

# RETAIL SPACE FOR LEASE

1621 University Drive South, Fargo, ND 58103

MLS #24-5

SCAN FOR VIDEO



## PROPERTY DESCRIPTION:

BLOC is a vibrant mixed use redevelopment project located in the heart of Fargo, just north of I-94. The property is made up of 127 apartment units and nearly 16,000 SF of commercial space. With over 34,000 VPD in front of the site, this location is on one of the few streets with over 30,000 VPD in Fargo. University Drive provides a main thoroughfare for traffic heading to Downtown Fargo. BLOC is located directly across from both Sanford Health and Essentia Health.

There are a couple options available whether you are looking for a single unit or combining several units. Suites 107 and 110 have drive thru capabilities.



PROPERTY RESOURCES GROUP

**JUSTIN GUSTOFSON, SIOR, CCIM**  
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4609 33rd Ave S, Suite 400, Fargo, ND 58104

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.





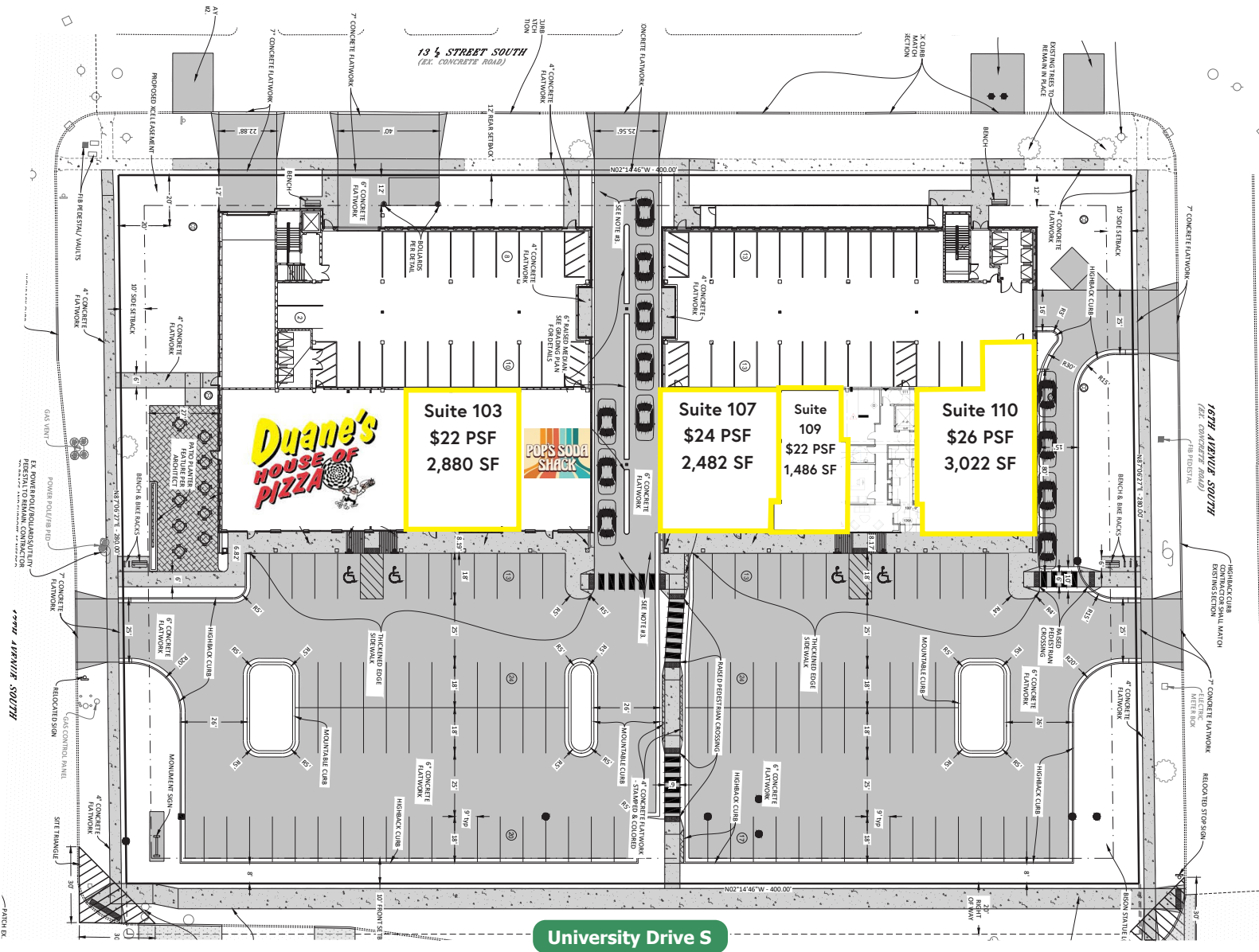
## About the Property

AVAILABLE SPACE:	1,486 - 3,968 SF
LEASE RATE:	\$22.00 - \$26.00 PSF
ESTIMATED CAM:	\$5.00 PSF
FIT-UP ALLOWANCE:	\$35.00 PSF
TENANT PAYS:	Heat/AC, Electric, Phone/Internet

### VANILLA SHELL DELIVERY CONDITIONS

- Ceiling height to bottom of beam: 12'8"
- Ceiling height to bottom of floor deck: 14'4"
- Concrete floor
- 5 ton HVAC unit
- Sprinkler system
- 200 amp electric service

## Site Plan



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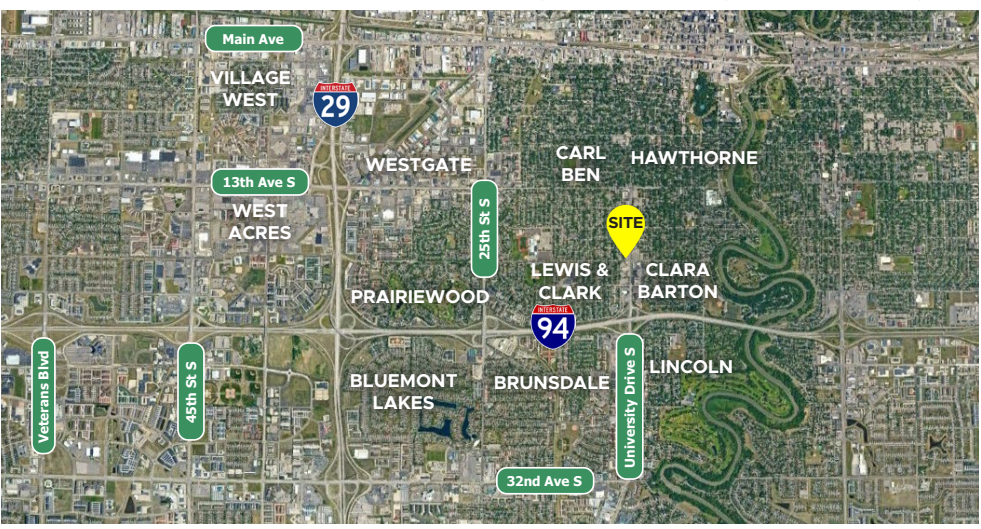




Nearby Neighborhoods and Major Roadways



Demographics	1 mile	3 miles	5 miles
Population	15,388	106,136	190,110
Total Households	7,195	46,712	81,059
Median Household Income	\$52,475	\$51,643	\$61,891



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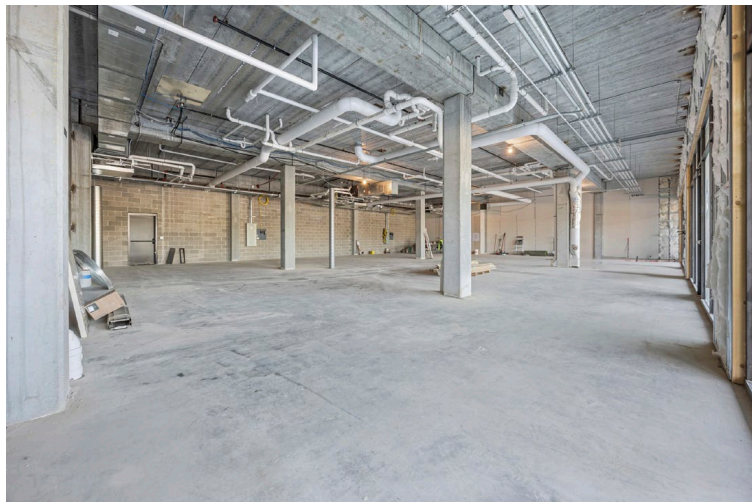
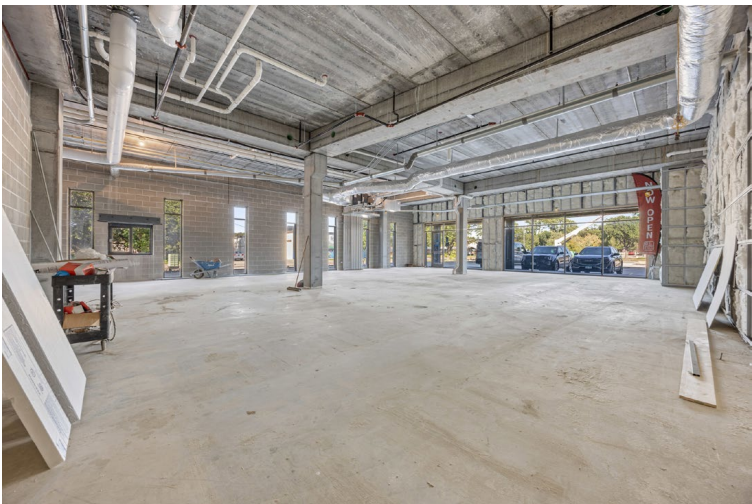
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