

***Prime Retail Spaces For Lease.
Pad Sites For Sale Or Build To Suit.***

935 South 37th Avenue S
Moorhead, MN 56560
MLS #25-643, 25-241, 24-251 & 15-601



Moorhead's Premier Retail Community



DANE TOLLEFSON, REALTOR®
701-499-3864
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www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

Suite 124

Approximately 1,587 SF

\$18.00 PSF

Est. CAM: \$5.50 PSF



Suite 116

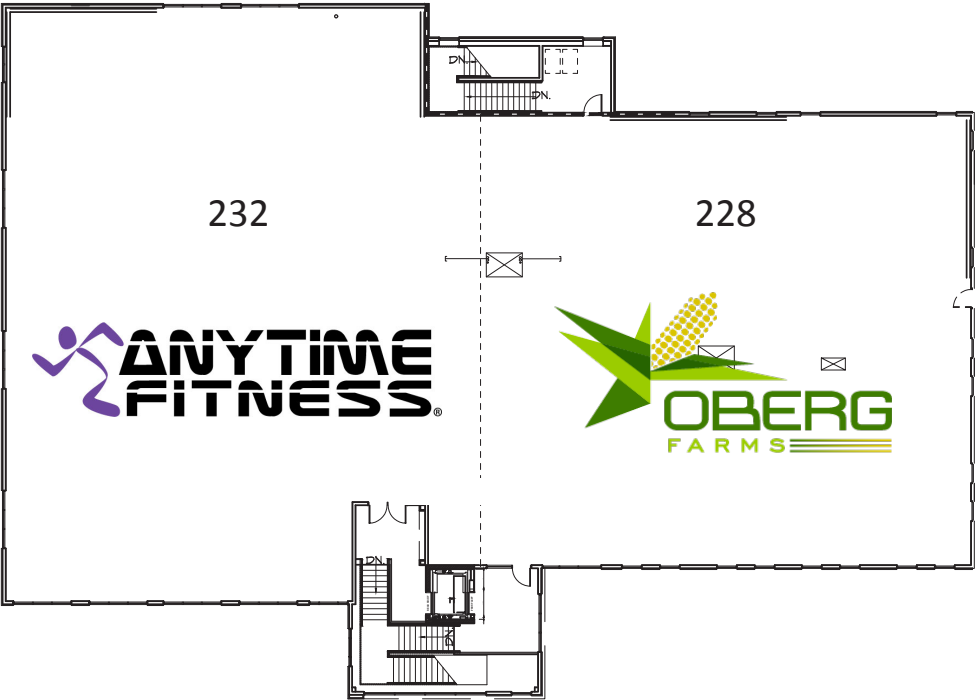
Approximately 2,611 SF

\$18.00 PSF

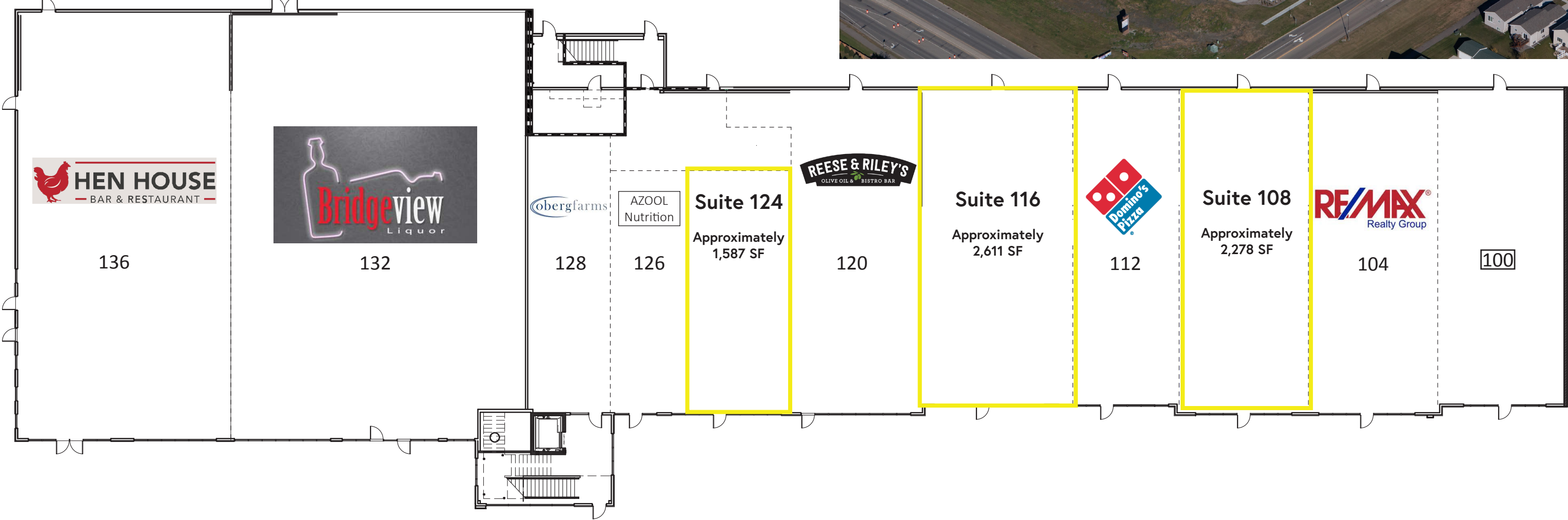
Est. CAM: \$5.50 PSF



Second Floor Office Space



First Floor Retail Space



PAD SITES
FOR SALE OR BUILD TO SUIT

Lot #	Sq Footage	Total Price
1	37,856	SOLD
6	62,494	SOLD
8	61,270 (\$16 PSF)	\$980,320.00



*City incentives available



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Located at the intersection of 2 major arterial roads, 8th Street South and 40th Avenue South with easy access to I-94.



The Market Area.

Reinertsen Elementary School
 Subway
 Starbucks
 Dairy Queen
 Walgreen's
 Planet Fitness
 1st International Bank
 CVS Pharmacy
 Minnesota State University of Moorhead
 Concordia College
 MN State Community & Technical College
 Rasmussen College
 Casey's General Store

Traffic Counts Along 8th Street South.

2019: 17,100 cars/day



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