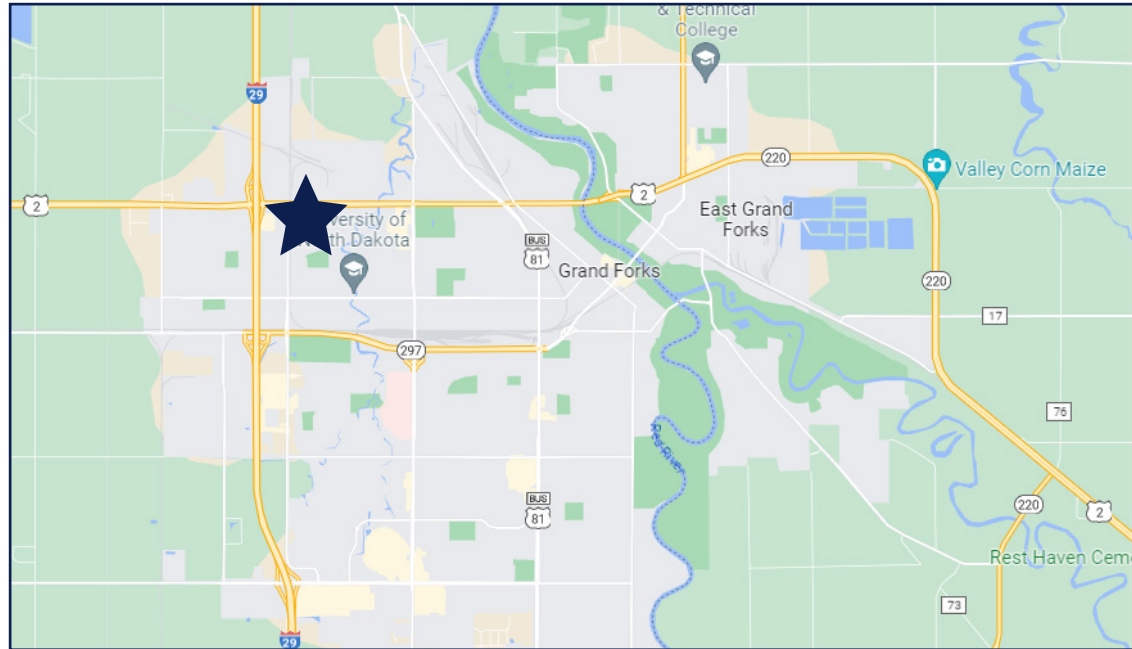


ADDRESS	3765 Gateway Dr
CITY, STATE	Grand Forks, ND 58203
SPACE AVAILABLE	4,000 SF
SALE PRICE	Negotiable
LEASE RATE	Negotiable
TAX 2023	\$18,691.22
YEAR BUILT	1984 / 2000
COUNTY	Grand Forks
LOT SIZE	1.23 Acres



HIGHLIGHTS

- 1 mile away from the University of North Dakota with over 14,000 students
- High traffic counts of 22,250 vehicles per day in front of the property
- #1 place in North Dakota with the Best Public Schools according to Niche
- Near River City Speedway
- 5 miles away from Grand Forks Airport
- Down the street from Greater Grand Forks Fair
- The Grand Forks Air Force Base is home to more than 3,000 active-duty military and civilian employees.

2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	8,526	45,864	68,615
MEDIAN AGE	22.7	31.2	33.3
MEDIAN HH INCOME	\$31,595	\$53,403	\$61,532
AVERAGE HH INCOME	\$51,572	\$71,454	\$83,166

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**PLEASE EMAIL FOR FULL
MARKETING PACKAGE**

50 South 6th Street
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Minneapolis, MN
612.332.6600