

MIDTOWN market

LEGEND

- AVAILABLE RETAIL
- AVAILABLE RETAIL PAD
- AVAILABLE OUT LOT
- FUTURE MULTIFAMILY
- STORM WATER RETENTION
- MONUMENT SIGN

FOR SALE: NORTHEAST OUTLOT

2253 UNIVERSITY DR S.
FARGO, ND 58103


GOLDMARK[™]
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MIDTOWN MARKET NE OUTLOT

2253 UNIVERSITY DR S, FARGO, ND 58103



PURCHASE PRICE

\$415,000 | \$25.00 PSF

LOT SIZE

16,604 SF (.38 acres)

PARCEL

TBD

2025 TAXES

TBD

CURRENT SPECIALS

TBD

ZONING

General Commercial

NEIGHBORS

Starbucks
Randy's Diner
Wingstop
Taco Johns
Sanford Health
Essentia Health
McDonalds
Beans Coffee
Bottle Barn
Taco Bell
Casey's
Many More!

PROPERTY DESCRIPTION:

Don't miss your opportunity to position your business in a thriving location with unbeatable exposure. Ideal for retail, restaurant or service based businesses. The parcel size is .38 acres and is in a prime location off University Drive and I-94 in Fargo, ND. The neighbors for this parcel include Starbucks, Randy's Diner, Zips Car Wash, Wingstop, Taco Johns and, of course, the brand-new retail center, Midtown Market. This parcel has flexibility and a great location in the Fargo metro area!

TRAFFIC COUNTS:

- University Dr: 26,690 vehicles per day
- I-94: 72,927 vehicles per day

FEATURES:

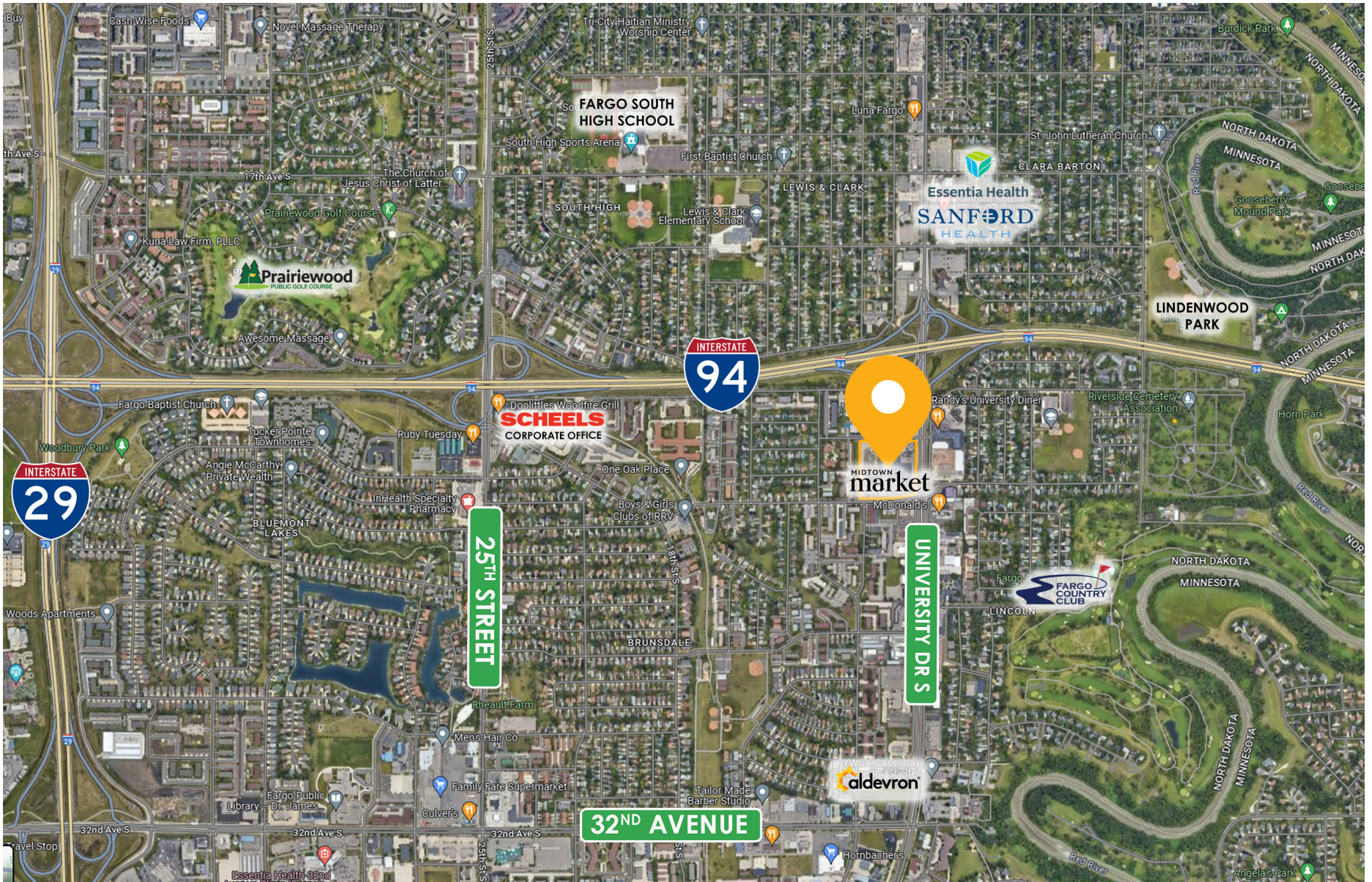
- *Rare opportunity to purchase a lot in a new development*
- *Interstate 94 accessibility*
- *University Drive accessibility*
- *High Traffic counts*
- *Current Commercial zoning allows for flexible uses*

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

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LOCATION



Unit sizes can be combined and boundaries can be adjusted based on Tenant requirements.

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Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Aldevron, Bushel, Wex Health, and John Deere Electronic Solutions.

FARGO-MOORHEAD is nationally recognized on the following Top Ten and best places lists:

- #1 on Top Ten Best Places to Find a Job (*ZipRecruiter, 2019*)
- #6 Happiest City in the US (*WalletHub, 2019*)
- #7 Most Recession Proof City (*Livability, 2019*)
- #10 Best City for New Grads (*Online Degrees, 2019*)
- Nation's Best Job Market (*ZipRecruiter, 2018*)
- #5 on Top 100 Best Places to Live (*Livability, 2018*)
- #4 Best Job Markets (*CNBC, 2018*)
- Best Places to Retire (*Forbes, 2017*)

DEMOGRAPHICS WITHIN A 3-MILE RADIUS OF MIDTOWN MARKET:

