



1695 43rd Street S - Fargo, North Dakota



## Call for Lease Rate

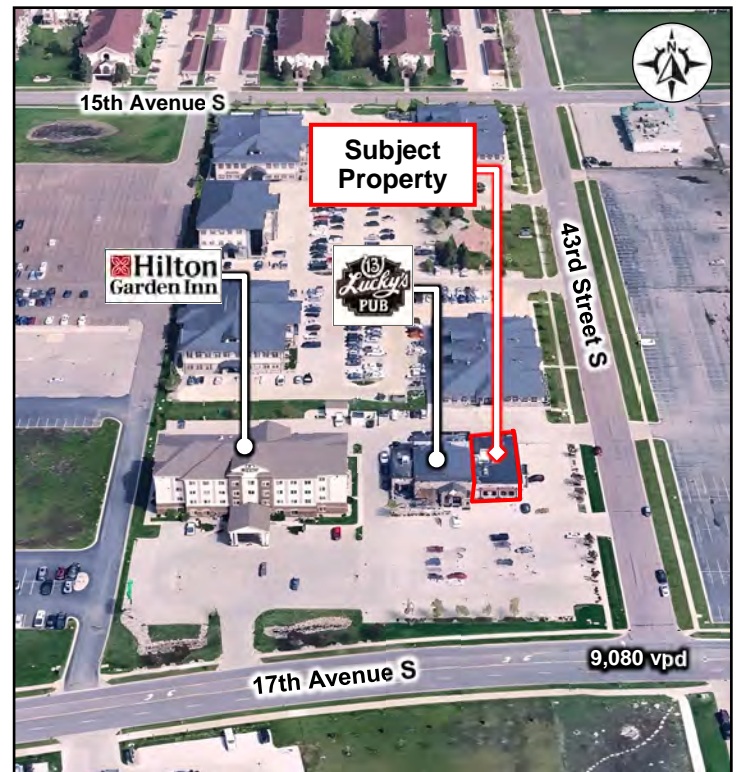
### Property Information

- ◆ 3,652 sf available
- ◆ Abundant parking
- ◆ Building signage w/ excellent visibility
- ◆ Next to Lucky's 13 Pub & West Acres Mall

### Area Information

- ◆ Located at the corner of 43rd Street S & 17th Avenue S (9,080 vpd)
- ◆ Located close to Target, West Acres Mall, TJ Maxx Center, Kohl's, Old Navy, DSW Shoe Warehouse, Scheels, Ashley Furniture, Hotels, & Restaurants

**Broker / Owner**



**Duemelands Commercial Real Estate**  
301 E. Thayer Avenue - Bismarck, ND 58501  
Phone: (701) 221-2222  
[www.duemelands.com](http://www.duemelands.com)

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# Building Plan

Retail | Office | Medical Space



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# Property Pictures

Retail | Office | Medical Space



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# Area Information

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## Area Demographics

Radius	1-Mile	3-Mile	5-Mile
Population:	12,107	101,039	193,029
Number of Households:	6,199	46,176	81,834
Average Household Income:	\$56,008	\$91,046	\$98,320
Households w/ \$50K+ Income:	3,015	29,665	53,112
Percent of Population w/ Assoc. Degree +:	43.5%	52.9%	56.5%
Number of Employees:	16,862	83,621	145,161
Number of Businesses:	843	5,193	8,373

## Property Aerial



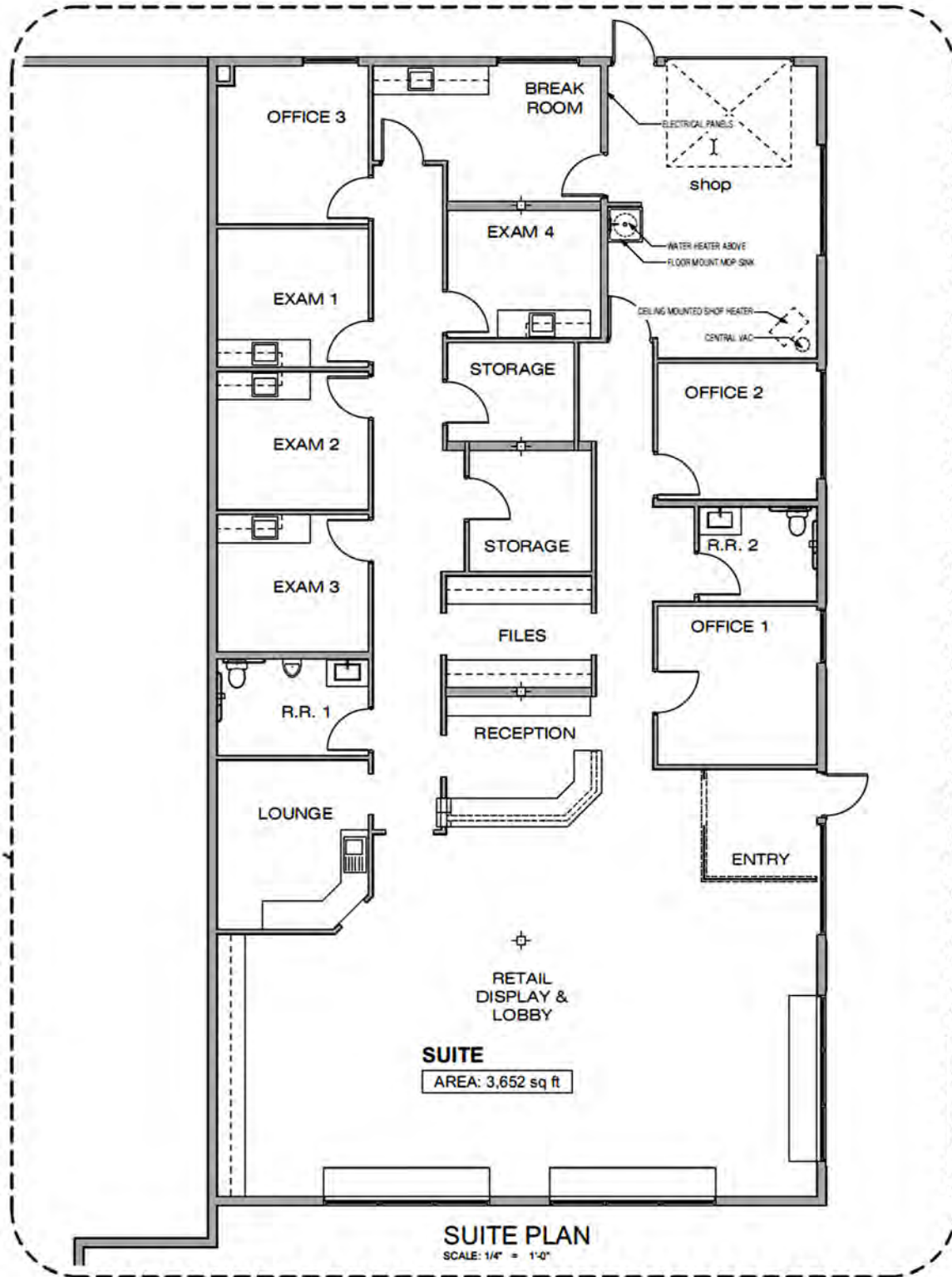
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# Floor Plan

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