

BISON BLOCK

1414 12TH AVE N, FARGO, ND 58102


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE



GREAT RETAIL SPACE FOR LEASE, NEARLY ON THE NDSU CAMPUS!

Space Available: 760 - 1,000 SF

Lease Rate: \$15.00 - \$17.00 PSF

CAM: \$3.00 PSF

Tenant Expenses: Electric/Gas, Phone/Internet, Janitorial

Andy Westby

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www.goldmarkcommercial.com

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SPACE AVAILABLE

Suite I-2: 760 SF
Suite A2: 1,000 SF

LEASE RATE

Suite I-2: \$17 PSF
Suite A2: \$15 PSF

CAM

\$3.00 PSF

MONTHLY RENT W/ CAM

Suite I-2: \$1,266.67
Suite A2: \$1,500.00

TENANT EXPENSES

Electric/Gas
Phone/Internet
Janitorial

CAM EXPENSES

Taxes/Specials
Building Insurance
Sewer/Water/Garbage
Lawn/Snow
Building Maintenance/Repair

PROPERTY DESCRIPTION:

Now leasing this phenomenal retail space in the Bison Block on 12th Ave N, just off NDSU's campus! Be neighbors with Herd & Horns and benefit from the thousands of students and faculty walking by this site daily.

Suite I-2 is between Herd & Horns and the new Michele's Table & Dinette, near the west end of the building where students access T-lot and numerous student housing projects.

Suite A2 is positioned on the south side of First Western Bank on the building's east side and is ready for tenant-buildout.

FEATURES:

- Excellent location on 12th Ave N, just off NDSU's campus
- Great visibility and signage
- Strong tenant mix
- Thousands of students/faculty pass by each day on foot or car

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.

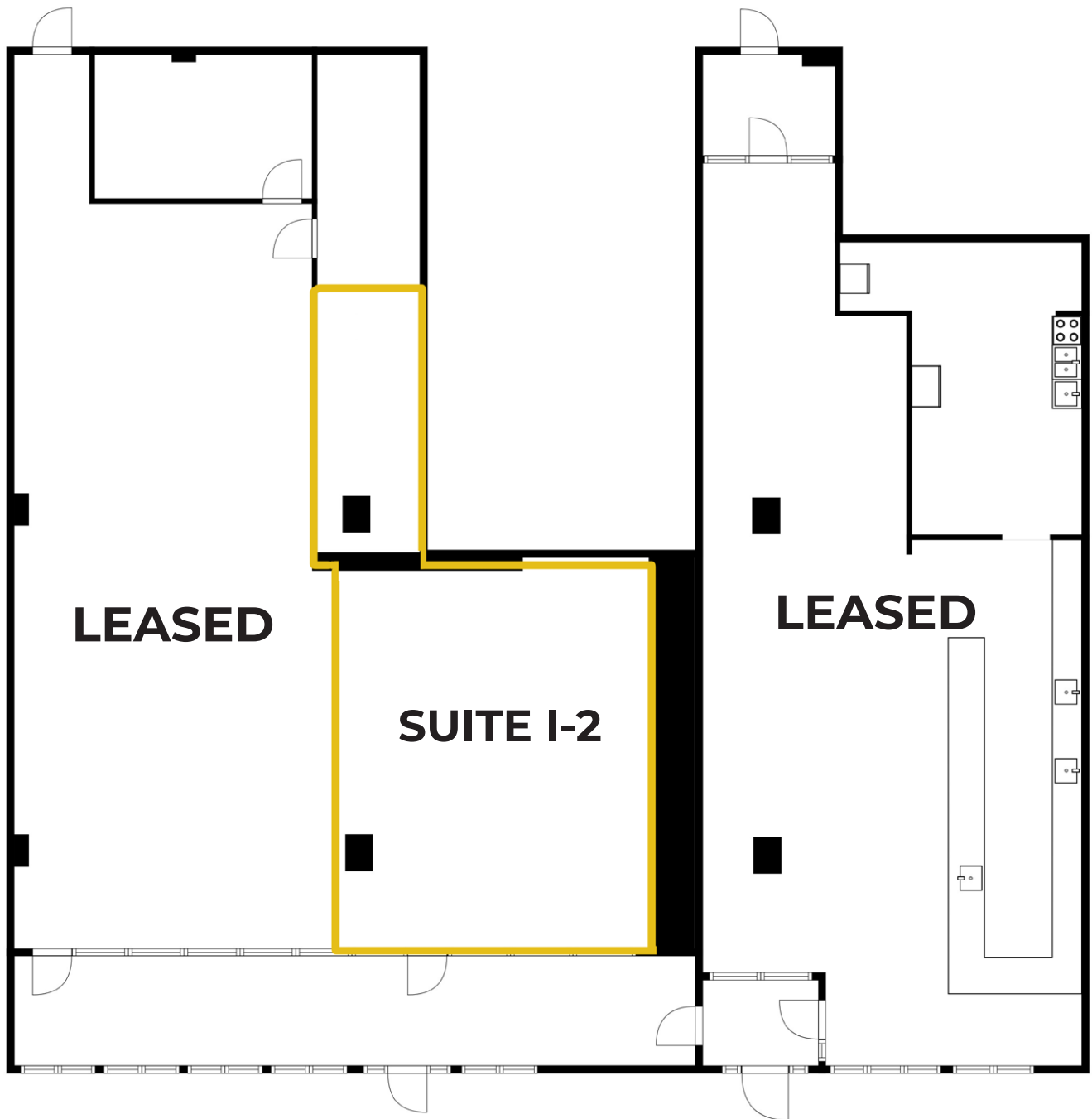


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SUITE I-2 FLOORPLAN

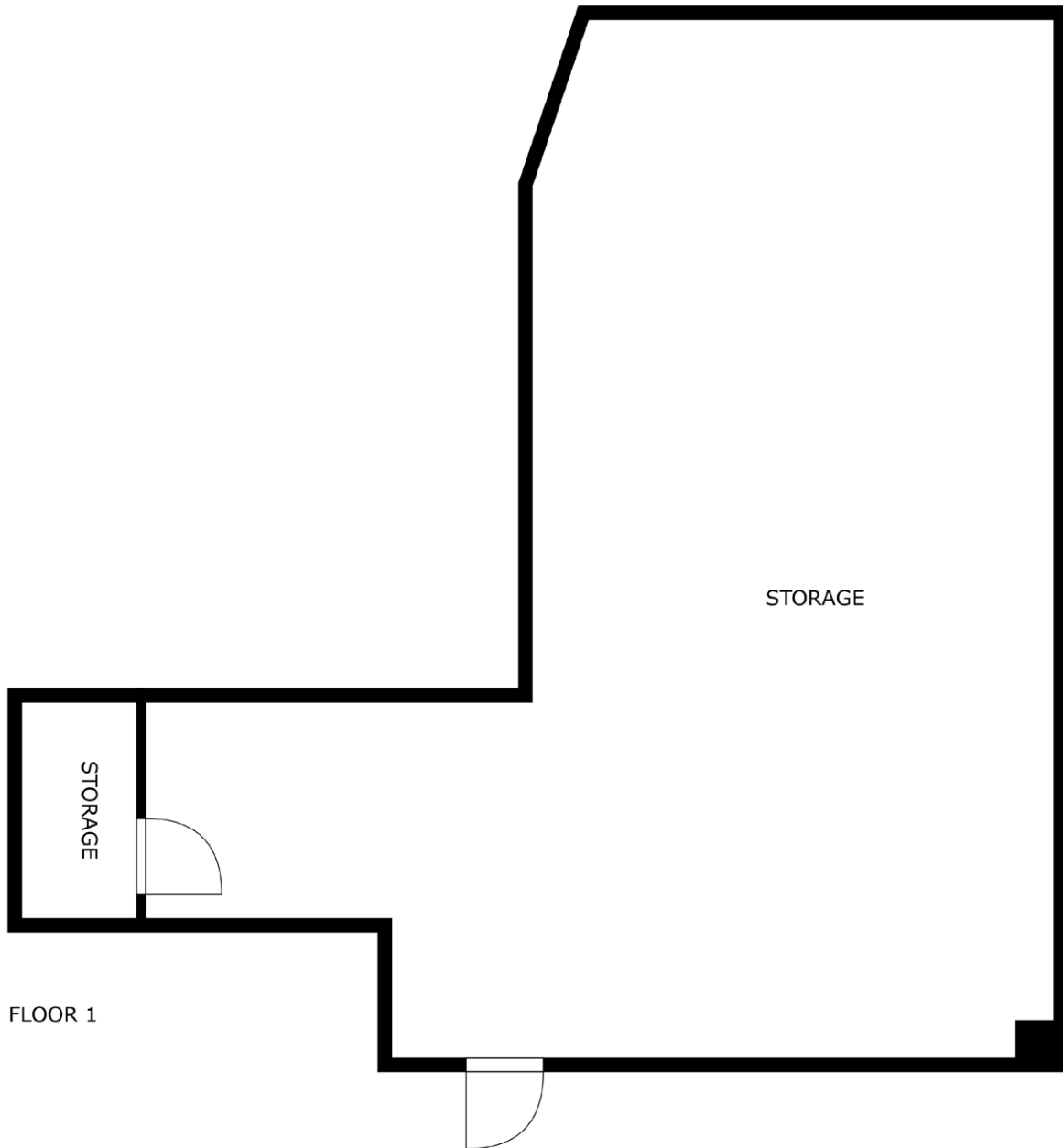


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SUITE A-2 FLOORPLAN

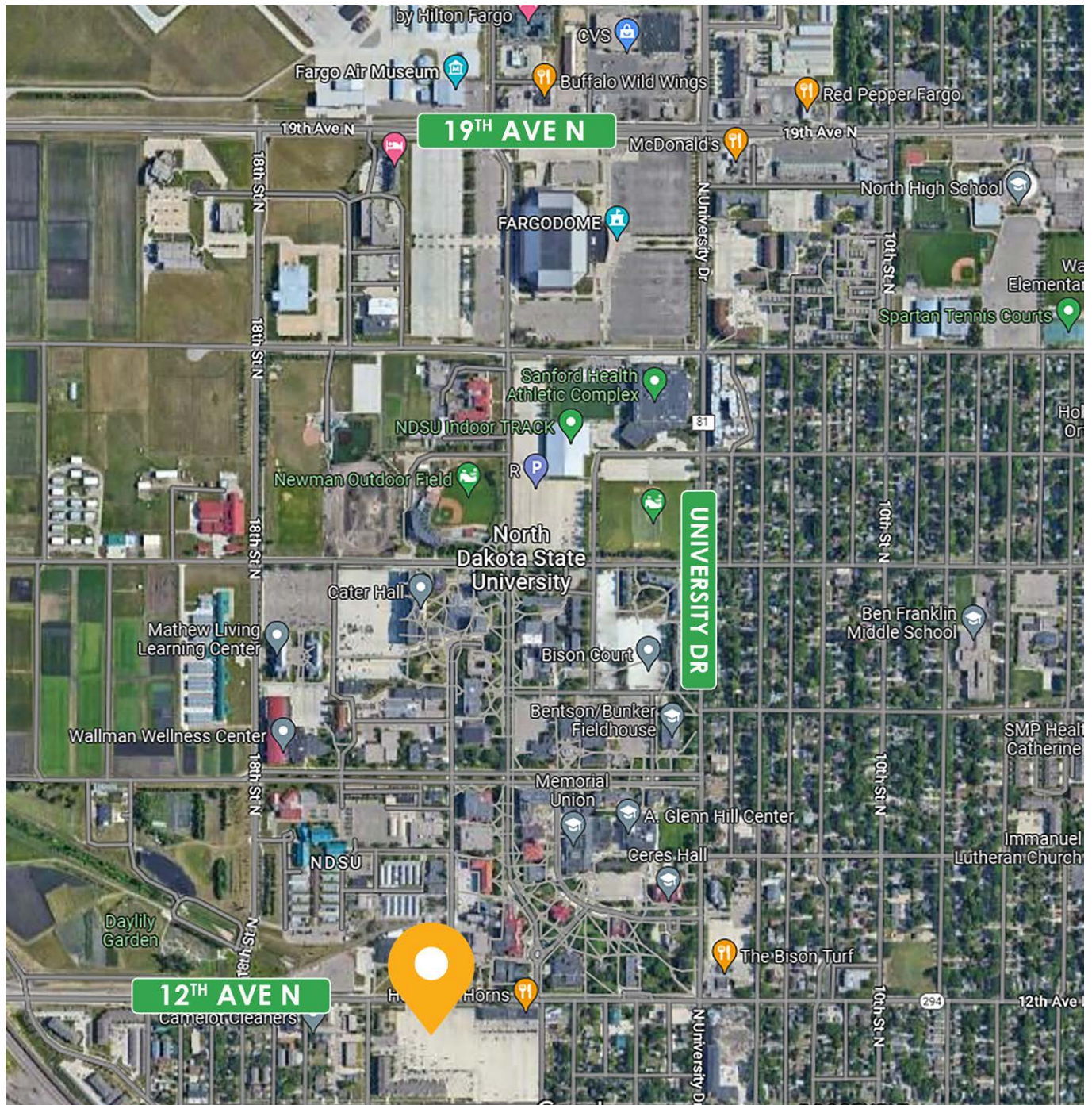


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AREA MAP



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SUITE I-2 PHOTOS



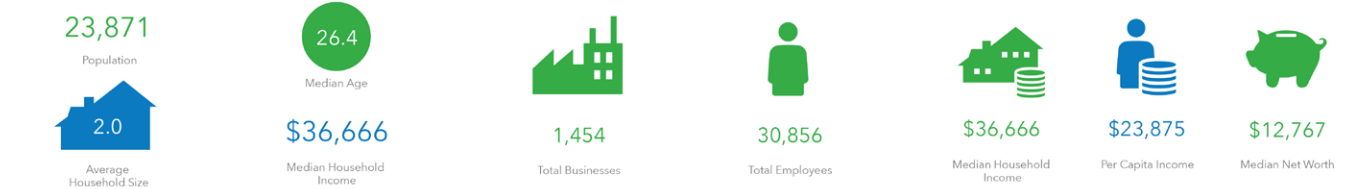
EXTERIOR PHOTOS



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KEY FACTS BUSINESS INCOME



Households By Income

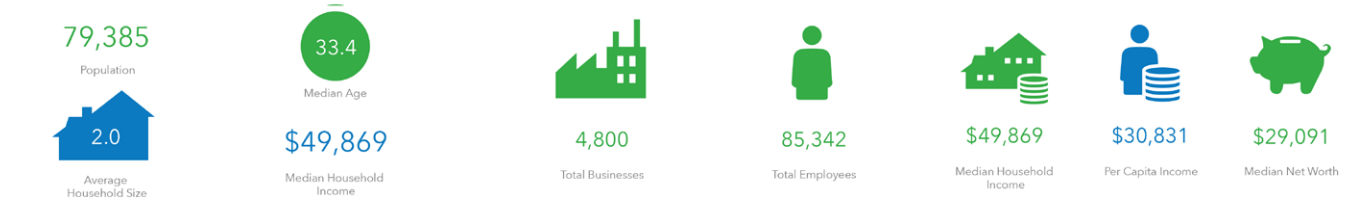
The largest group: <\$15,000 (26.5%)
The smallest group: \$200,000+ (1.4%)

Indicator ▲	Value	Diff	
<\$15,000	26.5%	+16.0%	
\$15,000 - \$24,999	11.2%	+4.1%	
\$25,000 - \$34,999	10.6%	+2.2%	
\$35,000 - \$49,999	11.2%	+0.8%	
\$50,000 - \$74,999	17.4%	-0.3%	
\$75,000 - \$99,999	9.5%	-3.9%	
\$100,000 - \$149,999	8.1%	-8.7%	
\$150,000 - \$199,999	3.9%	-3.5%	
\$200,000+	1.4%	-6.9%	

Bars show deviation from:

5-Minute Drive Time

KEY FACTS BUSINESS INCOME



Households By Income

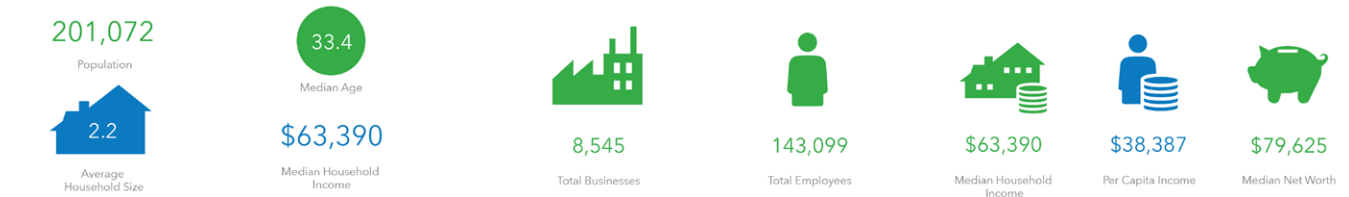
The largest group: \$50,000 - \$74,999 (19.3%)
The smallest group: \$200,000+ (2.9%)

Indicator ▲	Value	Diff	
<\$15,000	16.9%	+6.4%	
\$15,000 - \$24,999	10.1%	+3.0%	
\$25,000 - \$34,999	10.4%	+2.0%	
\$35,000 - \$49,999	12.7%	+2.3%	
\$50,000 - \$74,999	19.3%	+1.6%	
\$75,000 - \$99,999	11.8%	-1.6%	
\$100,000 - \$149,999	11.8%	-5.0%	
\$150,000 - \$199,999	4.1%	-3.3%	
\$200,000+	2.9%	-5.4%	

Bars show deviation from:

10-Minute Drive Time

KEY FACTS BUSINESS INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (18.0%)
The smallest group: \$200,000+ (6.6%)

Indicator ▲	Value	Diff	
<\$15,000	11.4%	+0.9%	
\$15,000 - \$24,999	7.8%	+0.7%	
\$25,000 - \$34,999	8.5%	+0.1%	
\$35,000 - \$49,999	10.9%	+0.5%	
\$50,000 - \$74,999	18.0%	+0.3%	
\$75,000 - \$99,999	13.8%	+0.4%	
\$100,000 - \$149,999	16.1%	-0.7%	
\$150,000 - \$199,999	6.7%	-0.7%	
\$200,000+	6.6%	-1.7%	

Bars show deviation from:

15-Minute Drive Time