

# PRAIRIE STONE SHOPPING CENTER

1650 45TH STREET S. FARGO, ND 58103

## LEASE RATE

\$14.85 - \$25.84 SF/YR

## CAM

\$7.20

## AVAILABLE SPACE

1,419 - 2,609 SF

## LOCATION

Prairie Stone is a premier retail and office development located on 45th Street which boasts more than 30,000 cars per day. Prairie Stone is a vibrant shopping center shares an intersection with Scheels. Cotenants include Dave's Hot Chicken, Panda Express, Crisp & Green, Chipotle, Potbelly's, Tropical Smoothie, Ashley's furniture, Aspen Dental, Tmobile, and several other local, regional, and national brands. The property is located near offices of major employers in the region such as Blue Cross Blue Shield, US Bank, and Eide Bailly. The area has been fully developed including nearby housing, top-rated restaurants, and hotels and the area has become a regional shopping destination.

FOR LEASE

DAVID SCHLOSSMAN, CCIM | 701.261.6161 | [DAVID@HORIZONFARGO.COM](mailto:DAVID@HORIZONFARGO.COM)

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Lease  
Rate

\$14.85 - 25.84  
SF/YR

## OFFERING SUMMARY

Building Size:	63,940 SF
Available SF:	1,419 - 2,609 SF
Lot Size:	6.16 Acres
Estimated CAM:	\$7.20 / SF
Tenant Expenses:	Electricity, Gas, Data
Year Built:	2013
Zoning:	Limited Commercial

## PROPERTY OVERVIEW

Explore the diverse opportunities at Prairie Stone! Conveniently situated on bustling 45th Street, we offer a range of units perfect for retail, dining, office, medical, and fitness ventures. Join our vibrant community and elevate your business at this prime location!

## PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE	CAM	TOTAL MONTHLY	DESCRIPTION
122	\$19.00 SF/yr	2,000 SF	\$7.20	\$4,366.67	Facing 17th - finished as office
200	\$14.85 SF/yr	2,609 SF	\$7.20	\$4,794.04	2nd Floor Office
117	\$19.00 SF/yr	2,594 SF	\$7.20	\$5,663.57	Daycare space with 2 bathrooms
Suite 111	\$25.84 SF/yr	1,419 SF	\$7.20	\$3,906.98	45th Street facing retail

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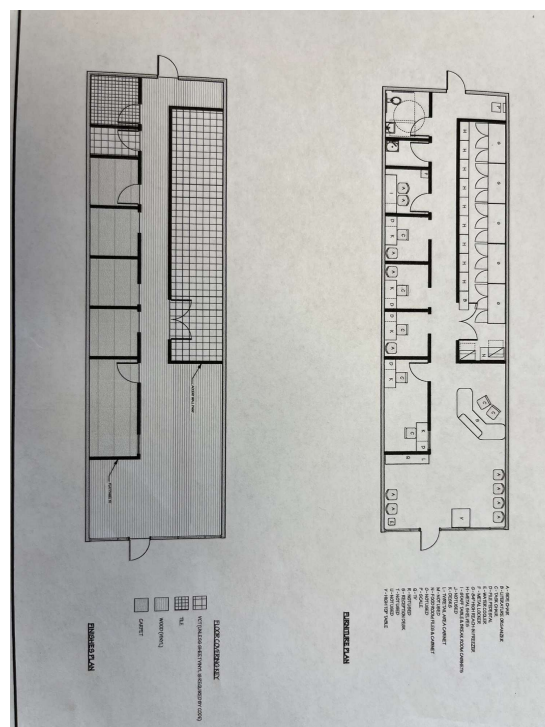
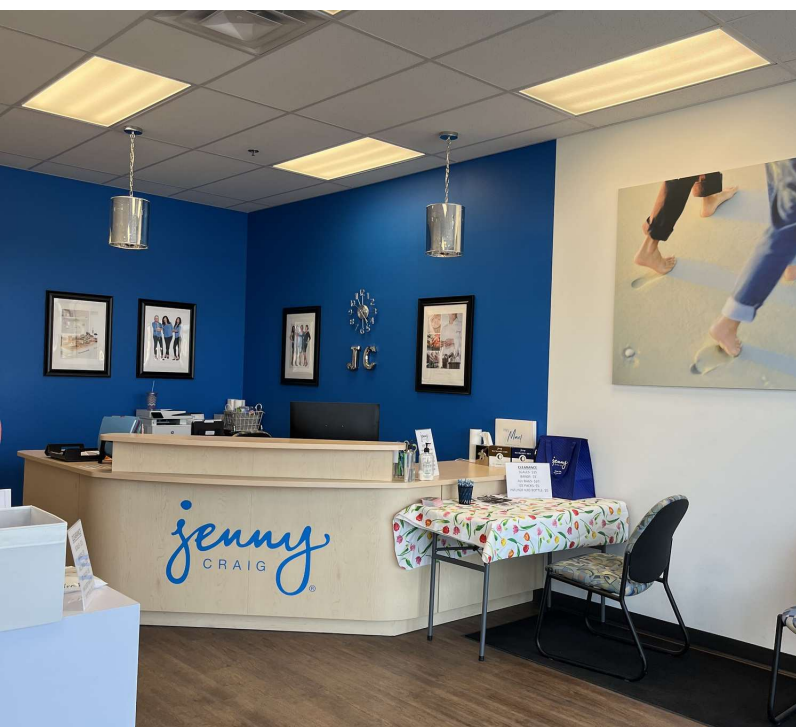
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REAL ESTATE GROUP

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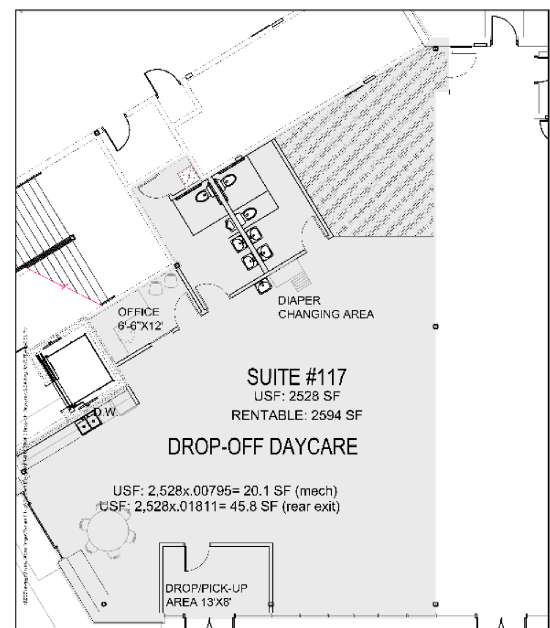


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A3.0  
SHELL Dwg  
1/10/2018

SUITE 117  
CCB-1-18  
REV 1-24/18

**PRAIRIE STONE**  
SUITE #117 - DROP OFF DAYCARE  
FARGO, ND

DIRECTOR OF MARKETPLACE  
200 CHASE  
FARGO, ND 58103  
701.261.6161

**ROERS**  
Building success.

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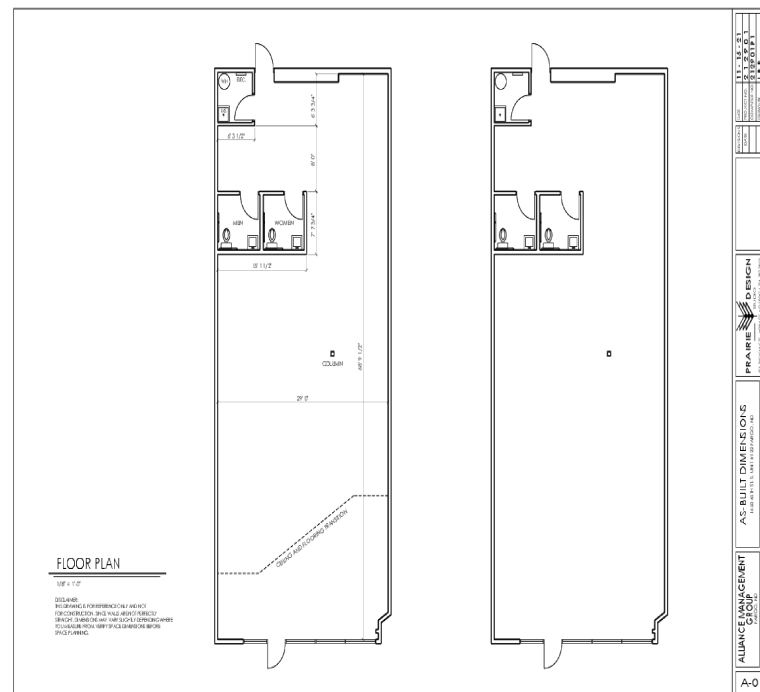


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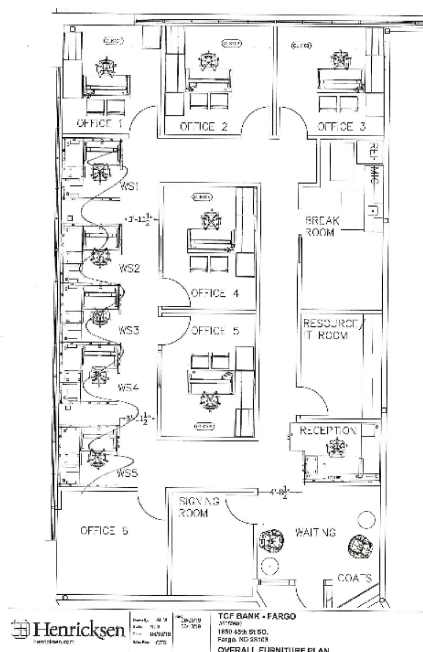
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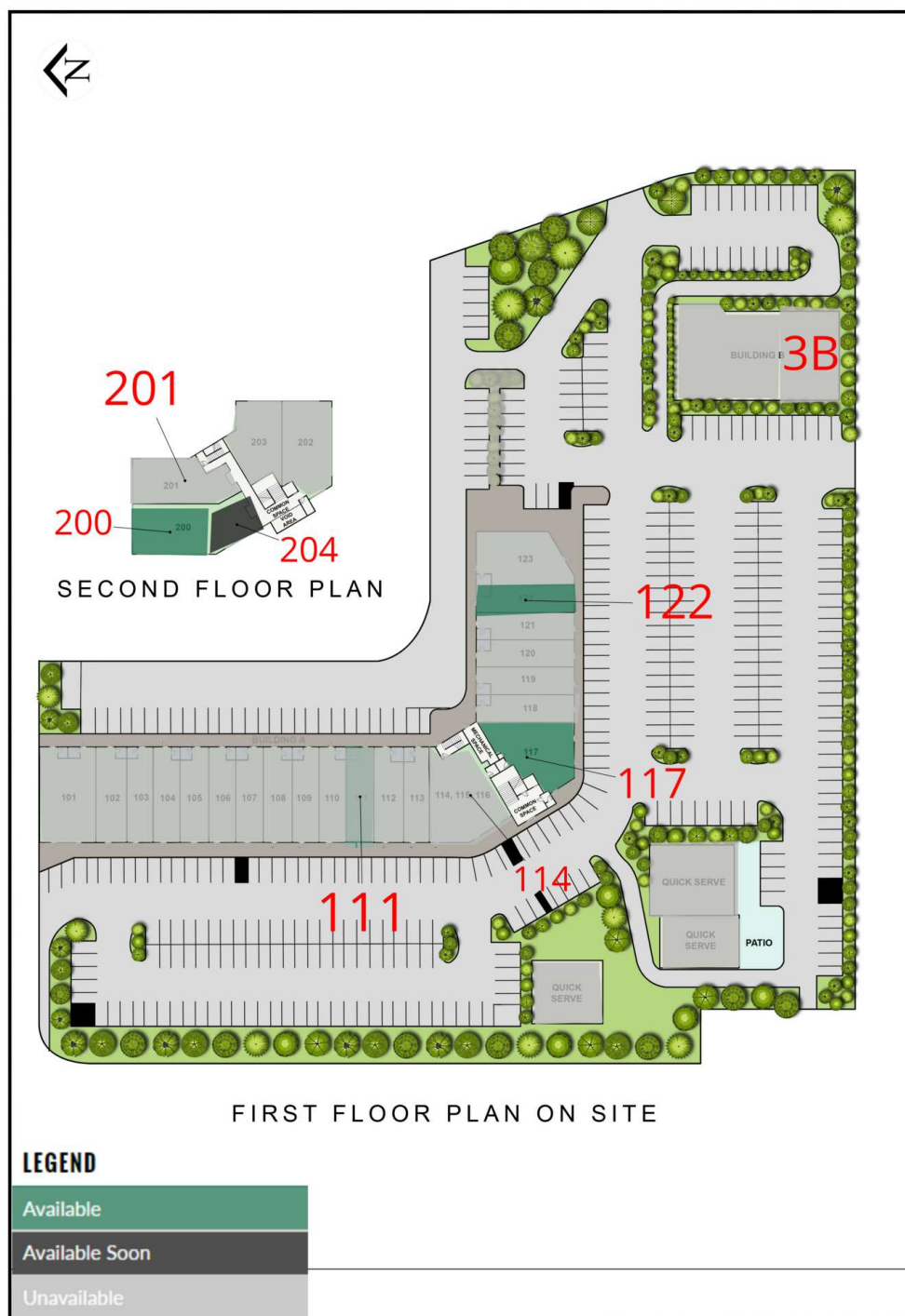
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,416	58,645	121,663
Average age	28.2	31.5	32.4
Average age (Male)	28.7	31.2	31.9
Average age (Female)	27.7	31.6	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,610	27,306	54,792
# of persons per HH	2.0	2.1	2.2
Average HH income	\$47,805	\$57,443	\$60,065
Average house value	\$248,857	\$167,706	\$172,985

\* Demographic data derived from 2020 ACS - US Census

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President & Managing Broker

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