

UPTOWN & MAIN I

2633 S. 55TH ST., FARGO, ND 58104



URBAN PLAINS

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

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SPACE AVAILABLE

Unit 116 - 1,740 SF

LEASE RATE

\$19.00 PSF

CAM

\$5.32 PSF

TIA

\$20.00 PSF

TENANT EXPENSES

Utilities
Janitorial

NEARBY BUSINESSES

Scheels Arena (6,000 capacity)
Future FM Science Museum
Family Wellness Center
Sanford Hospital
Costco
Cashwise

PROPERTY DESCRIPTION:

Located in the heart of Fargo/West Fargo, Uptown & Main is a dense, master-planned, mixed use lifestyle center featuring a “Main Street” feel and identity. Phase 1 has one space left on the main floor for office/retail use, with 3 levels of apartment units above.

This location is pedestrian friendly and just off I-94 along Veterans Blvd. Shop, Work, Play, Stay!

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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LOCATION



2 **FIRST LEVEL FLOOR PLAN**
MP1.1 1" = 30'-0"



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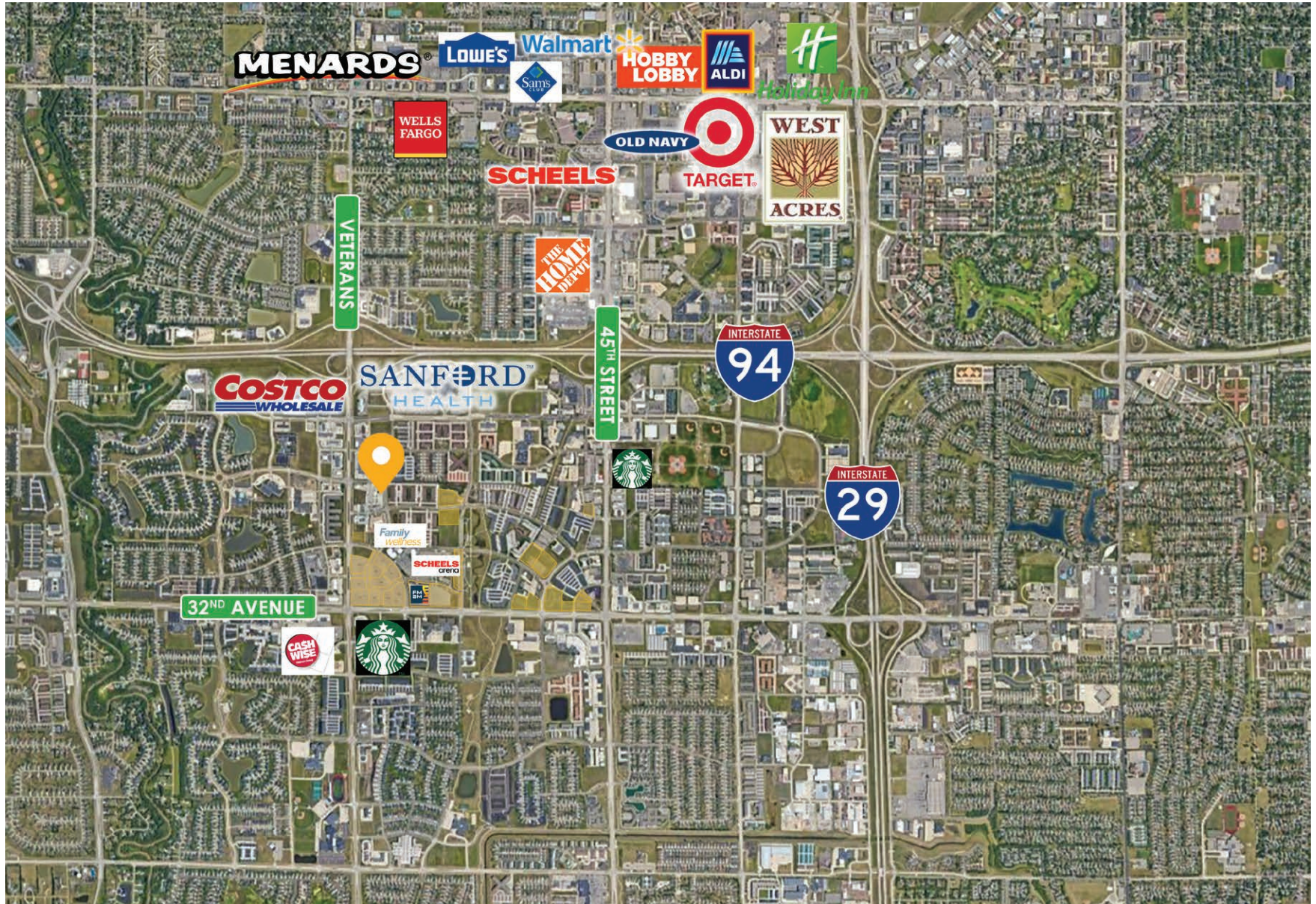
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REFERENCE MAP



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Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Aldevron, Bushel, Wex Health, and John Deere Electronic Solutions.

FARGO-MOORHEAD is nationally recognized on the following Top Ten and best places lists:

- #1 on Top Ten Best Places to Find a Job (*ZipRecruiter, 2019*)
- #6 Happiest City in the US (*WalletHub, 2019*)
- #7 Most Recession Proof City (*Livability, 2019*)
- 10th Best City for New Grads (*Online Degrees, 2019*)
- Nation's Best Job Market (*ZipRecruiter, 2018*)
- #5 on Top 100 Best Places to Live (*Livability, 2018*)
- #4 Best Job Markets (*CNBC, 2018*)
- Best Places to Retire (*Forbes, 2017*)

3-MILE DEMOGRAPHICS



Households By Income

The largest group: \$50,000 - \$74,999 (18.8%)
The smallest group: \$150,000 - \$199,999 (5.2%)

Indicator ▲	Value	Diff
<\$15,000	10.1%	-1.1%
\$15,000 - \$24,999	7.9%	+0.4%
\$25,000 - \$34,999	10.4%	+1.1%
\$35,000 - \$49,999	12.8%	+1.1%
\$50,000 - \$74,999	18.8%	+0.1%
\$75,000 - \$99,999	13.5%	+0.3%
\$100,000 - \$149,999	14.1%	-0.9%
\$150,000 - \$199,999	5.2%	-0.9%
\$200,000+	7.2%	-0.1%

Bars show deviation from:
Cass County