

NORTH MARKETPLACE 45TH STREET MARKETPLACE

4600 17TH AVE S., FARGO, ND 58104



MARC C. JOHNSON
COMMERCIAL REAL ESTATE

As exclusive agent, we are pleased to offer the following retail leasing opportunity:



MARC C. JOHNSON
COMMERCIAL REAL ESTATE

1620 32nd Avenue S., Suite 200, Fargo, North Dakota 58103 | P: 701.281.5200 | www.mcjcre.com

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701.238.4356 cell
marc@mcjcre.com

NORTH MARKETPLACE

45TH STREET MARKETPLACE

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PROPERTY DESCRIPTION

45th Street Marketplace is one of Fargo's premier retail developments located within the fastest growing area of Fargo-Moorhead. The property is located within the heaviest traffic corridor along 45th Street, just north of the Interstate 94 and 45th Street intersection.

45th Street Marketplace is anchored by Home Depot and Holiday Inn Express. Current tenants include Qdoba, Smashburger, Jimmy John's, HuHot, Verizon Wireless, GameStop and Sleep Number. The property also enjoys close proximity to West Acres Regional Shopping Center, Target, Kohl's and Scheels All Sports.

The original retail buildings were constructed in 2003 and the North Marketplace building has now been completed and is ready for occupancy. Site also includes developable land for additional big-box and retail strip center space.



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AVAILABLE SPACE:

NORTH MARKETPLACE (BUILDING F)

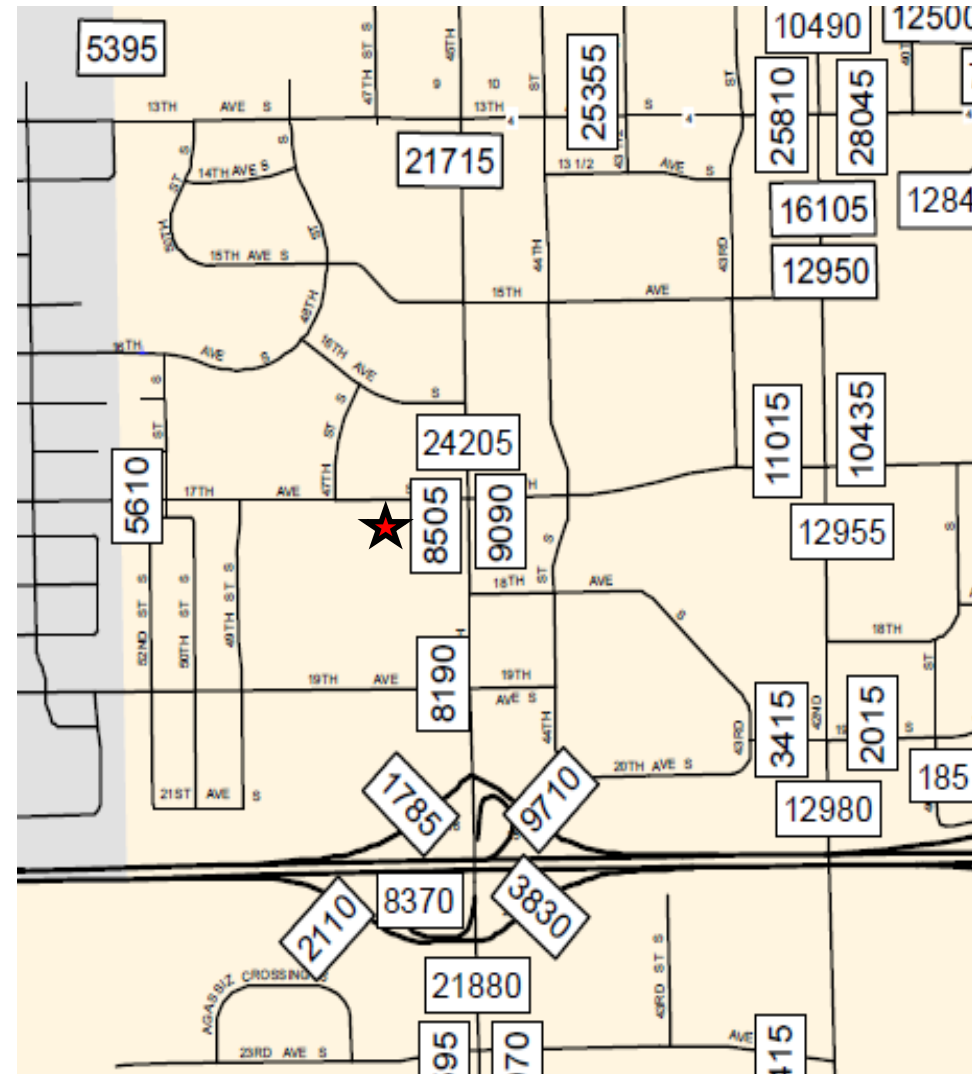
SUITE	SQUARE FEET	PRICING PER SF
N-A	1,474	\$14 + CAM
N-D	1,474	\$14 + CAM
N-F	1,472	\$14 + CAM
N-H	2,376	\$14 + CAM

Estimated CAM: \$5.75



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TRAFFIC COUNT MAP-2015



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**45th STREET MARKET PLACE
AREA OF COMBINED PROPERTIES**

A. AREA OF PROPERTY:

NO.	DESCRIPTION	AREA (SQ. FT.)	ACRES
1.	UNDEVELOPED	1,817,361.18	41.37
2.	DEVELOPED	1,817,361.18	41.37
3.	DEVELOPED	1,817,361.18	41.37
4.	DEVELOPED	1,817,361.18	41.37
5.	DEVELOPED	1,817,361.18	41.37
6.	DEVELOPED	1,817,361.18	41.37
7.	DEVELOPED	1,817,361.18	41.37
8.	DEVELOPED	1,817,361.18	41.37
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10.	DEVELOPED	1,817,361.18	41.37
11.	DEVELOPED	1,817,361.18	41.37
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14.	DEVELOPED	1,817,361.18	41.37
15.	DEVELOPED	1,817,361.18	41.37
16.	DEVELOPED	1,817,361.18	41.37
17.	DEVELOPED	1,817,361.18	41.37
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72.	DEVELOPED	1,817,361.18	41.37
73.	DEVELOPED	1,817,361.18	41.37
74.	DEVELOPED	1	

ADAMS
DEVELOPMENT

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45th Street Market Place
1801 45th Street SW Fargo, ND

PROJECT 0802
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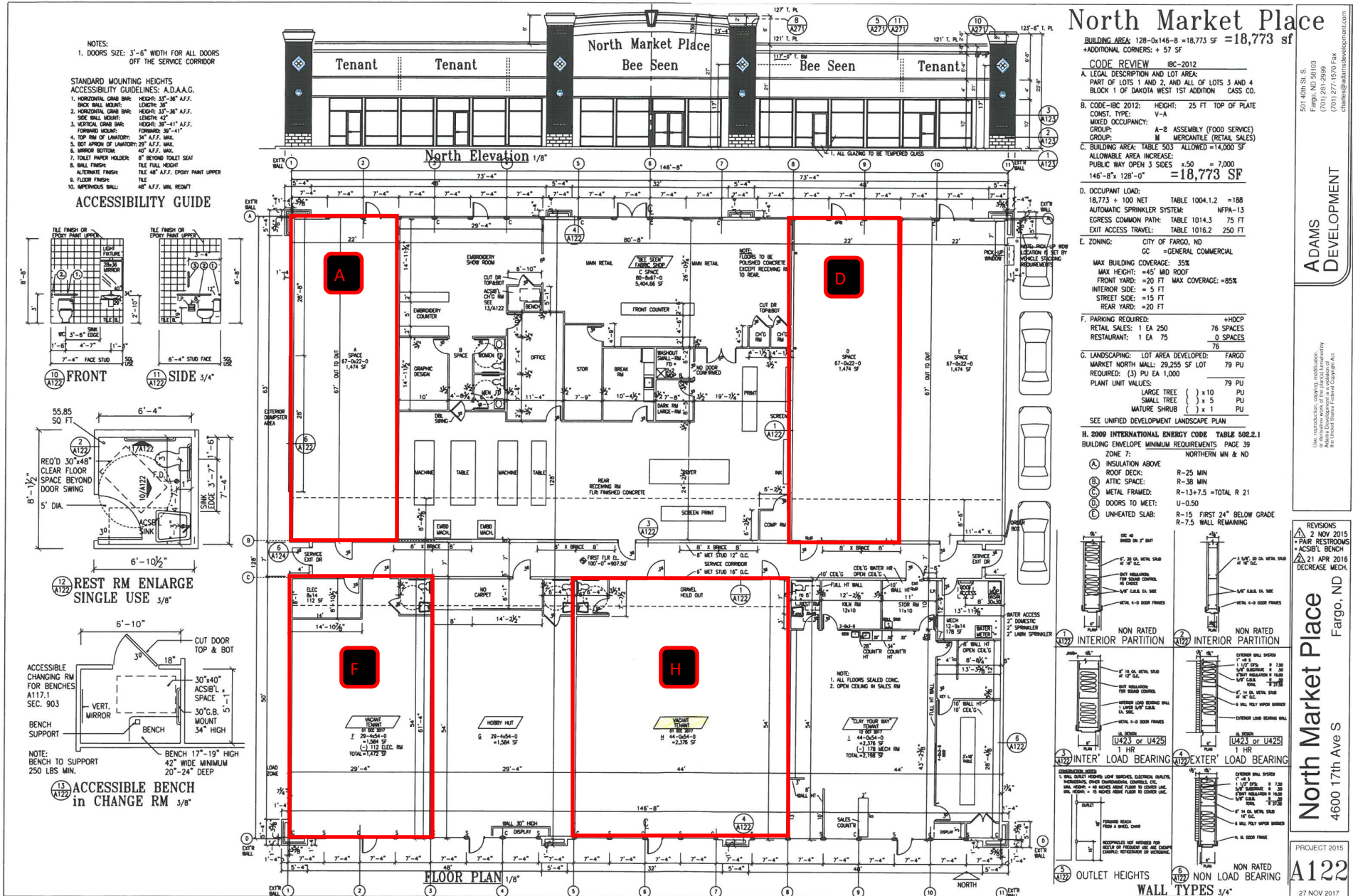
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