

Lyu
AT UPTOWN & MAIN



RETAIL SPACE FOR LEASE

1,000 – 2,585 SF | 2850 UPTOWN WAY S, FARGO, ND 58104

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HORIZON
REAL ESTATE GROUP

AN **ENCLAVE** PROJECT

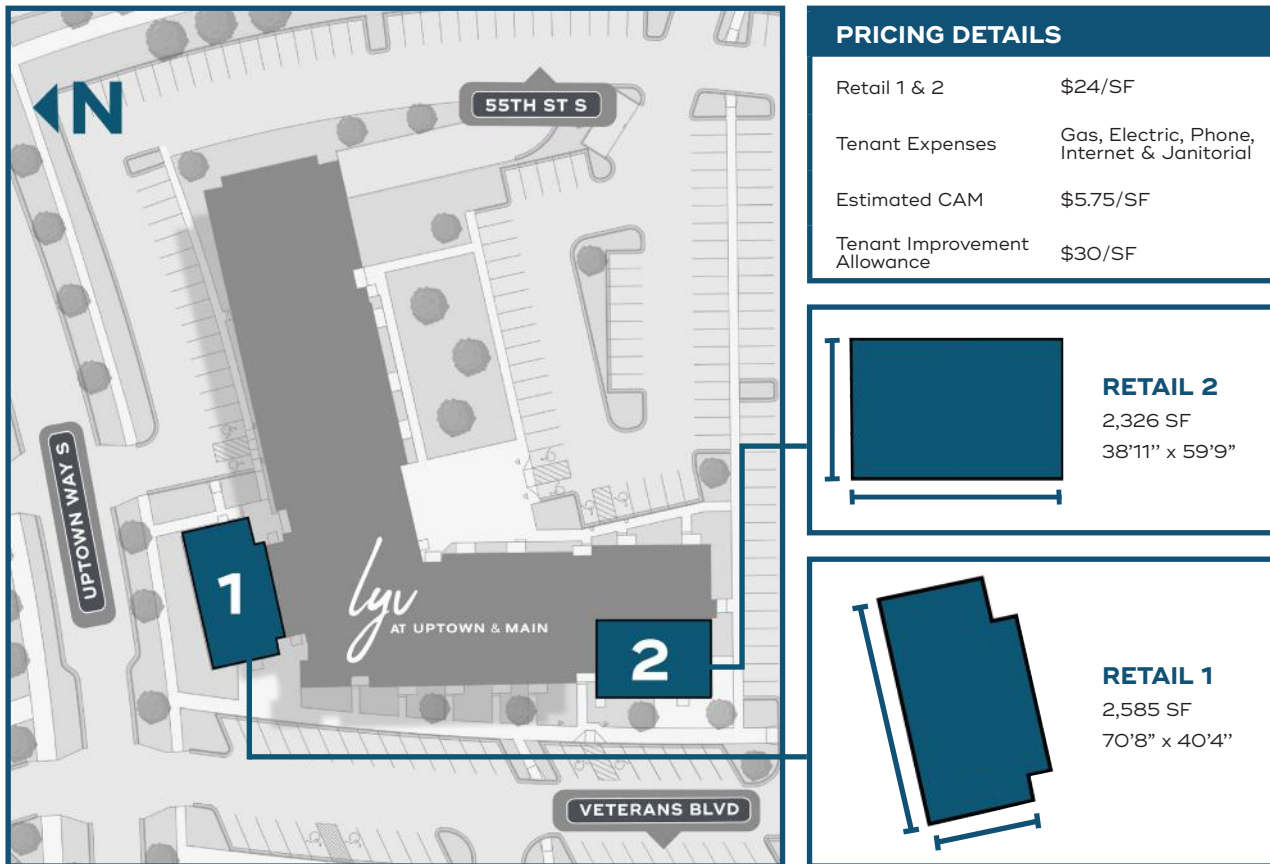
THE PROPERTY

Enclave and Horizon Real Estate Group are pleased to offer retail space for lease at Fargo's newest development, Lyv at Uptown & Main. Developed, constructed and managed by Enclave, Lyv at Uptown & Main is a well-balanced Class-A property featuring customizable office and retail suites on the ground floor, complemented by 110 apartment homes above. The mixed-use community offers a great on-site consumer base for businesses and is conveniently located along Veterans Boulevard. Surrounded by new residential neighborhoods and commercial businesses, Lyv at Uptown & Main puts tenants, visitors and residents in the middle of the fastest growing area of town. Don't miss your opportunity to be part of this actively growing community.



THE LOCATION

The property is conveniently located along bustling Veteran's Boulevard in Southwest Fargo in a unique and lively mixed-use neighborhood.



PROPERTY DETAILS

- Various opportunities to accommodate both the small and mid-size retailer
- Quality and refined finishes in a well-coordinated color palette include brick and architectural panels
- Artfully designed exterior lighting and design elements include an illuminated front walkway
- Beautiful landscaping design complements the building's attractive finishes
- Highly visible building signage opportunities
- Abundance of storefront windows and 21 foot high ceilings
- Option to add second level mezzanine
- Restaurant compatible
- Subdividable space
- Patio area available

PARKING

- Ample tenant and visitor stalls (1 stall per 125 SF of building area)
- On-street parking available on Uptown Way S and 28th Ave S



Lyv at Uptown & Main | Exterior Rendering



Lyv at Uptown & Main | Rooftop Rendering



AT UPTOWN & MAIN

CURRENTLY UNDER CONSTRUCTION
EST. COMPLETION: DECEMBER 2022

NEIGHBORING BUSINESSES



TRAFFIC COUNTS

Veterans Blvd 23,355 – 31,915 vehicles per day

32nd Ave 15,275 – 16,625 vehicles per day

I-94 46,560 vehicles per day

DEMOGRAPHICS | FARGO, ND-MN METRO

Total Population 251,787

Median Household Income \$71,134

Average Age 35.6

DEMOGRAPHIC PROFILE

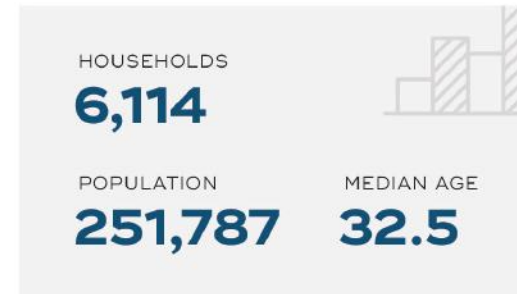
1 MILE RADIUS | 5500-5598 28TH AVE S, FARGO, ND 58104

Fargo is the largest city in the state of North Dakota and is the core city of the Fargo-Moorhead area. Home to over 250,000 people, four colleges, and the corporate headquarters of Microsoft, RDO Equipment, American Crystal Sugar, Border States Electric, and Blue Cross Blue Shield of ND, Fargo has one of the lowest unemployment rates in the country at 3.3%.

INCOME



KEY FACTS



EMPLOYMENT & EDUCATION



TOP EMPLOYERS



Statistics from this infographic contain data provided by Esri

AN UNPARALLELED COMMUNITY



When you choose to build your business at Lyv at Uptown & Main, you'll be part of an elevated Class-A community unlike anything else in the area. The apartment homes above the first-level retail space generate great traffic and awareness, and were expertly designed to complement the main floor retail space. The 9 foot ceilings, plentiful amenity spaces, enclosed parking and hand-picked unit finishes are attractive features for residents looking for the best in a live, work, play and dine atmosphere.



FOR MORE INFORMATION & TO RESERVE YOUR SPACE AT LYV AT UPTOWN & MAIN, CONTACT:



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