

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:

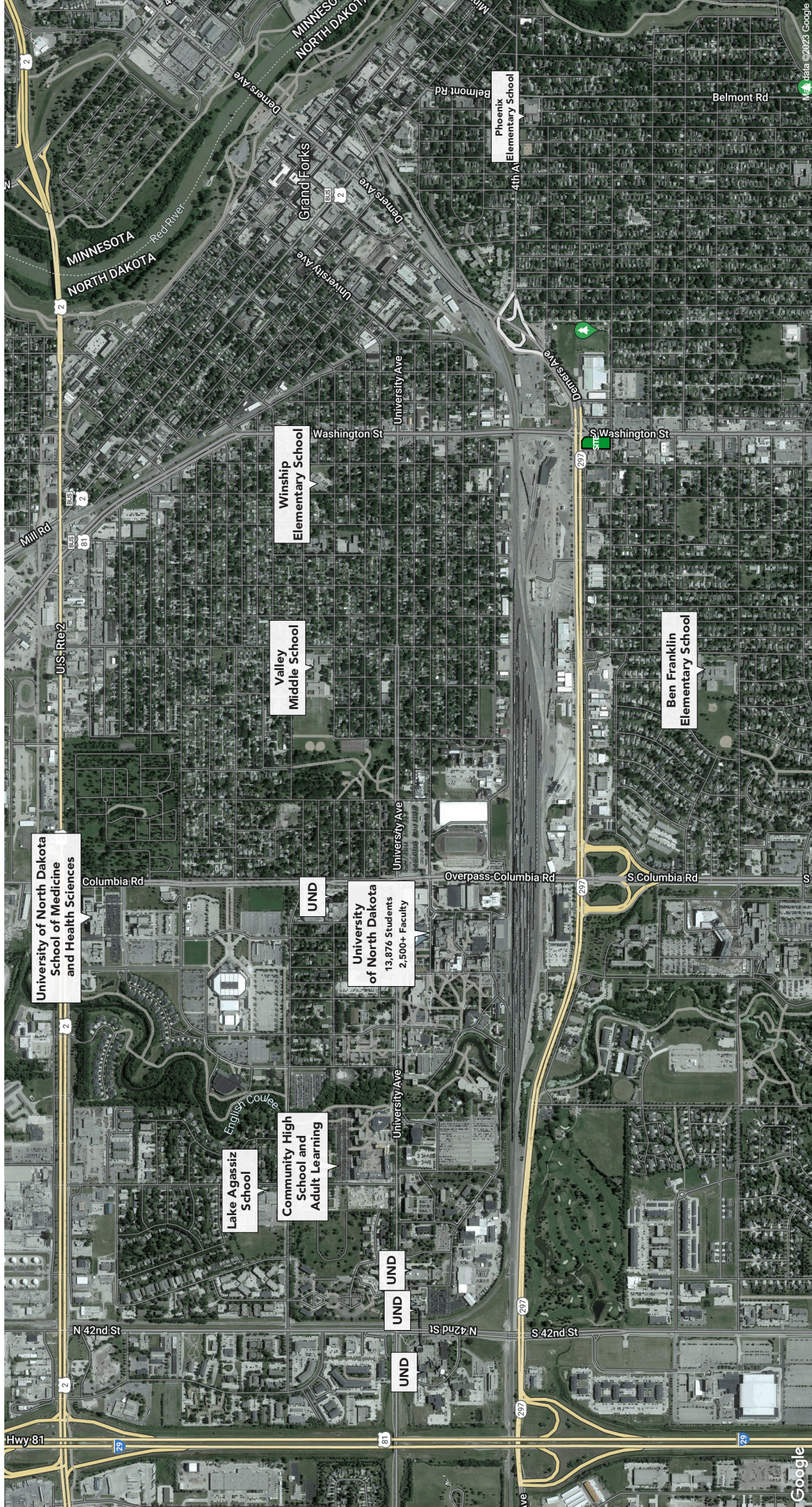
Kirk Hanson
kirk@accesscommercial.com
C: (402) 616-2580

Josh Kutilek
joshk@accesscommercial.com
C: (402) 215-2599

WWW.ACCESSCOMMERCIAL.COM

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

1 SURROUNDING EDUCATION MAP



CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson
kirk@accesscommercial.com
 C: (402) 616-2580

Josh Kutilek
joshk@accesscommercial.com
 C: (402) 215-2599

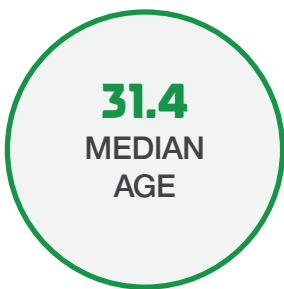


ACCESS Commercial, LLC



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



CONTACT LISTING AGENTS FOR MORE INFORMATION:

WWW.ACCESSCOMMERCIAL.COM

Kirk Hanson
kirk@accesscommercial.com
C: (402) 616-2580

Josh Kutilek
joshk@accesscommercial.com
C: (402) 215-2599



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.



JOSH KUTILEK
BROKERAGE ASSOCIATE

Josh is currently focused on retail leasing and plans to grow into real estate development. You may catch Josh giving property tours, representing our valued tenants, and supporting our local community. He is passionate about contributing to Omaha's retail expansion, forming lasting relationships with mutual benefit. His ability to find commonality with people of all interests and backgrounds makes him an asset to our team. Josh holds a Bachelor of Science degree in Business Administration from the University of Nebraska at Lincoln and is a licensed Real Estate Agent in the state of Nebraska.



CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson
kirk@accesscommercial.com
C: (402) 616-

Josh Kutilek
joshk@accesscommercial.com
C: (402) 215-2599

WWW.ACCESSCOMMERCIAL.COM

 facebook.com/accesscommercial

 instagram.com/accessretail

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. ACCESS Commercial, LLC, makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. ACCESS and the ACCESS logo are service marks of ACCESS Commercial, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of ACCESS. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (082823_JR)