

WESTPOINTE CENTER

4575 23rd Ave S, Fargo, ND 58104



OFFERING SUMMARY

AVAILABLE SF:	1,735 - 4,548 SF
LEASE RATE:	\$13.45 - 15.35 SF/yr (MG)
LOT SIZE:	2.23 Acres
BUILDING SIZE:	29,135

PROPERTY OVERVIEW

High visibility office and retail location at the corner of 45 St. S & I-94 with easy access to I-94 & I-29. These three suites each feature a large area that can be used as an office, training/conference room, small kitchen, storage room, and data room. There is room to park up front and signage available on N,E & S sides of building.

PROPERTY HIGHLIGHTS

- High Visibility
- Excellent Retail Location
- Easy Access to I-29 & I-94
- Ample Parking

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,813	52,723	102,951
TOTAL POPULATION	8,076	117,215	241,868
AVERAGE HH INCOME	\$55,502	\$61,586	\$60,932

KW COMMERCIAL
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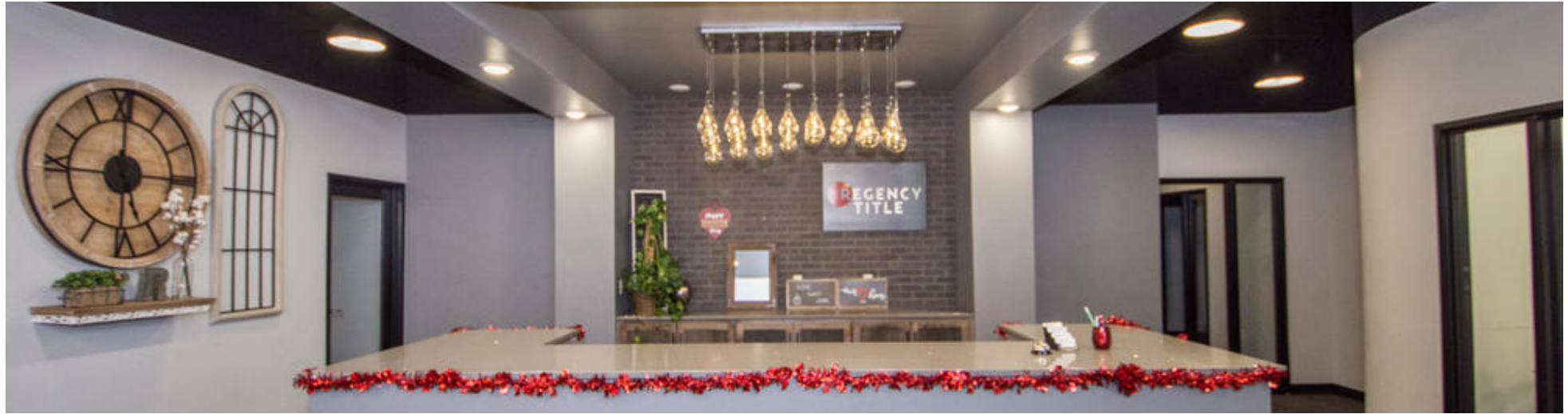
Each Office Independently Owned and Operated

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OFFICE FOR LEASE

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LEASE TYPE		MG	TOTAL SPACE	1,735 - 4,548 SF	LEASE TERM	NEGOTIABLE	LEASE RATE	\$13.45 - \$15.35 SF/YR
SUITE	TENANT	SIZE (SF)		LEASE TYPE		LEASE RATE		
4575 23rd Ave S. #300	Available	3,916 SF		Modified Gross		\$13.45 SF/yr		
4575 23rd Ave S #500	Available	4,548 SF		Modified Gross		\$15.35 SF/yr		
4575 23rd Ave S #1100	Available	1,735 SF		Modified Gross		\$13.45 SF/yr		

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WESTPOINTE CENTER #300

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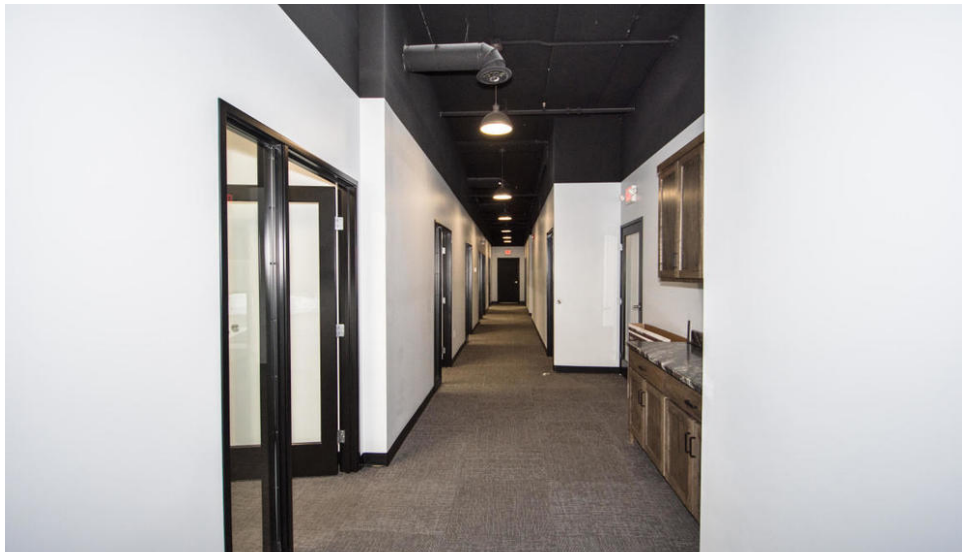
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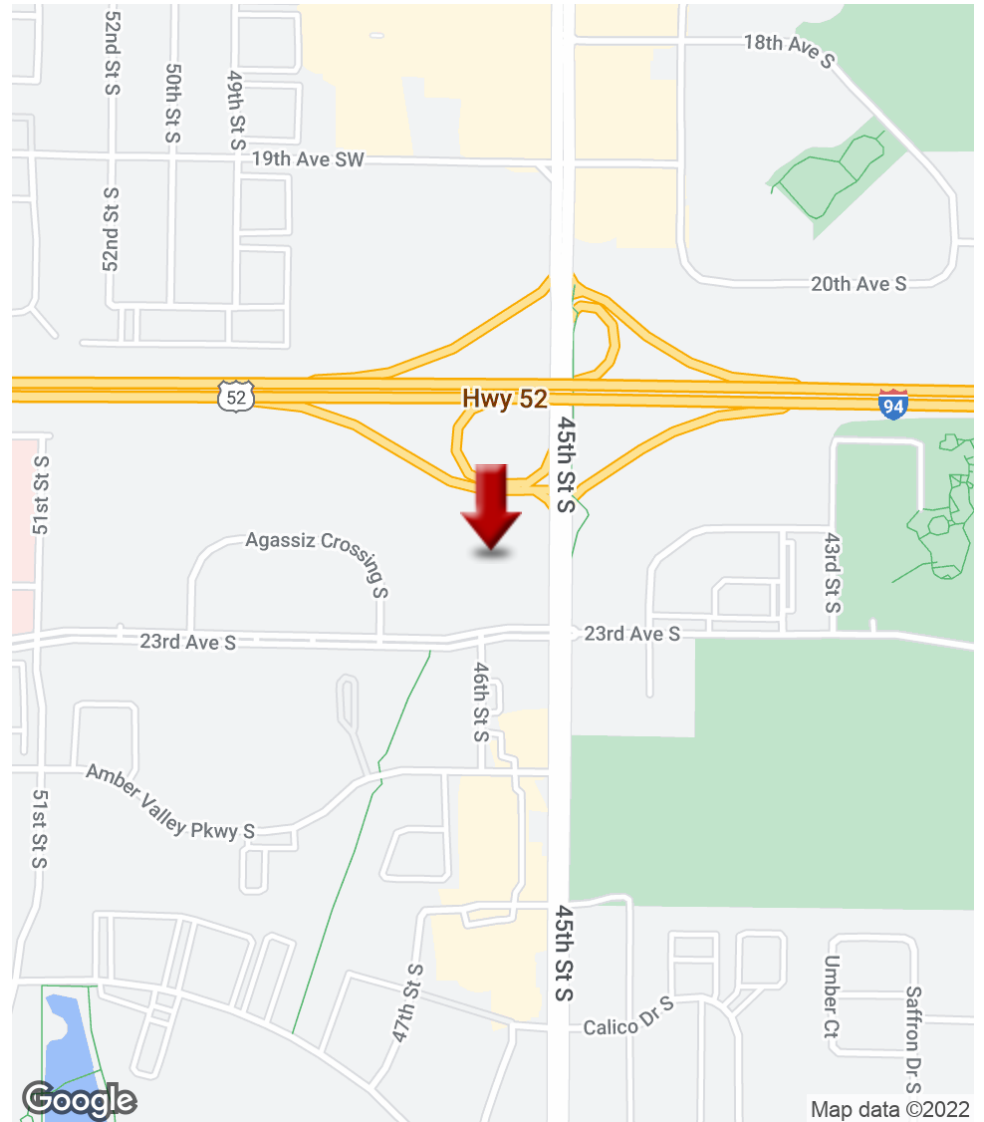
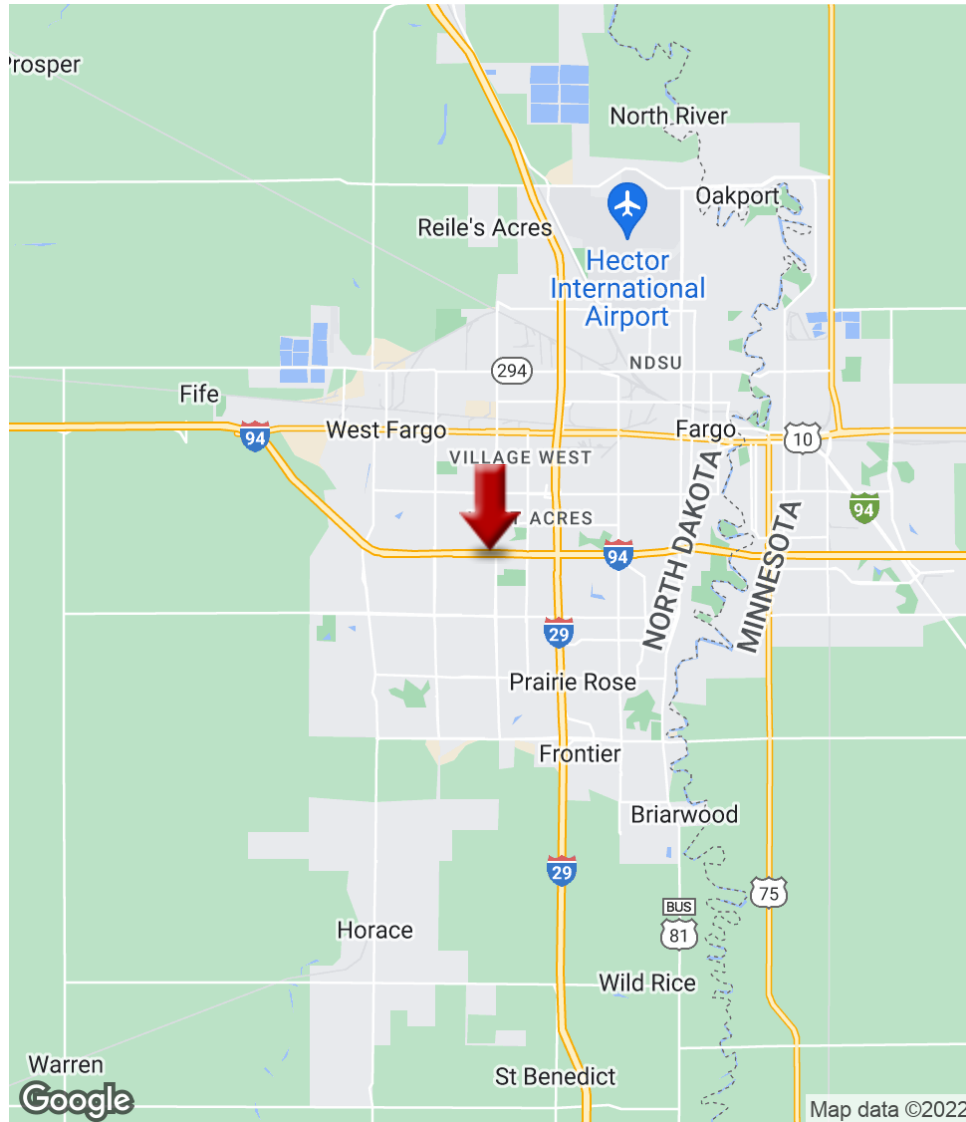
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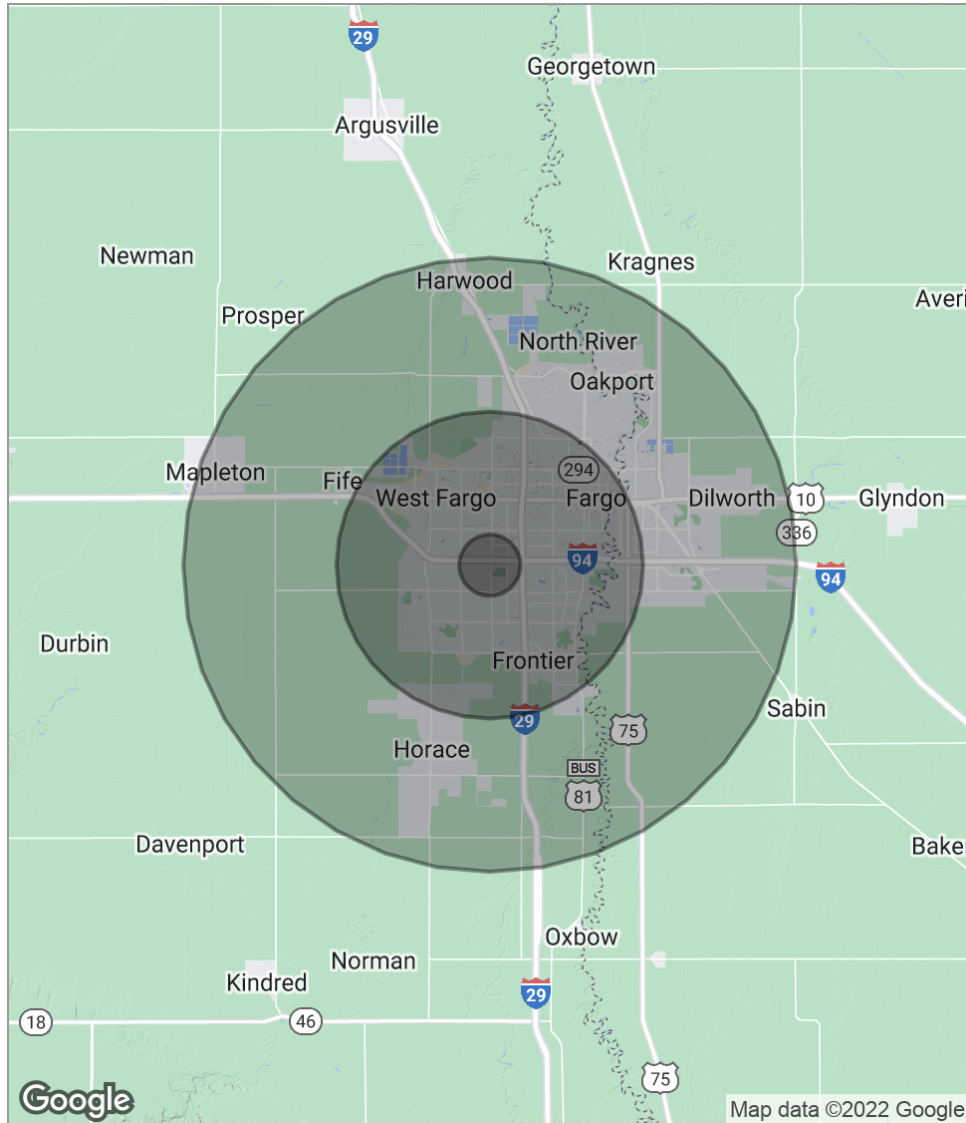
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,076	117,215	241,868
Median Age	28.1	32.7	32.5
Median Age (Male)	28.0	32.1	31.7
Median Age (Female)	28.1	33.3	33.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,813	52,723	102,951
# Of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$55,502	\$61,586	\$60,932
Average House Value	\$236,458	\$177,985	\$178,089

* Demographic data derived from 2020 ACS - US Census

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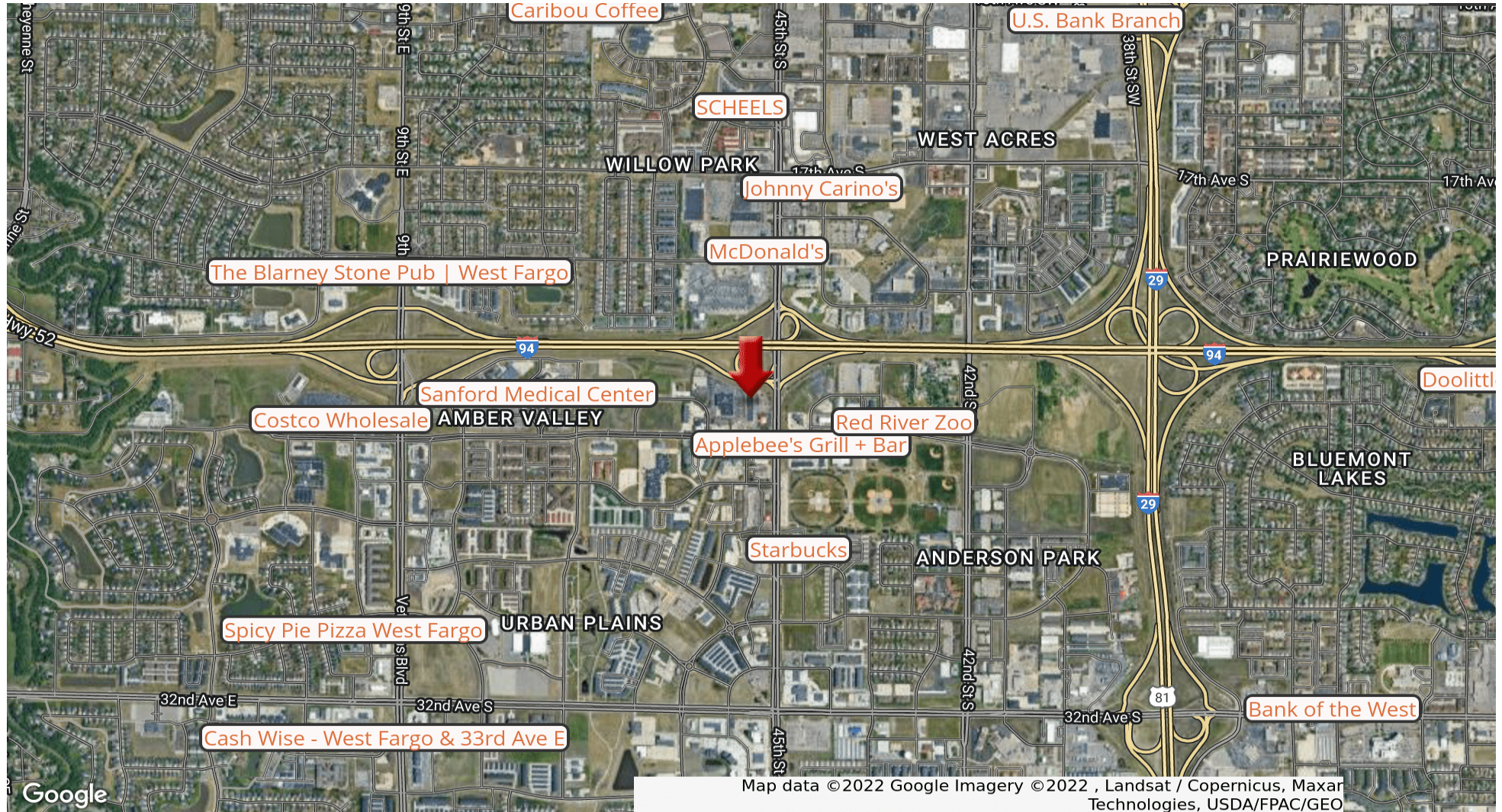
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