

FOR LEASE



West Fargo, ND



INCREDIBLE OPPORTUNITY

TOP RETAIL CORRIDOR IN FARGO

PROPERTY HIGHLIGHTS:

- Top shopping destination in the market, located in the heart of West Fargo's retail hub.
- Off the chart Placer.ai data for surrounding big box retailers
- Strong national tenants including TJ Maxx, HomeGoods, Five Below, and Marshalls.
- Former retail space available with large monument sign located at the main entrance on 13th Ave.
- Highly trafficked area with over 36,000 vehicles per day.
- Ample parking with 255 parking spaces; a ratio of 2.83 spaces per 1,000 SF.

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson
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C: (402) 616 - 2580

Justin Costello
costello@accesscommercial.com
C: (402) 216 - 7018

ADDRESS:

1500 13th Avenue East
West Fargo, ND 58078

AVAILABLE:

Suite E - 10,125 SF

LEASE RATE:

\$20.00, NNN

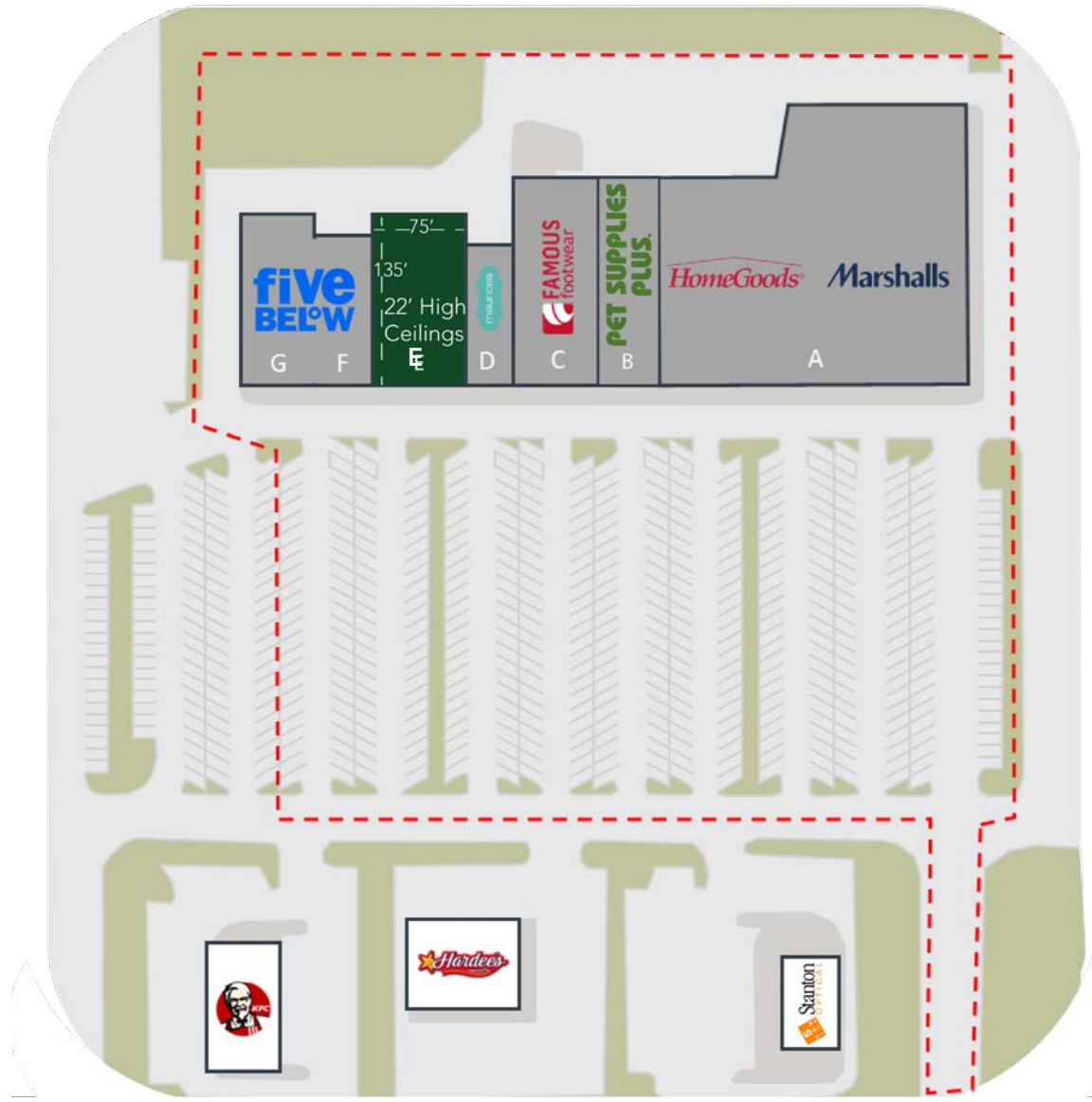
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2 SITE PLAN

SUITE DIRECTORY:

SUITE	TENANT	SF
A	Marshalls	46,661 SF
B	Pet Supplies Plus	7,250 SF
C	Famous Footwear	9,750 SF
D	Maurice's	3,850 SF
E	VACANT	10,125 SF
F,G	Five Below	12,223 SF
TOTAL		90,558 SF



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Target:
99th percentile
Nationwide!



Menards:
94th percentile
Nationwide!



Dollar Tree:
95th percentile
Nationwide!



Hobby Lobby:
93rd percentile
Nationwide!



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	11,081	75,265	143,179
Population	16,528	74,555	171,980
Average HH Income	\$95,892	\$102,724	\$107,158

143,179
DAYTIME
POPULATION
* 5 MILE

36,000
VEHICLES PER
DAY

109,549
EMPLOYEES
IN AREA

8,223
BUSINESSES
IN AREA

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4 AREA TENANTS



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5 WESTGATE COMMONS PHOTOS



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ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



KIRK HANSON PRINCIPAL

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a midwest-focused general contracting firm. Kirk thrives on creating lasting relationships with a wide range of business professionals, while adding value to all parties desired outcomes.

Early in his career, Kirk focused on leasing and developing shopping centers with The Dial Companies. While leasing and developing multiple retail projects throughout the midwest, a substantial amount of tenant and market expertise was earned. With this experience, he and co-founder Darren Hicks created ACCESS Commercial, LLC in 2009.

Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



JUSTIN COSTELLO BROKER ASSISTANT

Justin supports the ACCESS Brokerage team to list and transact deals efficiently and seamlessly. He assists with tenant representation, administrating initial marketing strategy of the property, and acts as a crucial piece of our team approach with every partner. Justin is gaining experience from the Brokerage team while completing his degree in Psychology. He previously played on the University of Nebraska-Lincoln basketball team and with this experience, brings a strong work ethic and respect to the integrity of our team values.



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