

# 3333 E HWY 10.

An 8,803 SF freestanding restaurant on a 2.04-acre, Target-anchored hard corner — fully built out, drive-thru ready, and waiting to open.



ARTIST'S RENDERING

## 8,803

SQUARE FEET

## 2.04

ACRE SITE

## 30K+

DAILY CARS

## 100%

TURN-KEY

## 01 The Offering

Step into a fully built-out restaurant and bar at one of Moorhead's busiest retail corners. Complete hood and make-up air systems, a finished kitchen, walk-ins, bar, booths, and seating are already in place, so an operator can open in a fraction of the usual timeline and skip hundreds of thousands in restaurant buildout. The building can also take a drive-thru, and the hard-corner visibility opens it to a wide range of uses.

- ◆ 8,803 SF freestanding building on 2.04 acres
- ◆ Full kitchen: hoods, make-up air, walk-ins, prep line
- ◆ Finished bar plus booths, chairs, tables, and FF&E
- ◆ Drive-thru can be added to the existing building\*
- ◆ Signalized, full-access intersection — 30,000+ VPD
- ◆ Dedicated pylon signage at the corner
- ◆ Target-anchored, ringed by daily-traffic retail
- ◆ New Starbucks, Chipotle, and Arby's in the trade area

\* Drive-thru addition subject to municipal site-plan approval.

### POSITIONING

Grocery-anchored Target corner in a dense retail node

### TRAFFIC

30,000+ daily cars at a signalized, full-access intersection

### OPPORTUNITY

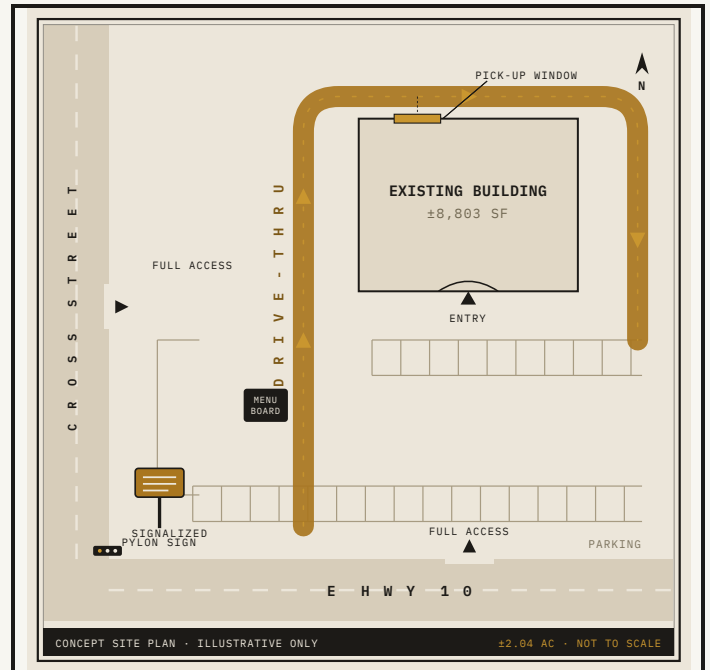
Open turn-key today, or add a drive-thru lane

## 02 Drive-Thru Ready

On roughly two acres with low building coverage, the existing building can accommodate a drive-thru — letting a quick-service, coffee, or fast-casual concept pair drive-thru convenience with a kitchen that's already built. Lane, stacking, and circulation are subject to municipal site-plan approval.



ARTIST'S RENDERING - DRIVE-THRU CONCEPT



— DRIVE-THRU LANE --- VEHICLE FLOW

## 03 Built For More Than One Concept

01

### Turn-Key Restaurant

Open in the existing box — kitchen, bar, and seating convey. Skip the buildout and the wait.

02

### Drive-Thru QSR & Coffee

Add a lane to the building that's already here and run a high-volume to-go model.

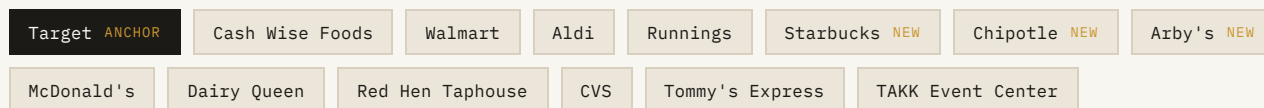
03

### Flexible Conversion

Medical & dental, bank, urgent care, childcare, fitness, or retail on a hard-corner pad.

## 04 Location & Co-Tenancy

A Target-anchored corner pulling daily traffic from every direction, with national brands still opening into the trade area.



One building, three ways to win — a restaurant, a drive-thru, or a conversion on a proven corner.

LISTED BY

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BROKERS  
WELCOME

Information contained herein is believed to be reliable but is not guaranteed and is subject to change. Renderings are conceptual and the site plan is illustrative and not to scale. Drive-thru and any change of use are subject to zoning and municipal approval.