

FOR LEASE OR BUILD TO SUIT
PRIME RETAIL LOCATION

MERCATO

I-29 & 32nd Avenue S | Fargo, ND | 58104



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PROPERTY RESOURCES GROUP

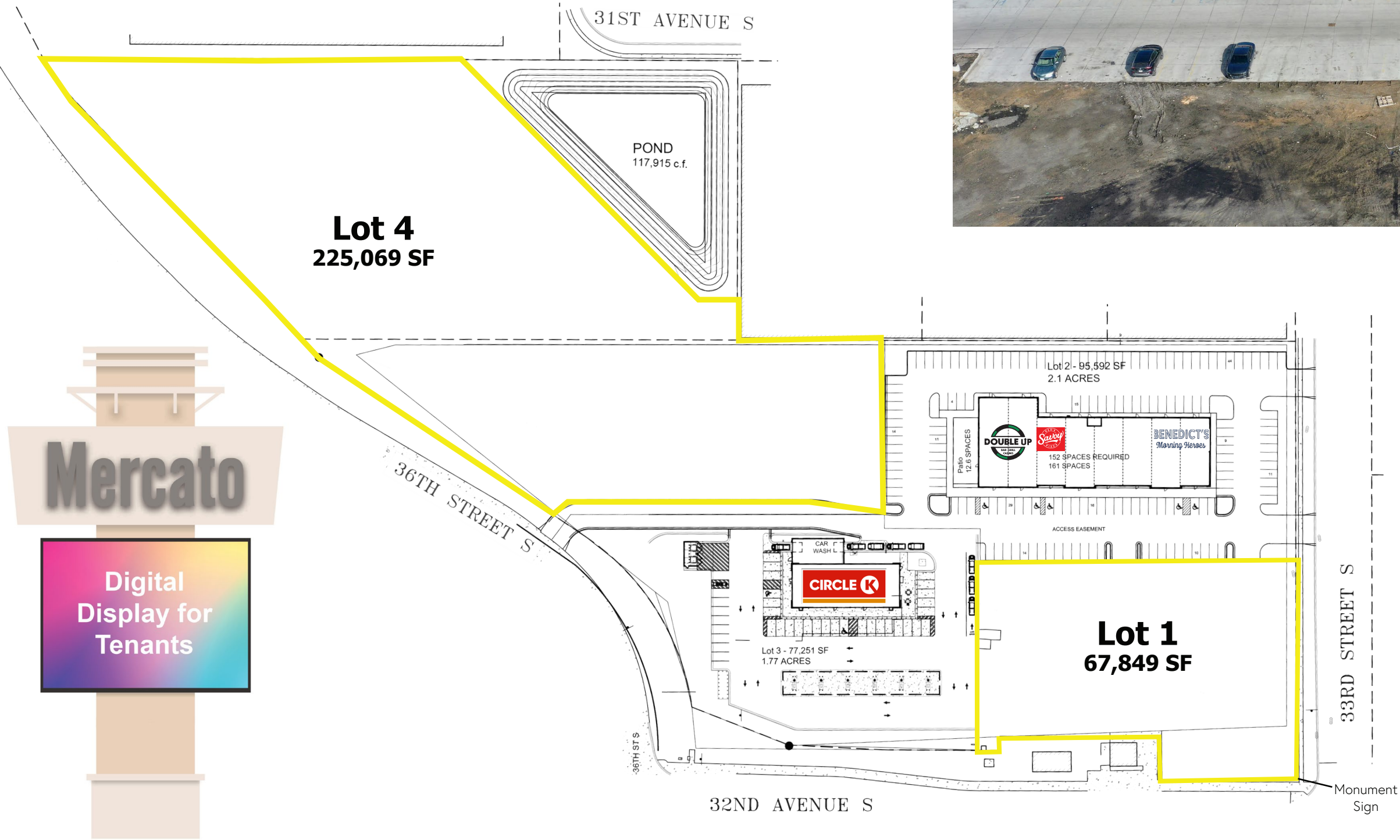
PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

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

Fargo’s premier infill retail land located on the NE corner of I-29 and 32nd Ave South. Pad sites available from 30,000 square feet up to 225,069 square feet for build to suit opportunities or land leases. Retail spaces for lease from 2,093 SF - 12,990 square feet. This site has excellent visibility and some of the best ingress/egress in the entire metro area.

*Exclusivity of bar for development



PROPERTY DETAILS

LOT SIZE
30,000 SF - 225,069 SF

RETAIL SPACE
2,093 SF - 12,990 SF

ZONING
GENERAL COMMERCIAL

TRAFFIC COUNTS
32ND AVENUE: 27,395 VPD
I-29: 53,405 VPD

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