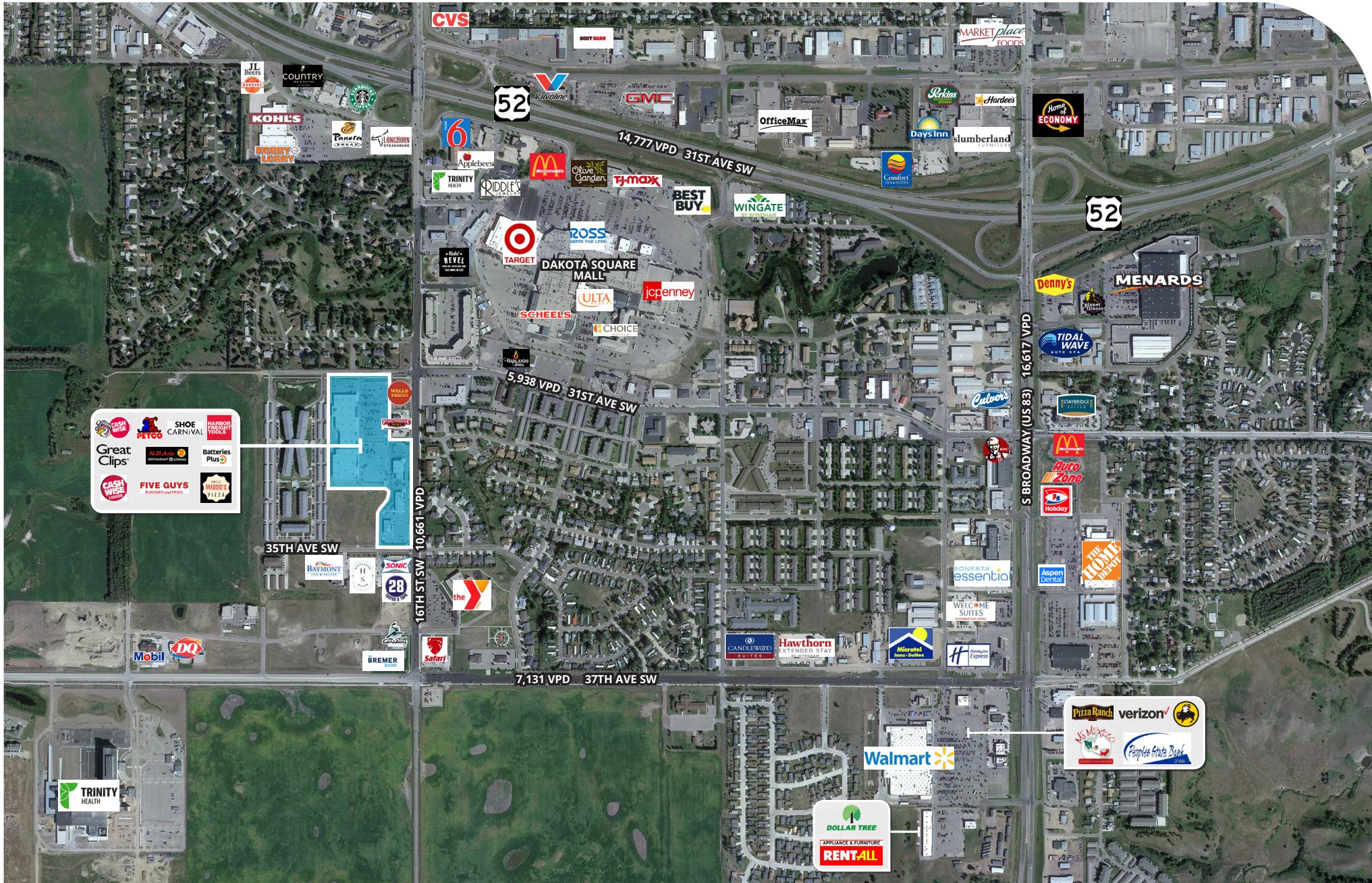


Southgate Crossing

RETAIL FOR LEASE

For Lease | 3208 16th Street SW | Minot, ND



Property Details

- Anchored by market-leading grocer, Cash Wise Foods.
- Adjacent to the 675,000 sq. ft. Dakota Square Mall, the largest mall within 110 miles.
- Minot, ND is benefiting from infrastructure investments in the nearby Bakken oil basin, spurring economic and population growth.

LOCATION

- 3208 16th St SW | Minot, ND 58701

BUILDING SIZE

- 159,780 sq. ft.

AVAILABLE SPACE

- SUITE 3220A: 34,456 sq. ft. [can be subdivided]
- SUITE 3310: 2,610 sq. ft.

2026 EST. EXPENSES

- \$5.43 psf total 2026 est.
[\$2.35 psf CAM + \$0.17 psf ins + \$2.91 psf tax]

TRAFFIC COUNTS

- 16th St SW: 10,661 vpd
- 31st Ave SW: 5,938 vpd
- 37th Ave SW: 7,131 vpd

Center Tenants



Area Tenants



Tom Palmquist

(952) 381-5538 | tom.palmquist@transwestern.com

Janet Olson

(612) 359-1681 | janet.olson@transwestern.com

OWNED BY:



MANAGED BY:



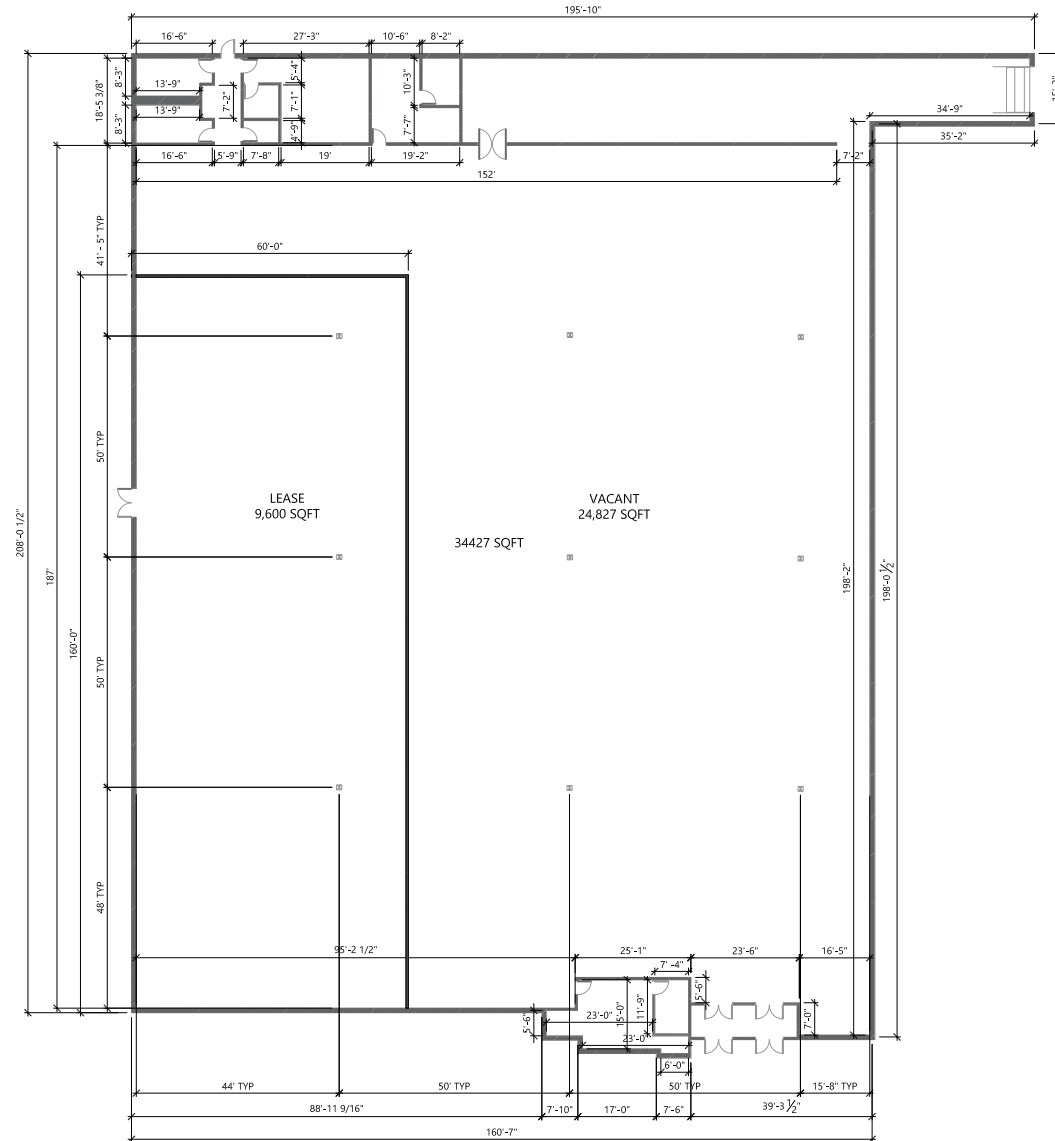
Site Plan



SUITE	TENANT	SQ. FT.
3208	Cash Wise Foods	57,661
3212	Petco	12,500
3216	Shoe Carnival	12,070
3220	Harbor Freight	16,225
3220A	AVAILABLE	34,456
3224	Cashwise Liquor	8,330
3226	Great Clips	1,240
3228	Nd Nails	1,658
3300	Five Guys	2,403
3302	Total Nutrition	1,209
3304	Batteries Plus	2,490
3310	AVAILABLE	2,610
3400	Yamato Japanese Steakhouse	6,928



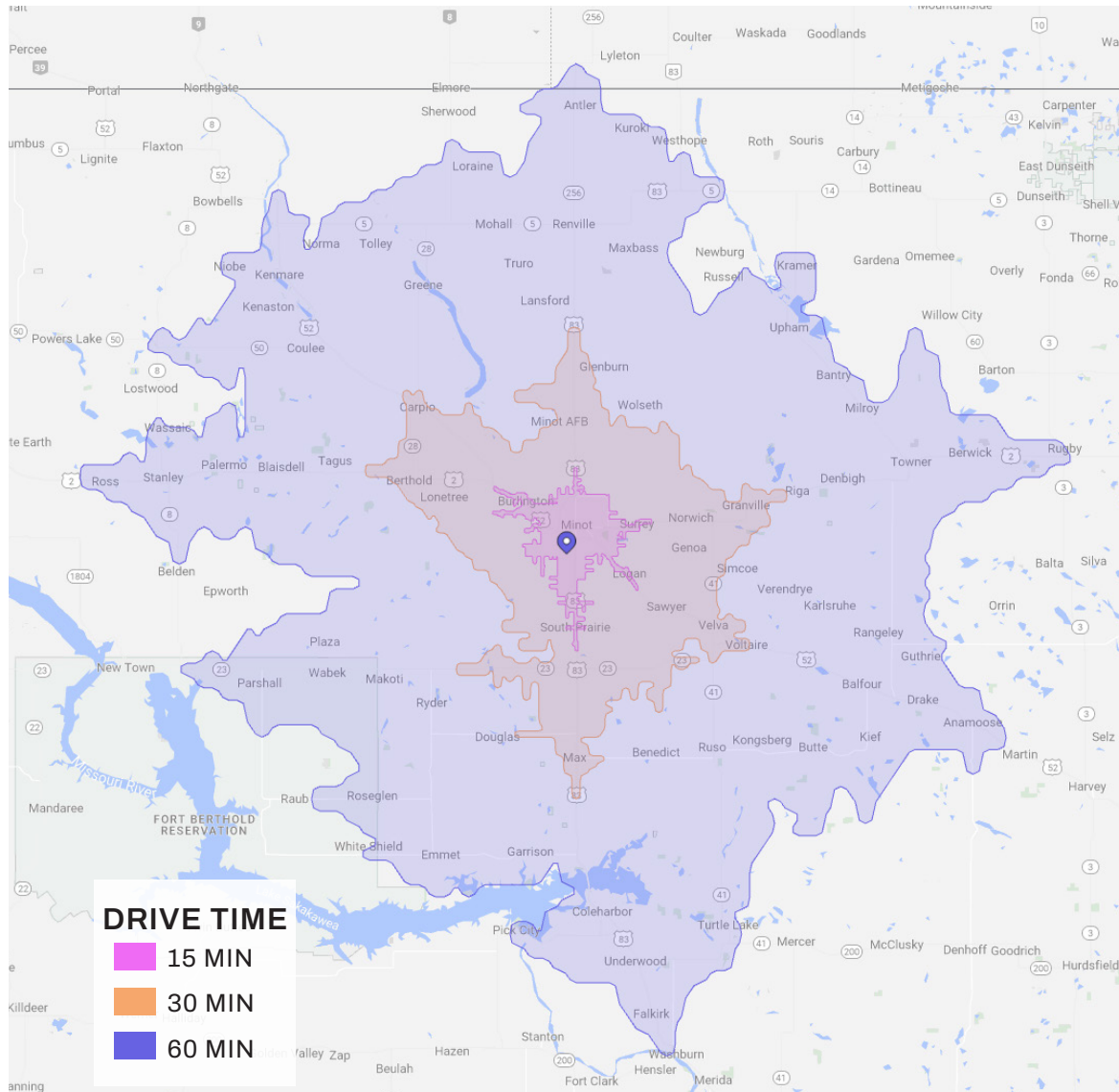
Floor Plan



1 FLOOR PLAN
A201
1/16" = 1'-0"



Potential Market



DEMOGRAPHICS

Placer.ai 2021 est.

	15 Min	30 Min	60 Min
 Population	56,352	69,170	93,526
 Med Age	32	31	33
 Med HH Income	\$70,135	\$71,037	\$71,429
Avg HH Income	\$88,979	\$89,275	\$89,314
 Households	23,869	27,755	37,830

 Transwestern

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