241
Number of Households:	4,201	22,978	30,130
Average Household Income:	\$93,679	\$99,774	\$97,493
% of HH w/ \$50K+ Income:	66.0%	65.1%	65.2%
% of Pop. w/ Assoc. Degree+:	59.3%	55.8%	54.1%
Number of Employees:	7,991	39,281	54,398
Number of Businesses:	456	1,948	3,051

NEARBY RETAIL / RESTAURANTS



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