

# Prime Retail Spaces For Lease

935 South 37th Avenue S  
Moorhead, MN 56560  
MLS #25-643, 25-241, & 24-251



*Moorhead's Premier Retail Community*



PROPERTY RESOURCES GROUP

**DANE TOLLEFSON, REALTOR®**

701-499-3864

dane@prgcommercial.com

www.PropertyResourcesGroup.com

4609 33rd Ave S. Suite 400, Fargo, ND 58104

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

### Suite 124

Approximately 1,587 SF

\$18.00 PSF

Est. CAM: \$5.50 PSF

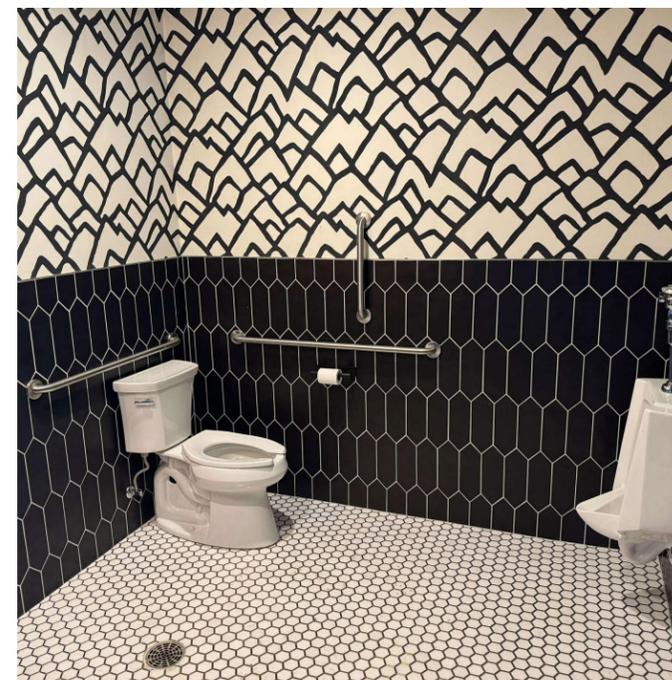


### Suite 116

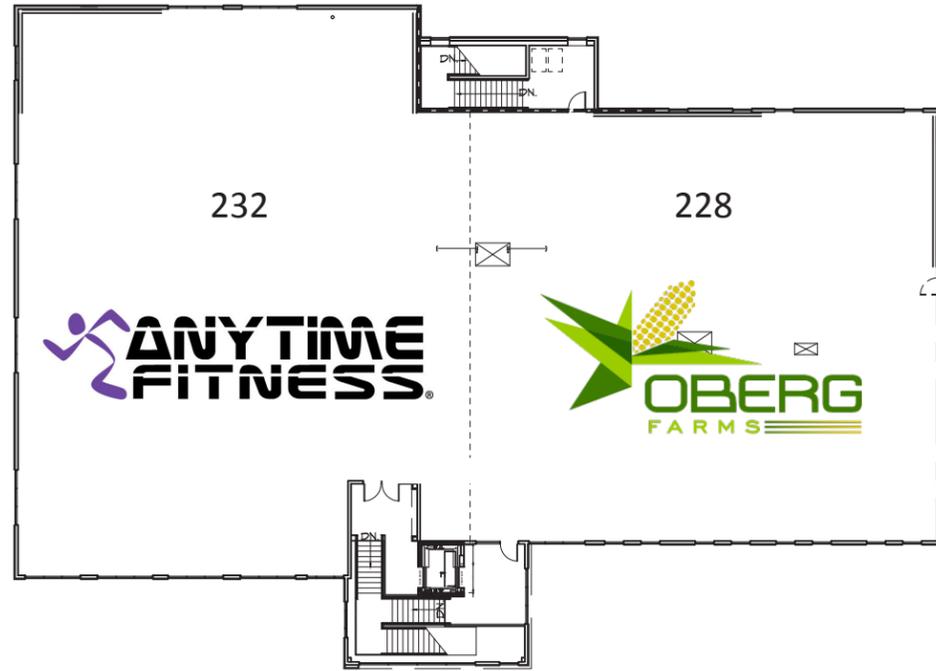
Approximately 2,611 SF

\$18.00 PSF

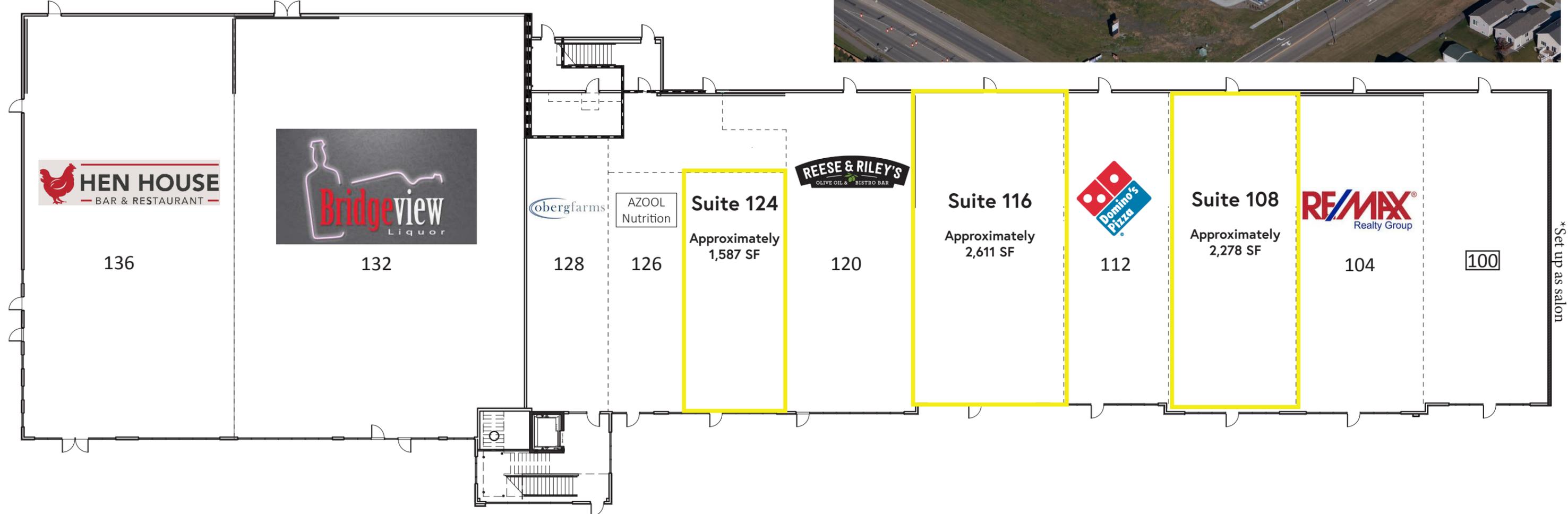
Est. CAM: \$5.50 PSF



Second Floor Office Space



First Floor Retail Space





**6**  
(62,494)

**8**  
(61,270)

\*City incentives available



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Located at the intersection of 2 major arterial roads, 8th Street South and 40th Avenue South with easy access to I-94.



**The Market Area.**

- Reinertsen Elementary School
- Subway
- Starbucks
- Dairy Queen
- Walgreen's
- Planet Fitness
- 1st International Bank
- CVS Pharmacy
- Minnesota State University of Moorhead
- Concordia College
- MN State Community & Technical College
- Rasmussen College
- Casey's General Store

**Traffic Counts Along 8th Street South.**

2019: 17,100 cars/day



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