

# VETERANS COMMONS

815/835/875 23RD AVENUE E. WEST FARGO, ND 58078

## LEASE RATE

\$24.00 - \$30.00+ PSF/YR

## CAM

\$7.90

## AVAILABLE SPACE

1509 - 8,000 SF

## LOCATION

Veterans Commons is a retail center located on one of the fastest growing retail corridors in West Fargo. The property is strategically located at the first signalized intersection off of I-94 on Veterans Boulevard. This Shopping Center is anchored by Costco and Sanford Hospital's new 380-bed one million square foot regional hospital. The property is part of The Preserve development in West Fargo, which includes a mix of retail, housing, and office space including corporate offices for fast-growing companies such as Wex.

FOR LEASE



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## PROPERTY DESCRIPTION

Veterans Commons Shopping Center consists of two existing retail buildings and a pad site available on Veterans Boulevard currently available for ground lease or build to suit.

SUITE 204 is currently available (TALULAS). This is a rare turn-key retail space with 17' ceilings, existing changing rooms, bathroom in place, and small office. There is currently an interior door which connects the space to neighboring retail business Olive Street.

## PROPERTY HIGHLIGHTS

- Anchored by Costco and other surrounding retail such as Duluth Trading Company
- Close proximity to Wex Headquarters
- Annual traffic counts exceed 26,000 cars per day

## OFFERING SUMMARY

Lease Rate:	\$24.00 - \$30.00+ SF/yr (NNN)
Estimated CAM	\$7.90 psf
Available SF:	1509 - 8,000 SF
Lot Size:	3.03 Acres
Parking:	220 stalls (approx. 7.36 / 1,000 SF)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,019	39,653	98,477
Total Population	4,647	87,999	227,946
Average HH Income	\$67,469	\$62,398	\$61,168

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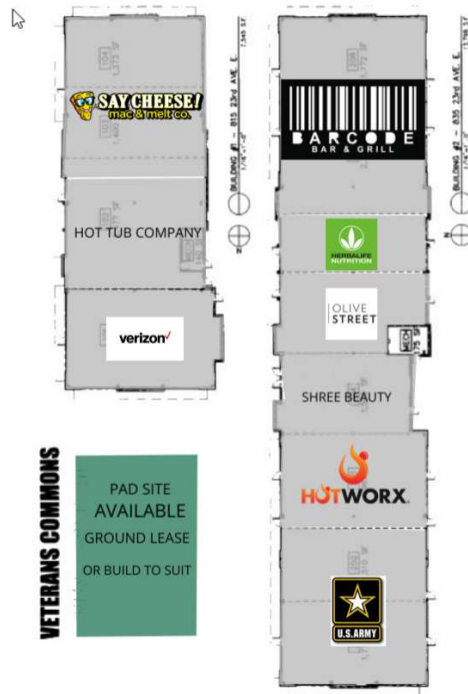


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REAL ESTATE GROUP

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## LEGEND

Available

Unavailable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	LEASE RATE
203	-	1,967 SF	NNN	-
102/103	-	2,297 - 2,338 SF	NNN	-
PAD SITE AT VETERANS COMMONS	Available	2,000 - 8,000 SF	Ground Lease	Ground rent: \$75,000.00 / Year Ground Lease. Build to Suit rate: Negotiable
Talula	-	1,509 SF	NNN	-

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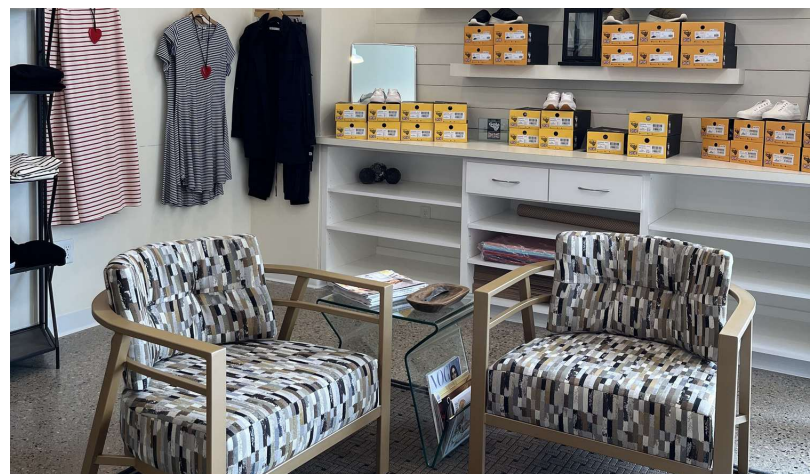
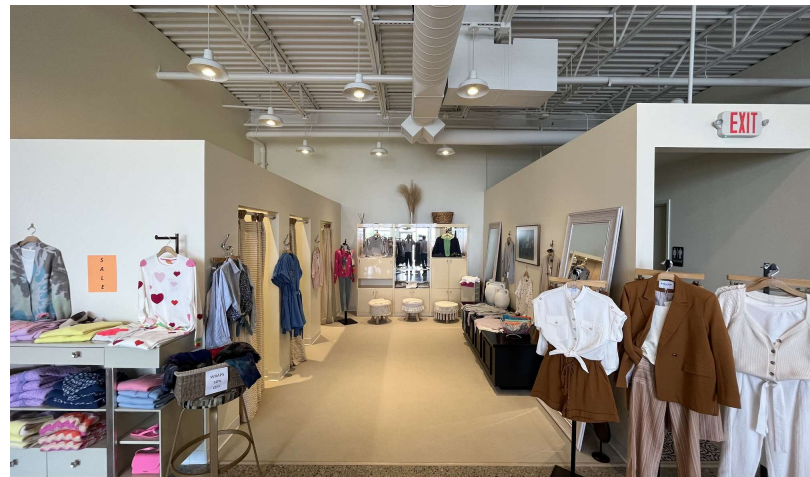
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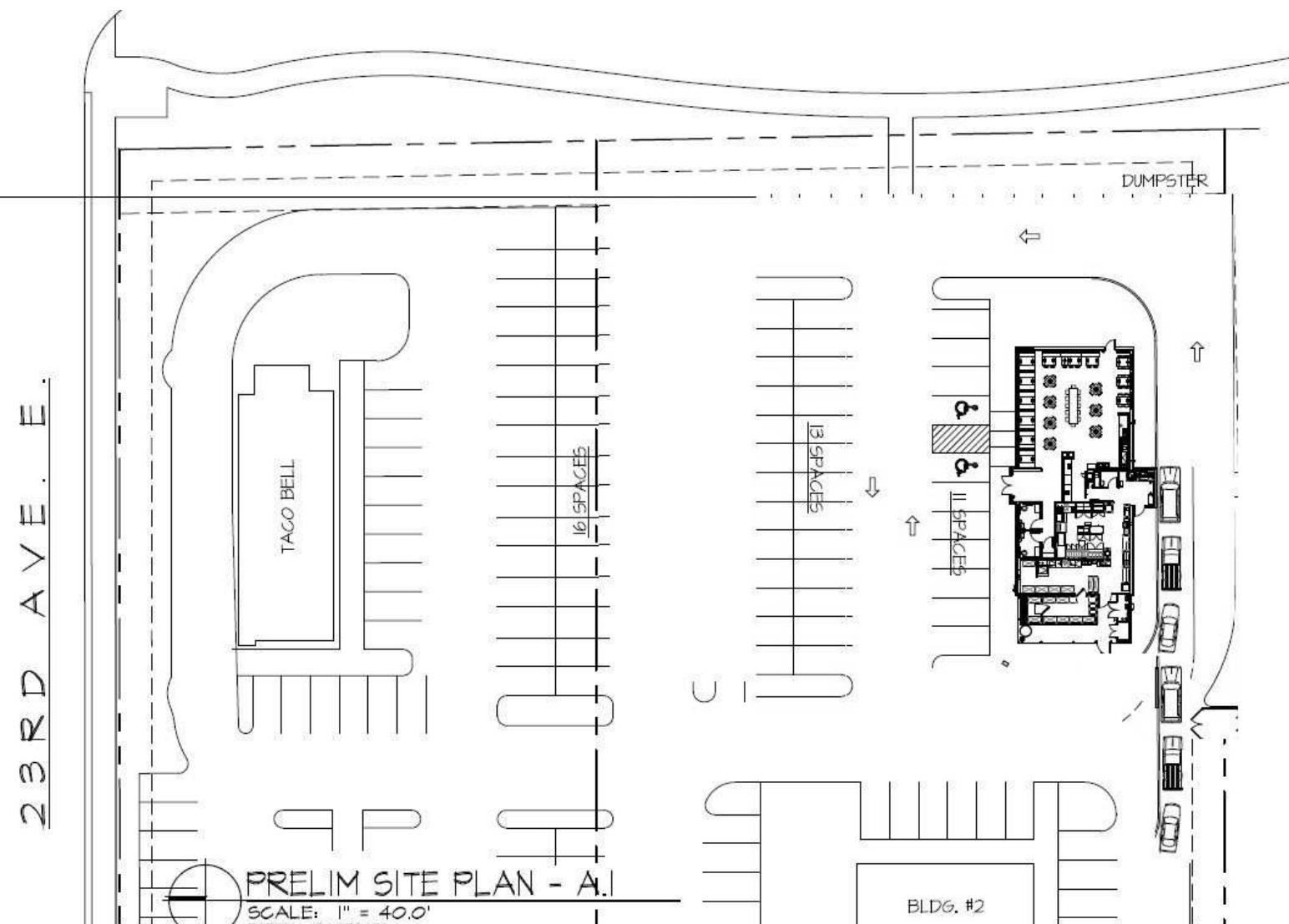


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