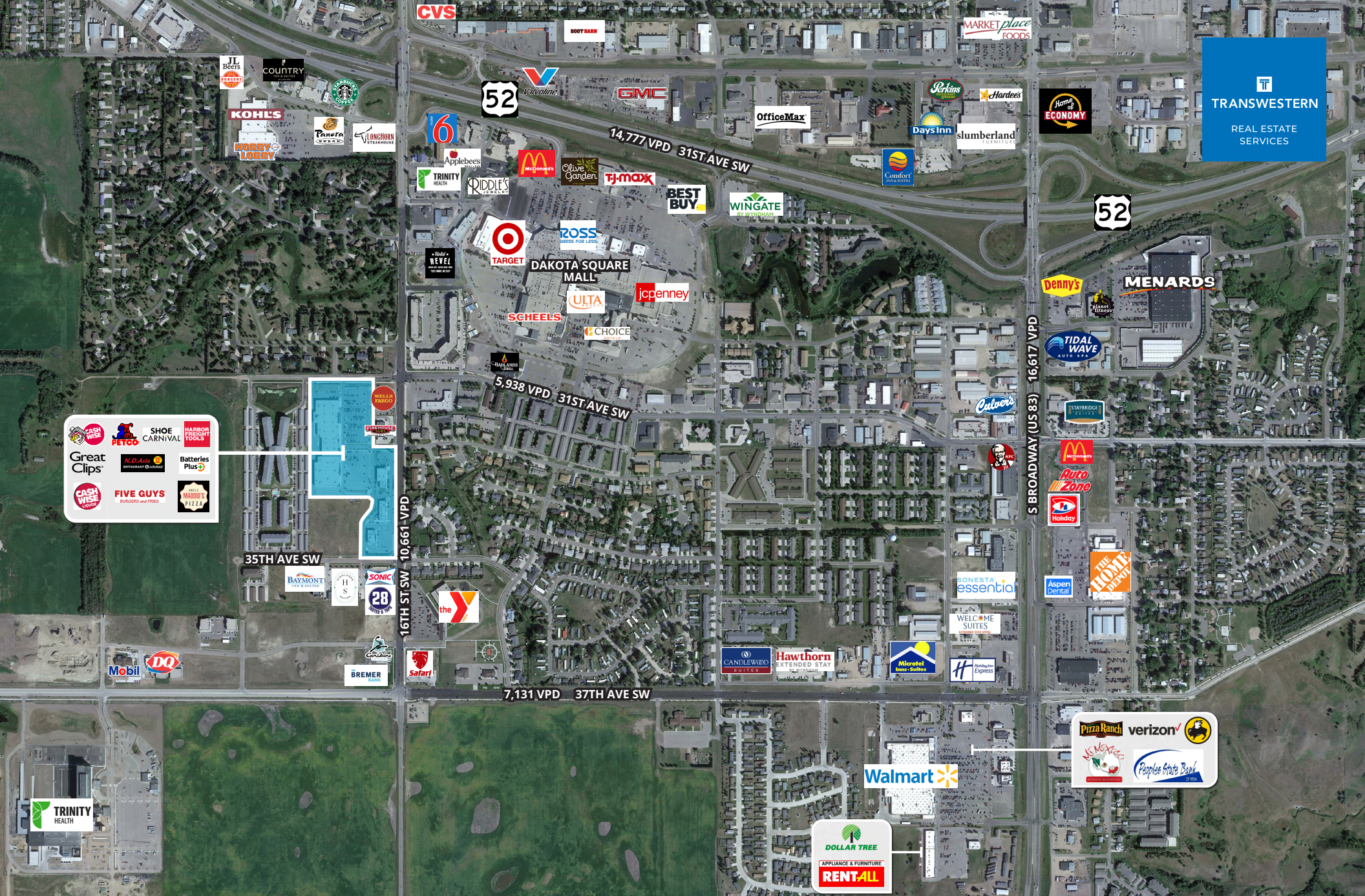


**TRANSWESTERN**  
REAL ESTATE  
SERVICES



- CASH WISE
- PETCO
- SHOE CARNIVAL
- HARBOR FREIGHT TOOLS
- Great Clips
- N.D. Air
- Batteries Plus
- CASH WISE
- FIVE GUYS
- PIZZA

# SOUTHGATE CROSSING

For Lease | 3208 16th Street SW | Minot, ND

OWNED BY: **SLATE**  
MANAGED BY: **PineTree™**

# PROPERTY SUMMARY

**LOCATION:** 3208 16th St SW | Minot, ND 58701  
**DESCRIPTION:** Grocery anchored community center  
**GLA:** 159,780 sq. ft.

## TRAFFIC COUNTS

**16TH ST SW:** 10,661 vpd  
**31ST AVE SW:** 5,938 vpd  
**37TH AVE SW:** 7,131 vpd

## AVAILABILITY

**SUITE 3220A:** 34,456 sq. ft. [can be subdivided]  
**SUITE 3310:** 2,610 sq. ft.  
**CAM + TAXES:** \$5.43 psf total 2026 est.  
[\$2.35 psf CAM + \$0.17 psf ins + \$2.91 psf tax]

## HIGHLIGHTS

Anchored by market-leading grocer, Cash Wise Foods.

Adjacent to the 675,000 sq. ft. Dakota Square Mall, the largest mall within 110 miles.

Minot, ND is benefiting from infrastructure investments in the nearby Bakken oil basin, spurring economic and population growth.

Premises can be subdivided to accommodate two tenants.

## CENTER TENANTS



## AREA TENANTS

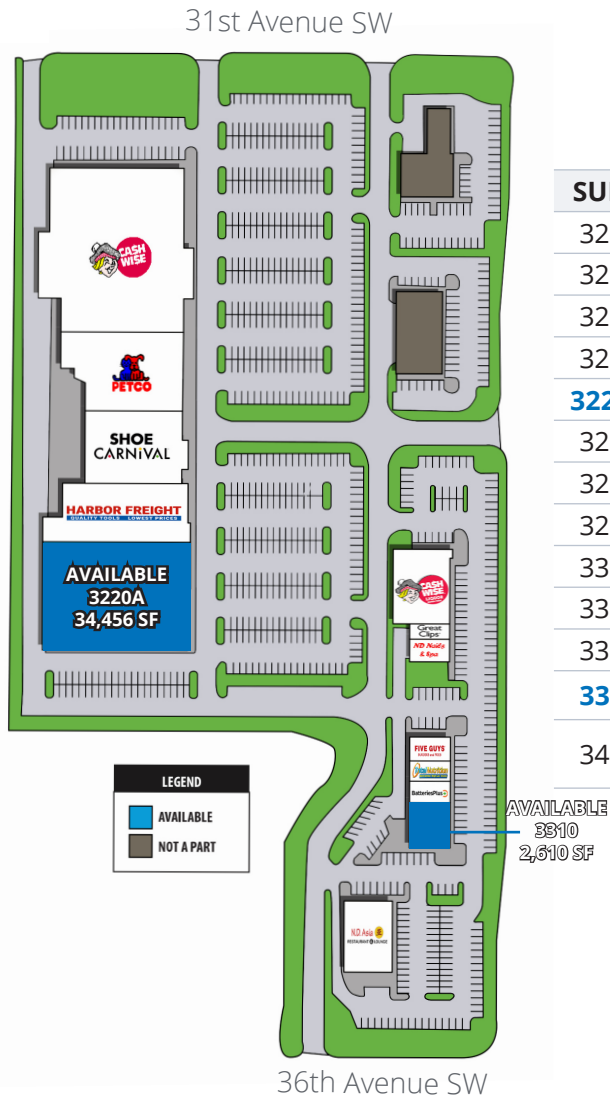


### contacts RETAIL LEASING

**Janet Olson** • 612 359 1681 • janet.olson@transwestern.com  
**Tom Palmquist** • 952 381 5538 • tom.palmquist@transwestern.com



# PROPERTY SITE PLAN



SUITE	TENANT	SQ. FT.
3208	Cash Wise Foods	57,661
3212	Petco	12,500
3216	Shoe Carnival	12,070
3220	Harbor Freight	16,225
<b>3220A</b>	<b>AVAILABLE</b>	<b>34,456</b>
3224	Cashwise Liquor	8,330
3226	Great Clips	1,240
3228	Nd Nails	1,658
3300	Five Guys	2,403
3302	Total Nutrition	1,209
3304	Batteries Plus	2,490
<b>3310</b>	<b>AVAILABLE</b>	<b>2,610</b>
3400	Yamato Japanese Steakhouse	6,928



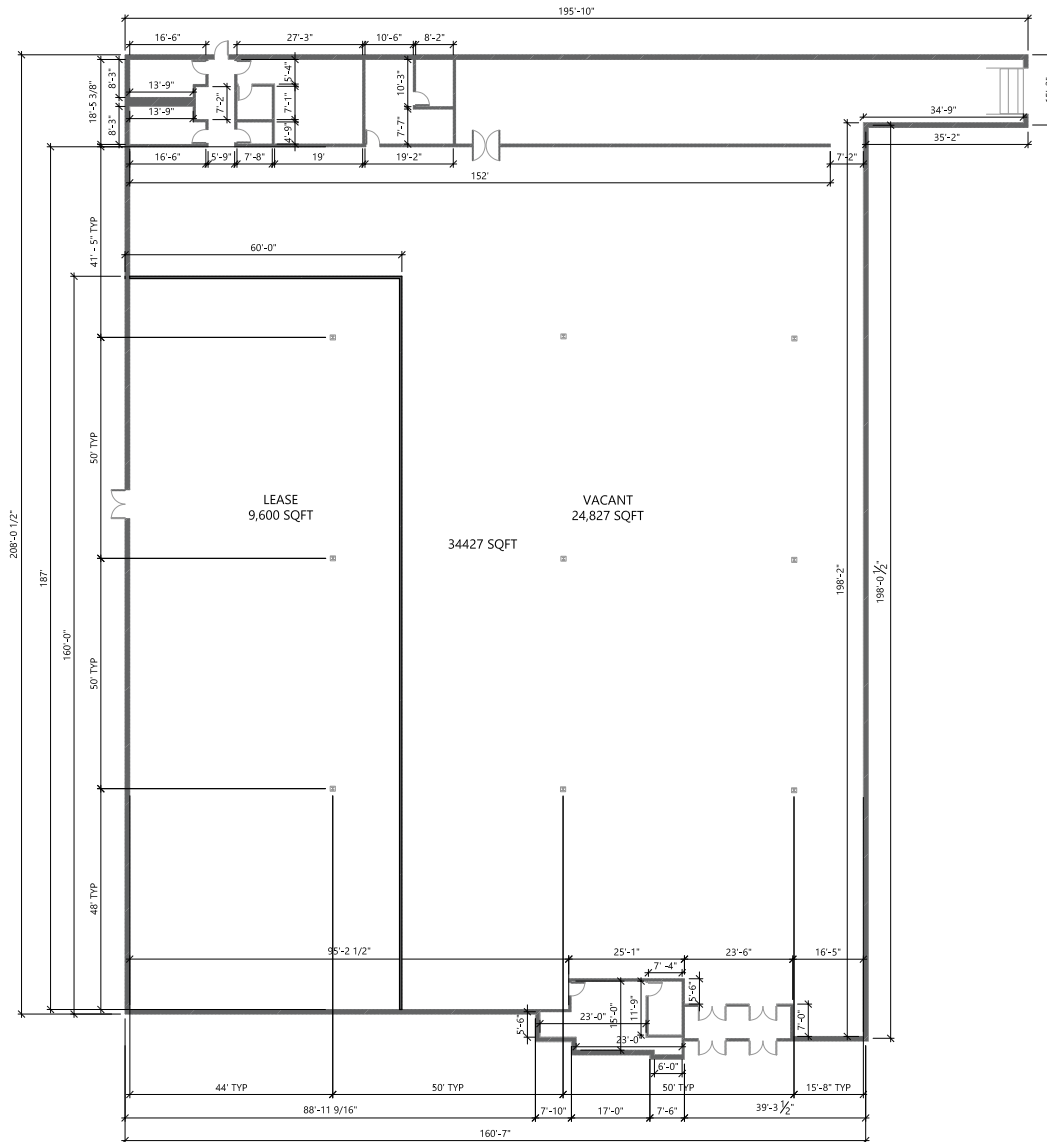
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# SUIT 3220A FLOOR PLAN



1 FLOOR PLAN  
A201 1/16" = 1'-0"



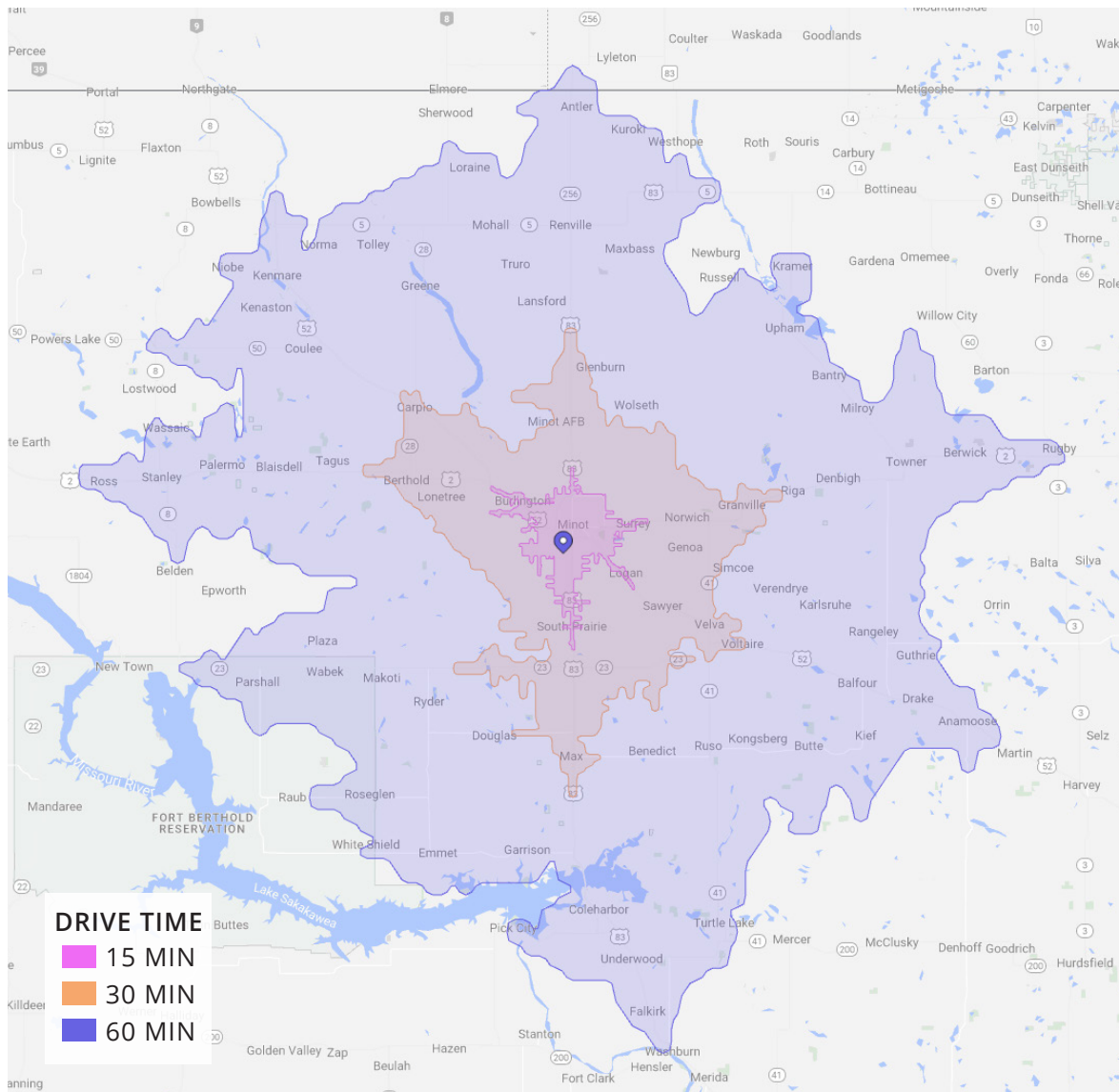
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**RESOURCES**  
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# POTENTIAL MARKET



## DEMOGRAPHICS

Placer.ai 2021 est.



**Population**

	15 Min	30 Min	60 Min
Population	56,352	69,170	93,526



**Med Age**

Med Age	32	31	33
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**Med HH Income**

Med HH Income	\$70,135	\$71,037	\$71,429
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**Avg HH Income**

Avg HH Income	\$88,979	\$89,275	\$89,314
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**Households**

Households	23,869	27,755	37,830
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**contacts**  
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