

GRAND FORKS SHOPPING CENTER 8.65% CAP RATE

2500 SOUTH COLUMBIA ROAD GRAND FORKS, ND 58201

PRICE	BUILDING SIZE	PRICE PER SF	CAP RATE
\$1,350,000	10,620 SF	\$127.12	8.72%

LOCATION

Positioned along one of Grand Forks' busiest retail corridors, this single-tenant retail center is occupied by Plato's Closet, a leading national resale franchise with over 500 locations and a proven track record of strong sales, high profitability, and long-term stability. The property is surrounded by anchor tenants Ross Dress for Less, PetSmart, and Harbor Freight, offering strong visibility, stable tenancy, and proximity to major national retailers. Located on South Columbia Road near Columbia Mall and surrounded by popular retailers and restaurants, it benefits from excellent daily traffic counts, strong demographics, and convenient access from multiple points.

A new roof will be added in fall 2025. Neighboring retail center which shares the same parking lot is available for \$1,900,000, priced at an attractive 8.72% cap rate.



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FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,350,000
Parcel Number:	44131800002001 + 44131800002002
Building Size:	10,620 SF
Lot Size:	1.37 Acres
Property Tax (2024):	\$14,122
Price / SF:	\$127.12
Cap Rate:	8.65%
NOI:	\$116,820
Year Built:	1980
New Roof:	Fall 2025
Base Rent:	\$11.00/SF
CAM:	\$4.50/SF
Occupancy:	100%
Market:	Grand Forks

PROPERTY OVERVIEW

Positioned along one of Grand Forks' busiest retail corridors, this single-tenant retail center is occupied by Plato's Closet, a leading national clothing resale franchise with over 500 locations and a proven track record of strong sales and tenant stability. The property is surrounded by major anchors including Ross Dress for Less, Harbor Freight, and PetSmart, providing exceptional visibility, steady foot traffic, and proximity to other top national retailers. Located on South Columbia Road near Columbia Mall and a variety of popular retailers and restaurants, it benefits from excellent daily traffic counts, strong demographics, and convenient multi-point access.

A new roof is scheduled for installation in fall 2025.

The neighboring retail center, which shares the same parking lot, is also available for \$1,900,000, offering an attractive 8.72% cap rate.

Additional information can be found at www.FargoCommercialRealtor.com.

PROPERTY LEASED TO LEADING NATIONAL RETAILER PLATO'S CLOSET

- Plato's Closet, a nationally recognized resale franchise with over 500 locations across North America. Consistently ranked among the top retail franchises in the country, Plato's Closet boasts strong average store revenues, exceptional profitability, and a 99% franchisee renewal rate. Its proven business model, loyal customer base, and position in the fast-growing resale apparel market make it a highly stable and desirable long-term tenant.

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RETAILER MAP

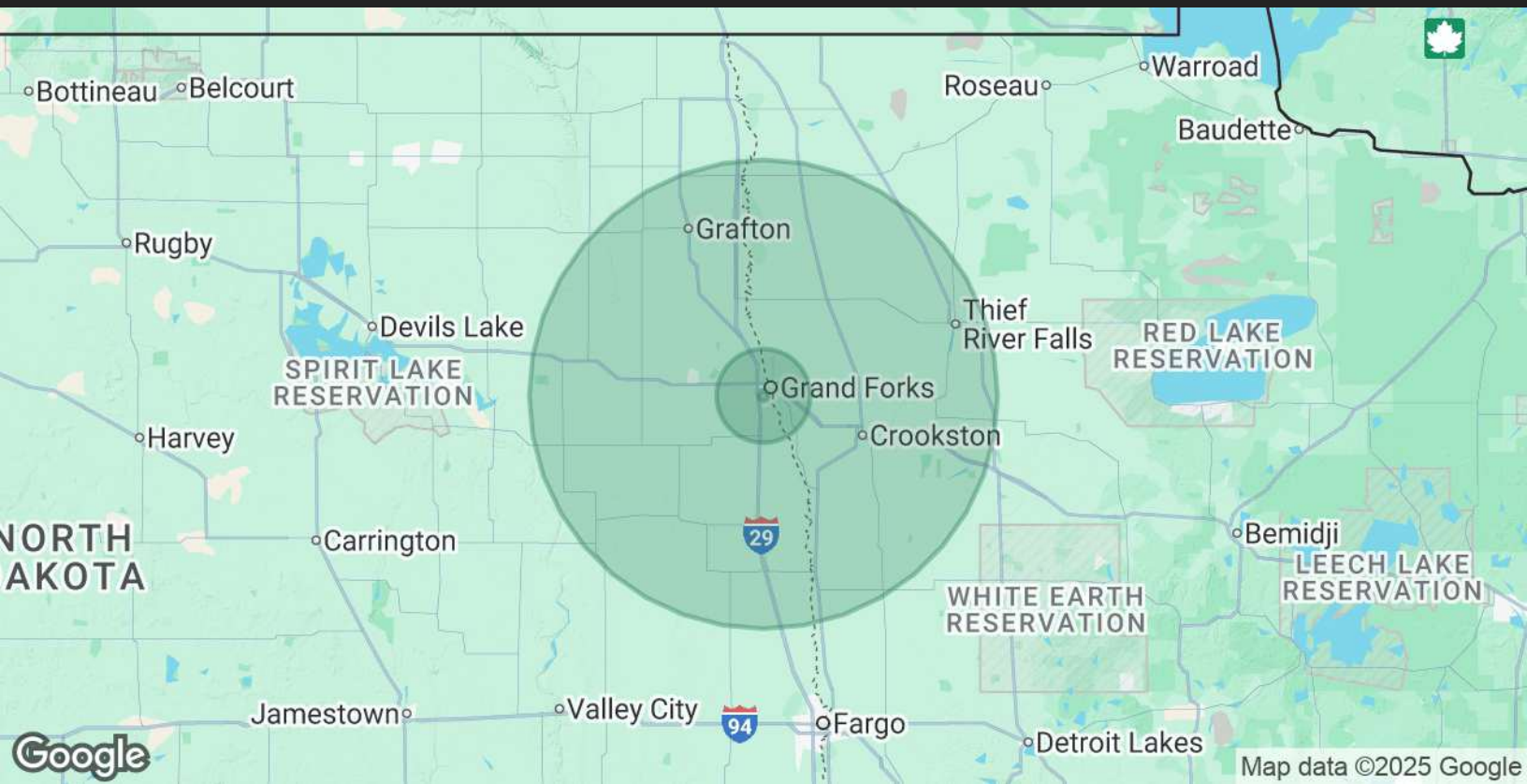


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	50 MILES
Total Population	14,023	73,528	144,981
Average Age	38	36	39
Average Age (Male)	36	35	38
Average Age (Female)	39	37	40
HOUSEHOLDS & INCOME	1 MILE	10 MILES	50 MILES
Total Households	6,743	31,053	60,687
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$79,352	\$89,136	\$91,642
Average House Value	\$277,842	\$292,208	\$251,595

Demographics data derived from AlphaMap

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