

# EAGLERIDGE PLAZA

5601 33rd Avenue South | Fargo, ND 58104

## COMMERCIAL SPACE FOR LEASE | 1,650-8,400 SF



### 640

Jobs within Walking Distance

### 3,500

People Living within Walking Distance  
(Equivalent to the 17th biggest North Dakota city!)

### 19,450

Cars Driving Past EagleRidge Plaza  
Each Day



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EagleRidge Plaza is a mixed-use neighborhood offering residential apartments with dynamic community and lifestyle amenities along with over 40,000 square feet of commercial space for rent. In the center of the 4 newest buildings is a public plaza that includes a stage, a variety of seating options, public art, and landscaped walking paths.

## DETAILS

1,650-8,400 SF

\$22/SF

\$6/SF CAM

## FEATURES

Courtyard Facing Storefront (select bays)

Vibrant Neighborhood

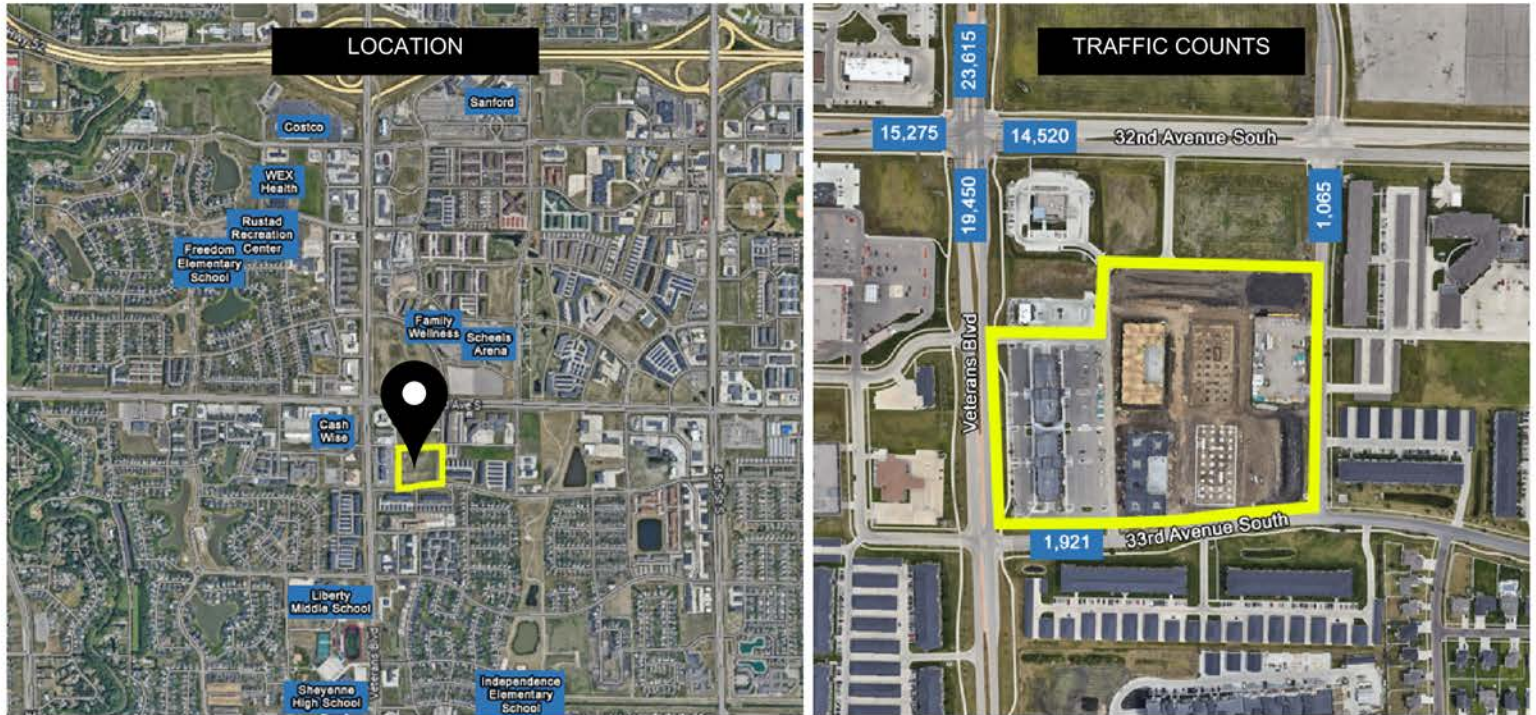
Fast Growth Area

Can Be Subdivided

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## LOCATION, DEMOGRAPHICS, & TRAFFIC COUNTS



EagleRidge Plaza is conveniently located in one of Fargo's fastest growing neighborhoods near top employers, entertainment, shopping, restaurants, and more. The neighborhood within a 1-mile radius of EagleRidge Plaza is young and affluent with a **median age of 28** and a **mean household income of \$104,617**. Nearly **40% of households within a mile radius have a household income over \$100,000**. We estimate EagleRidge Plaza will have approximately 1,390 people living onsite, and there are **3,533 apartment dwellers** living within walking distance of EagleRidge Plaza. Additionally, there are over **640 people working** at EagleRidge Plaza or within walking distance. Each day, approximately **19,450 people drive along Veterans Blvd past EagleRidge Plaza.\*\***

DEMOGRAPHICS*	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	11,083	81,684	135,596
Median Household Income	\$80,761	\$75,321	\$71,305
Mean Household Income	\$104,617	\$99,120	\$94,958
Household Incomes			
Less than \$25,000	725 (15%)	4,662 (13%)	8,944 (15%)
\$25,000 to \$49,999	682 (14%)	6,573 (19%)	11,518 (20%)
\$50,000 to \$74,999	804 (17%)	6,280 (18%)	10,364 (18%)
\$75,000 to \$99,999	739 (16%)	5,216 (15%)	8,354 (14%)
\$100,000 to \$199,999	1,243 (26%)	8,944 (25%)	14,393 (24%)
\$200,000 or more	570 (12%)	3,490 (10%)	5,226 (9%)
Median Age	28	32	34
Housing Units	5,094	37,135	62,366

\*Source: U.S. Census Bureau, 2021 Community Survey

\*\*Source: 2021 Fargo-Moorhead Metropolitan Area Average Daily Traffic Volumes Urban Map.

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## SITE PLAN

EagleRidge Plaza is a master planned urban mixed-use development, which when completed will offer over 240,000 square feet of commercial space, 550 residential units, and a large public plaza.



Site plan subject to change.

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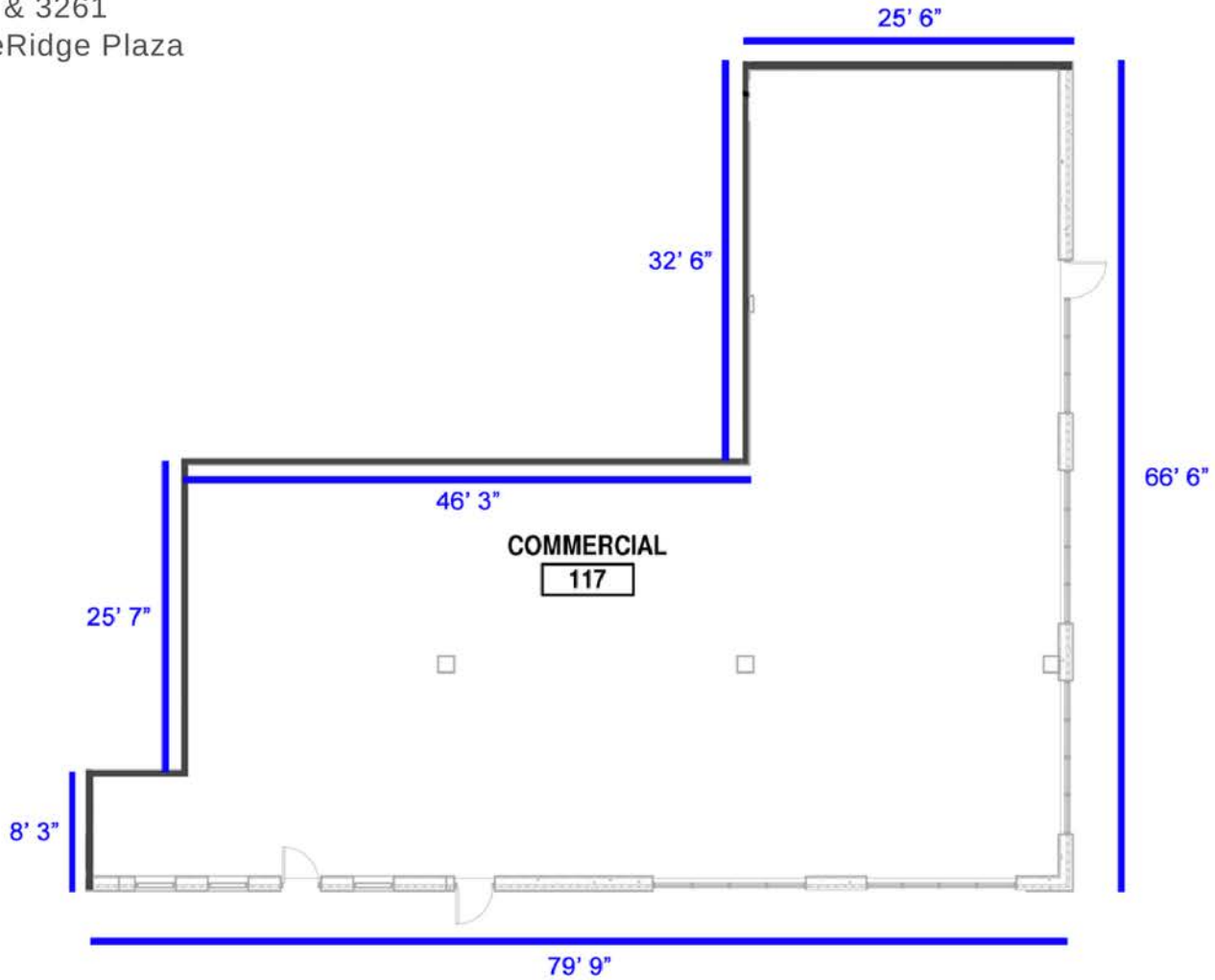
5601 33rd Avenue South | Fargo, ND 58104

**3,577 SF**

Street Facing

5591 & 3261

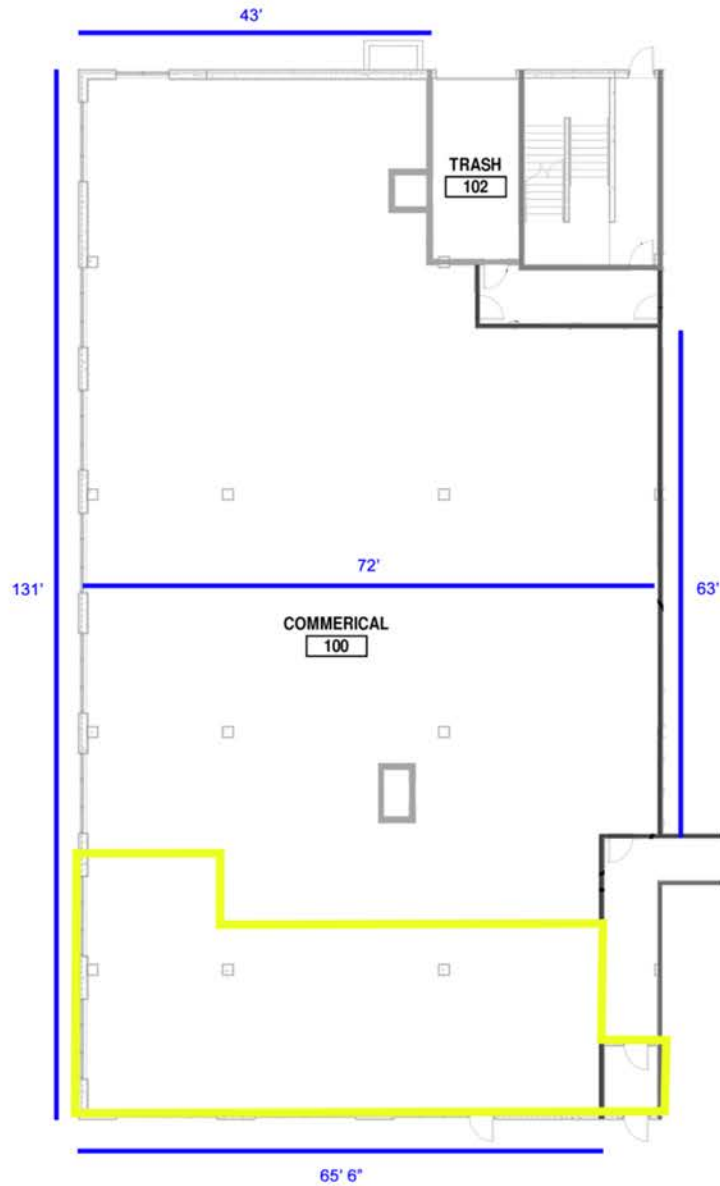
EagleRidge Plaza



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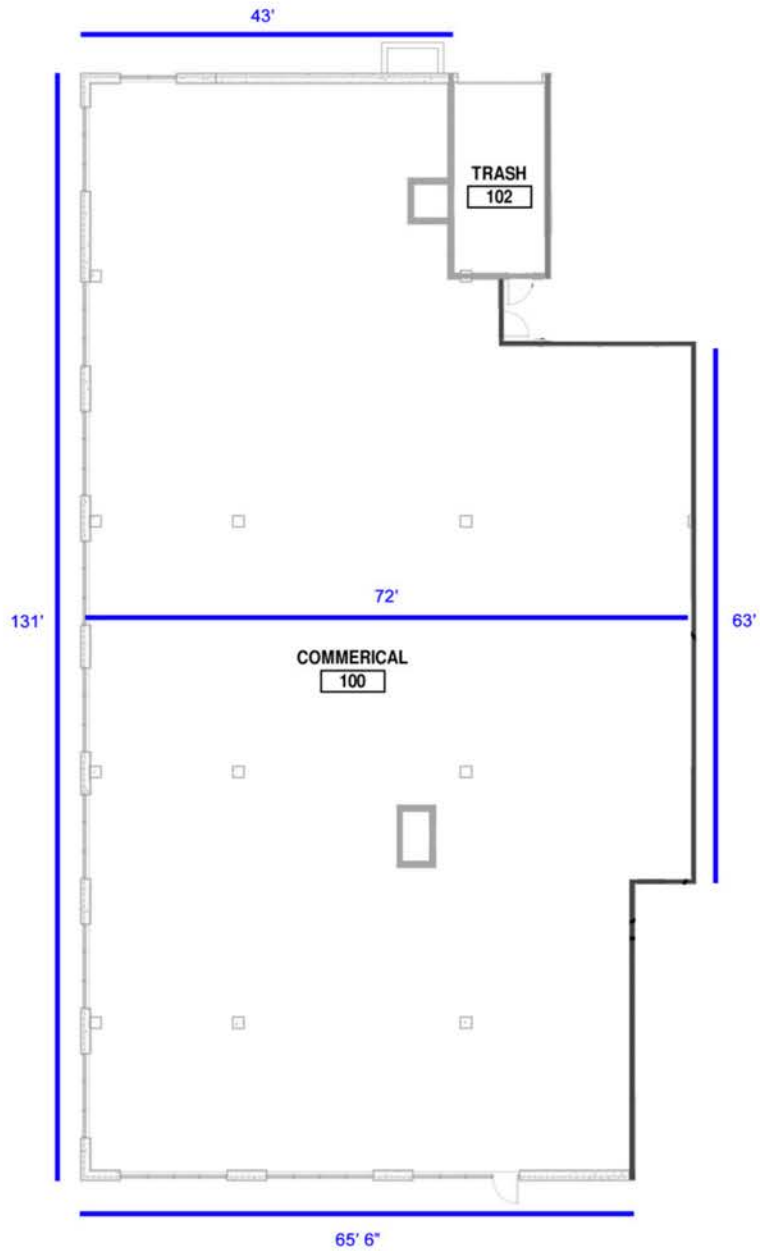
1,650 SF  
Courtyard Facing  
5601 EagleRidge Plaza



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**8,400 SF**  
Courtyard Facing  
5591 & 3261 EagleRidge Plaza



# DEVELOPMENT TEAM

## DEVELOPMENT TEAM

EagleRidge Development is a full service real estate firm that entitles, finances, constructs, manages and owns real estate. We are dedicated to building communities that not only meet the needs of tenants and investors, but that also stand the test of time. That is why we follow a process that guarantees success. Since 2009, EagleRidge has developed 2,300+ multifamily units, 2,000+ single family home sites, and over 200,000 square feet of commercial space across Fargo, West Fargo, Moorhead, Bismarck-Mandan, and Minot. Our trusted and experienced team has 100+ years of combined experience in the real estate industry.



### **JIM BULLIS**

Jim Bullis has been actively engaged in the planning and development of residential and mixed-use communities in the Fargo-Moorhead and surrounding areas for more than 25 years. Mr. Bullis is an attorney licensed to practice in both North Dakota and Minnesota. His legal practice concentrates in the areas of commercial law and real estate development.



### **JEFF LALIBERTE**

Jeff Laliberte has been the President of EagleRidge Partners, the construction division of EagleRidge, since 2009. Over the past 10 years, Mr. Laliberte has played an active role in the construction of more than 2,000 multifamily units across the states of North Dakota and Minnesota. In addition to this, Mr. Laliberte is the President and Chief Operating Officer of Hebron Brick Company, a role that he has had since 1998.



### **JON YOUNESS, PE**

Jon Youness joined the EagleRidge Development team in 2013 and has played an integral role in land acquisition, entitlements, and financial analysis for single family and multi-family properties. Mr. Youness also oversees and coordinates the design, permitting, and construction of multiple multi-family and commercial developments and is also actively involved in new product development for EagleRidge Development's construction affiliate.



### **DREW LIKNESS**

Drew Likness is the Director of Sales for EagleRidge Development and a broker for Advantage Inc., REALTORS®. He has been involved with several developments throughout Fargo, Moorhead, and West Fargo since 2007. Drew is responsible for both residential land sales and commercial sales and leasing.