

FIRST CENTER SOUTH

FOR LEASE | 3051 25TH STREET S. FARGO, ND 58103

MLS #23-514



PROPERTY OVERVIEW

One suite available for lease in grocery-anchored (Family Fare) First Center South. Family Fare sees an average of 320,000 Visitors annually (according to pacer.ai). Formally a dance studio, Suite S offers an open floor plan.

PROPERTY HIGHLIGHTS

- Newly Painted Facade
- Large shared Parking Area
- Grocery-anchored by Family Fare
- High Traffic Corridor
- Located .75 of a mile from I-94 & I-29

OFFERING SUMMARY

Lease Rate | \$13.00 SF/YR
Est. Cam | \$5.59 PSF

Available SF:	1,986 SF
Date Available:	Suite S - Available Now
Lot Size:	348,394 SF
Year Built:	1992
Zoning:	Limited Commercial



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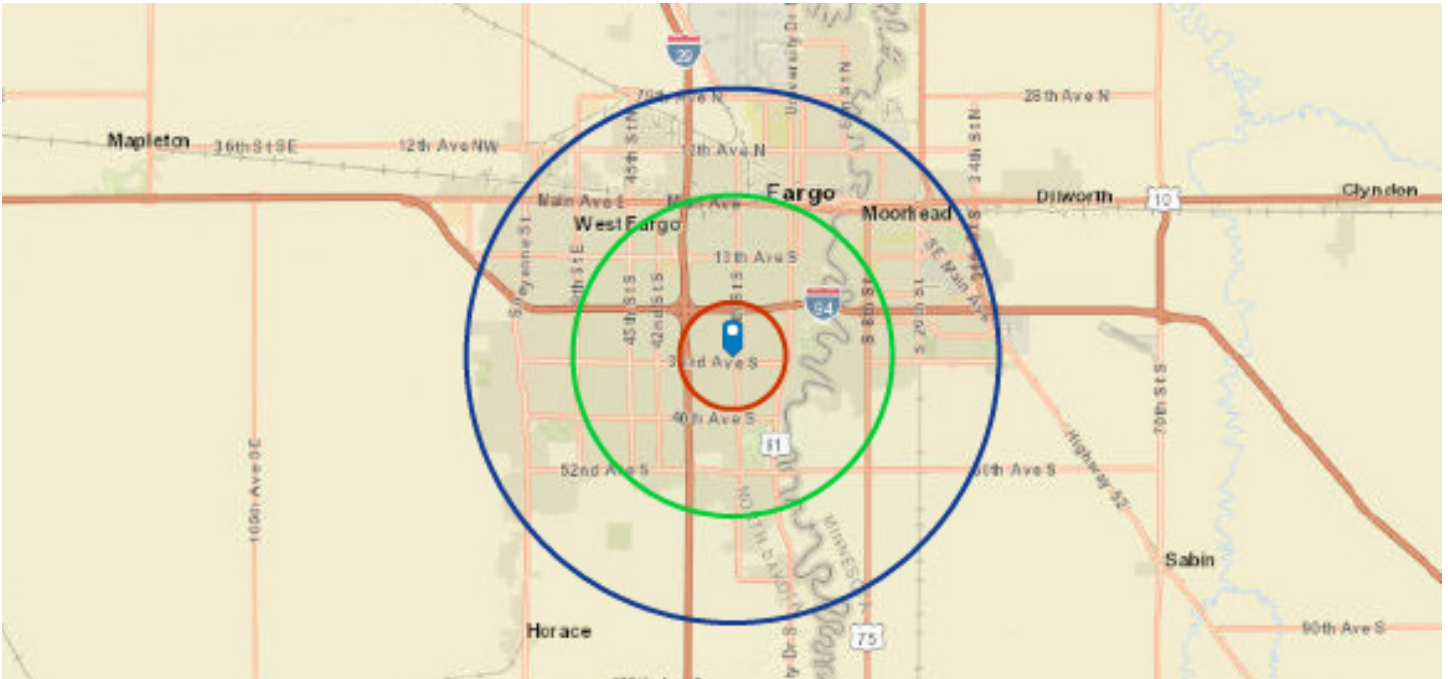


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,629	97,521	194,266
Median Age	34.8	33.8	32.8

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Household income	\$58,469	\$64,555	\$64,169

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST



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