

MENARDS RETAIL SUITES

3750 32ND AVE S, GRAND FORKS, ND 58201



FOR LEASE



PRIME RETAIL SPACE IN BUSY MENARDS CENTER

Space Available: 2,363 SF
Base Rent: \$18.00 PSF | CAM: \$3.50 PSF

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MENARDS RETAIL SUITES

3750 32ND AVE S, GRAND FORKS, ND 58201



SPACE AVAILABLE

Suite 5: 2,363 SF

BASE RENT

\$18.00 PSF

CAM

\$3.50 PSF

TENANT EXPENSES

Utilities

AREA BUSINESSES

Starbucks
Chick-fil-A
Target
Best Buy
Scheels
Columbia Mall
Arby's
Qdoba
Lowe's

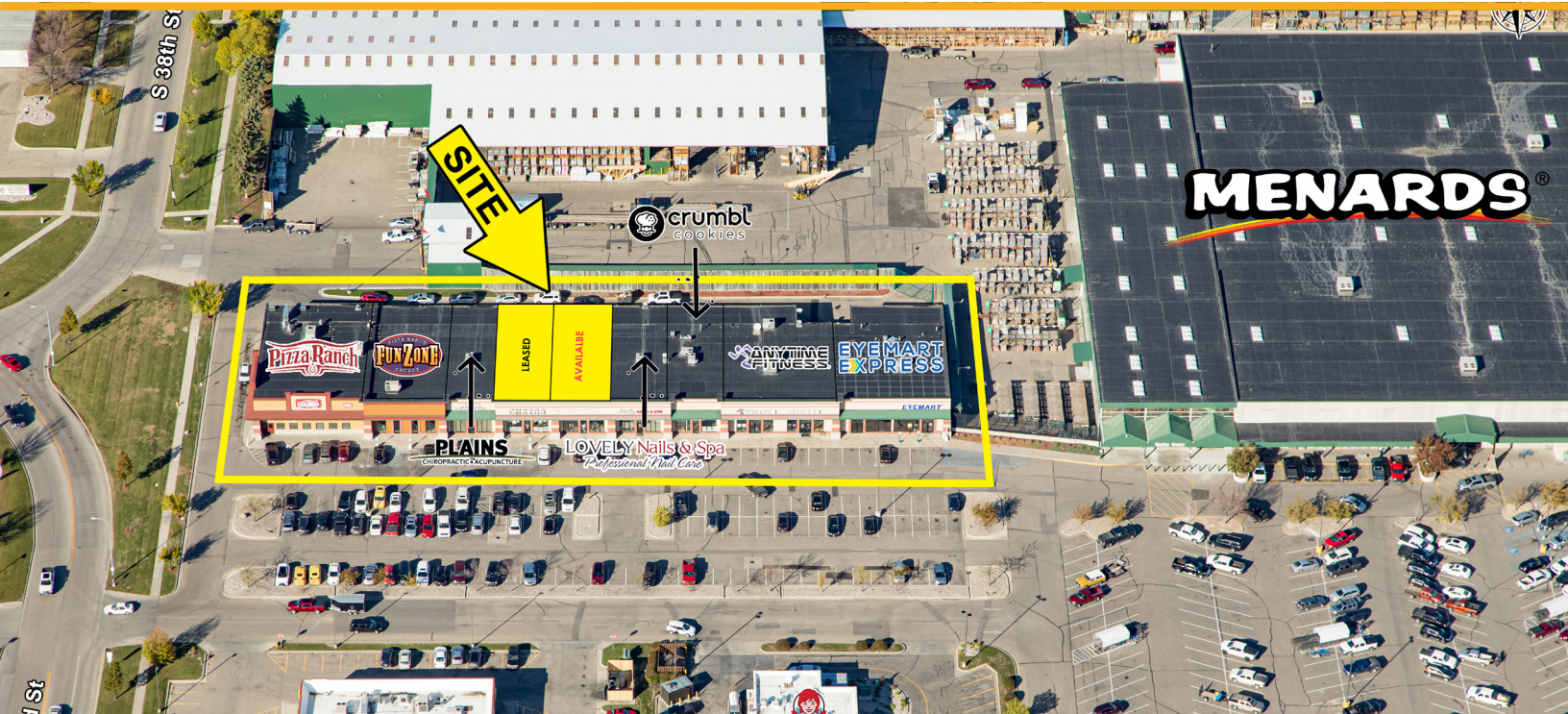
PROPERTY DESCRIPTION:

This prime retail space is now for lease in the busy Menards retail center on 32nd Avenue S in Grand Forks! Located near I-29 along the main retail corridor of Grand Forks, this is one of the most heavily trafficked locations in the area. The space boasts well-known neighboring businesses, front-door parking, building and monument signage, wide open space, mezzanine, lounge area with sink, and restrooms. Call today to move into your fantastic retail space!

MENARDS RETAIL BUSINESSES:

- Menards
- Wendy's
- Les Schwab Tires
- Pizza Ranch
- Plains Chiropractic
- Lovely Nails & Spa
- Crumbl Cookies
- Anytime Fitness
- Eyemart Express

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

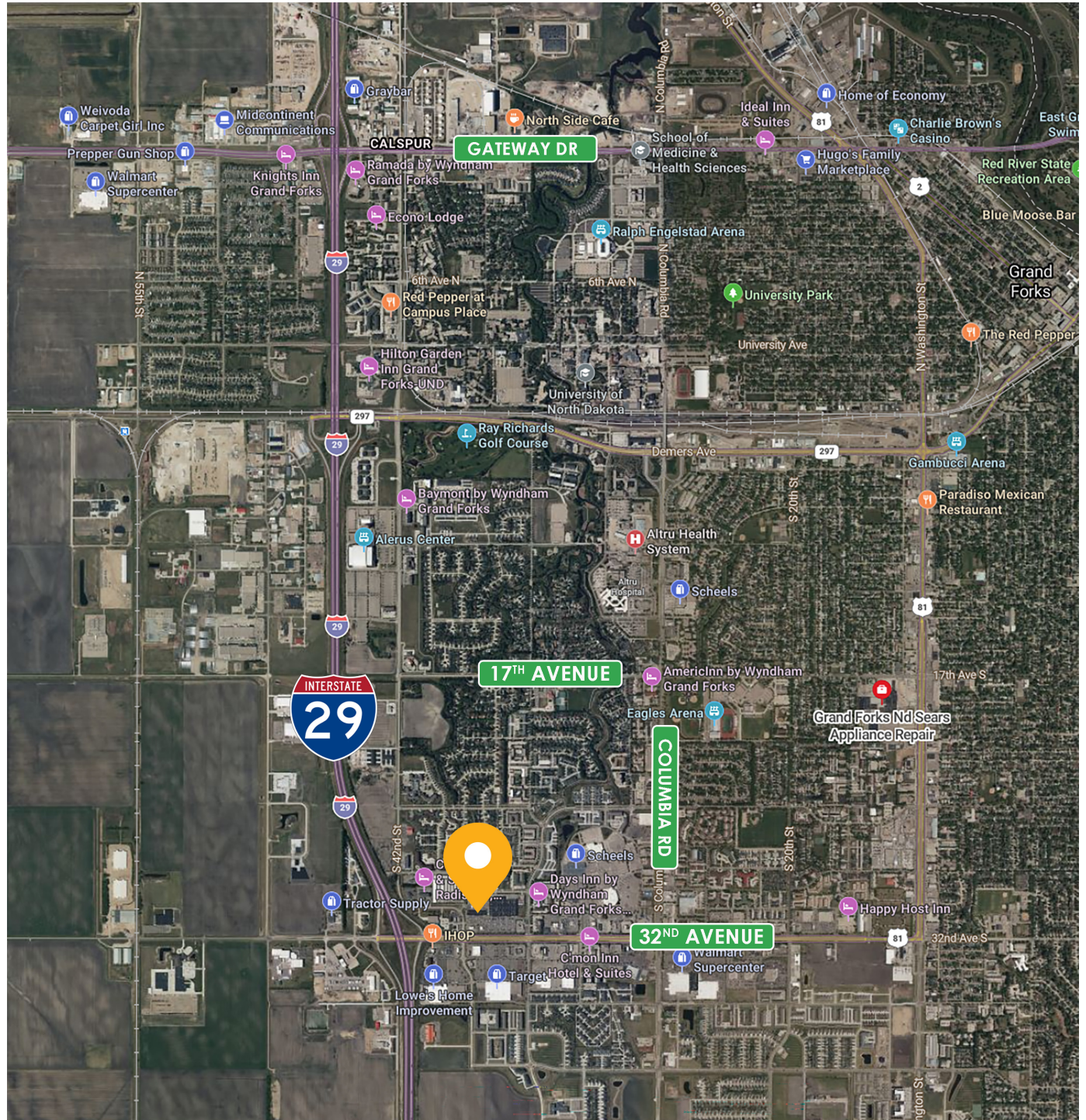


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3750 32ND AVE S, GRAND FORKS, ND 58201

GOLDMARK™
COMMERCIAL REAL ESTATE INC

AREA MAP



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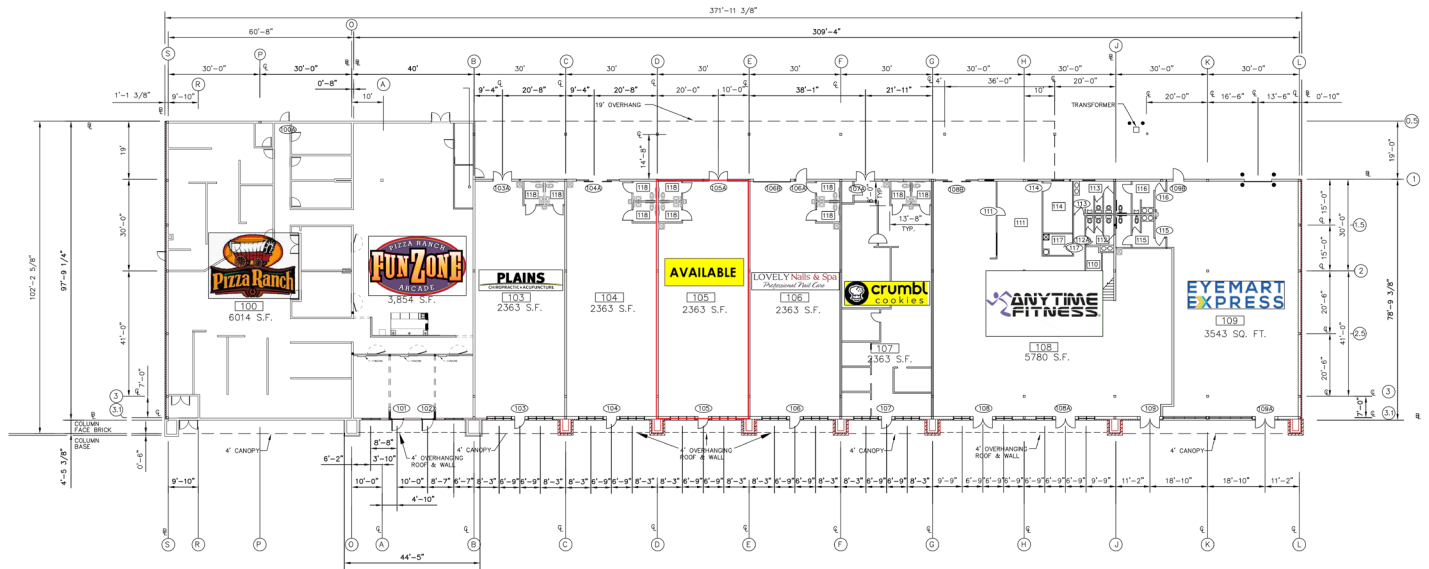


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GOLDMARK™
COMMERCIAL REAL ESTATE INC

SITE PLAN



MENARDS RETAIL SUITES

3750 32ND AVE S, GRAND FORKS, ND 58201



5-MINUTE DRIVE TIME

KEY FACTS

10,630

Population



1.9

Average Household Size

30.0

Median Age

\$58,387

Median Household Income

BUSINESS



526

Total Businesses



9,787

Total Employees

INCOME



\$58,387

Median Household Income



\$44,740

Per Capita Income



\$37,520

Median Net Worth

EDUCATION

4.9%

No High School Diploma



19.5%

High School Graduate



33.3%

Some College/ Associate's Degree



42.2%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

60.9%



Blue Collar

21.7%



Services

17.3%

2.9%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.3%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	10.8%	+0.1%	
\$15,000 - \$24,999	9.5%	+3.2%	
\$25,000 - \$34,999	6.3%	+0.6%	
\$35,000 - \$49,999	15.1%	+1.3%	
\$50,000 - \$74,999	19.3%	+0.1%	
\$75,000 - \$99,999	11.9%	-1.0%	
\$100,000 - \$149,999	11.9%	-3.5%	
\$150,000 - \$199,999	6.1%	-1.6%	
\$200,000+	9.1%	+0.8%	

Bars show deviation from Grand Forks County

10-MINUTE DRIVE TIME

KEY FACTS

55,521

Population



2.1

Average Household Size

30.6

Median Age

\$60,813

Median Household Income

BUSINESS



2,375

Total Businesses



46,582

Total Employees

INCOME



\$60,813

Median Household Income



\$38,772

Per Capita Income



\$80,567

Median Net Worth

EDUCATION

3.5%

No High School Diploma



22.1%

High School Graduate



35.6%

Some College/ Associate's Degree



38.8%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

59.1%



Blue Collar

21.8%



Services

19.1%

2.7%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$25,000 - \$34,999 (6.2%)

Indicator ▲	Value	Diff	
<\$15,000	12.1%	+1.4%	
\$15,000 - \$24,999	7.1%	+0.8%	
\$25,000 - \$34,999	6.2%	+0.5%	
\$35,000 - \$49,999	14.7%	+0.9%	
\$50,000 - \$74,999	18.7%	-0.5%	
\$75,000 - \$99,999	12.3%	-0.6%	
\$100,000 - \$149,999	14.5%	-0.9%	
\$150,000 - \$199,999	6.9%	-0.8%	
\$200,000+	7.5%	-0.8%	

Bars show deviation from Grand Forks County

15-MINUTE DRIVE TIME

KEY FACTS

70,037

Population



2.2

Average Household Size

31.6

Median Age

\$63,321

Median Household Income

BUSINESS



3,108

Total Businesses



55,542

Total Employees

INCOME



\$63,321

Median Household Income



\$39,053

Per Capita Income



\$95,669

Median Net Worth

EDUCATION

3.9%

No High School Diploma



22.2%

High School Graduate



36.0%

Some College/ Associate's Degree



38.0%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

59.2%



Blue Collar

21.7%



Services

19.1%

2.9%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.3%)

The smallest group: \$25,000 - \$34,999 (6.4%)

Indicator ▲	Value	Diff	
<\$15,000	11.7%	+1.0%	
\$15,000 - \$24,999	6.9%	+0.6%	
\$25,000 - \$34,999	6.4%	+0.7%	
\$35,000 - \$49,999	13.6%	-0.2%	
\$50,000 - \$74,999	18.3%	-0.9%	
\$75,000 - \$99,999	12.4%	-0.5%	
\$100,000 - \$149,999	15.4%	0	
\$150,000 - \$199,999	7.7%	0	
\$200,000+	7.6%	-0.7%	

Bars show deviation from Grand Forks County