

# Hobby Lobby | Kirkland's | Dollar Tree Fargo, ND



**\$9,166,000**

*Purchase Price*

**7.00%**

*Cap Rate*

Address	4427 13th Ave SW, Fargo, ND 58103
Building Size	90,525 SF
Land Area	8.40 AC
Parking	± 427 Surface Shared 4.72 per 1,000 SF
Property Type	Three-Tenant Retail
NOI	\$641,599



**STRONG**  
RETAIL CORRIDOR



**100% LEASED**  
TO NATIONAL TENANTS



**SUPERIOR**  
DEMOGRAPHICS



**POTENTIAL**  
OUTPARCEL



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