

2911 45TH ST S

FARGO, ND 58104

LEASE RATE

\$22.00 - 26.00 SF/YR (NNN)

CAM

+/- 7.00

AVAILABLE SPACE

1,200 - 3,088 SF

LOCATION

Unveil your business's full potential at this extraordinary retail space, strategically nestled between two giants: Kwik Trip and Holiday Gas Station. Property is located within Urban Plains which is becoming one of the most visited retail destinations in the State. With a staggering daily traffic volume of +/- 25,000 vehicles, your brand is guaranteed unparalleled visibility and accessibility.



DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com



2911 45TH ST S

FOR LEASE | FARGO, ND 58104



OFFERING SUMMARY

Lease Rate:	\$22.00 - 26.00 SF/yr (NNN)
Building Size:	12,109 SF
Available SF:	1,200 - 3,088 SF
Lot Size:	1.56 Acres
CAM includes:	Property Tax, Insurance, Water/Sewer/Garbage
Tenant Expenses:	Electricity, Gas
Tenant Improvement Allowance:	+/- \$30.00/SF

PROPERTY OVERVIEW

Unlock your business's potential in this prime retail space nestled between Kwik Trip and Holiday Gas Station in Urban Plains, a top State retail destination with 25,000 daily traffic. Adjacent to Mezzo Apartments, boasting 122 units built in 2018, this location offers a built-in customer base. Co-tenancy with The Nail Co. and Dreamland Indoor Playground ensures a diverse customer base in this thriving neighborhood. Seize this opportunity for success in a limitless environment. Your journey to success starts here.

PROPERTY HIGHLIGHTS

- Endcap space available with drive-thru pickup window or future patio
- Spring 2024 Occupancy

DAVID SCHLOSSMAN, CCIM
701.261.6161
david@horizonfargo.com

JACE ENGELSTAD
701.261.8061
jace@horizonfargo.com





SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#105	Available	1,780 SF	NNN	\$22.00 SF/yr
#101	Available	1,491 - 3,088 SF	NNN	\$26.00 SF/yr
#102	Available	1,200 - 3,088 SF	NNN	\$22.00 SF/yr

jace@horizonfargo.com



2911 45TH ST S

FOR LEASE | FARGO, ND 58104



DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com



HORIZON
REAL ESTATE GROUP

2911 45TH ST S

FOR LEASE | FARGO, ND 58104



Imagery ©2023 , Airbus, Maxar
Technologies, USDA/FPAC/GEO

DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com



HORIZON
REAL ESTATE GROUP

2911 45TH ST S

FOR LEASE | FARGO, ND 58104



DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com



HORIZON
REAL ESTATE GROUP

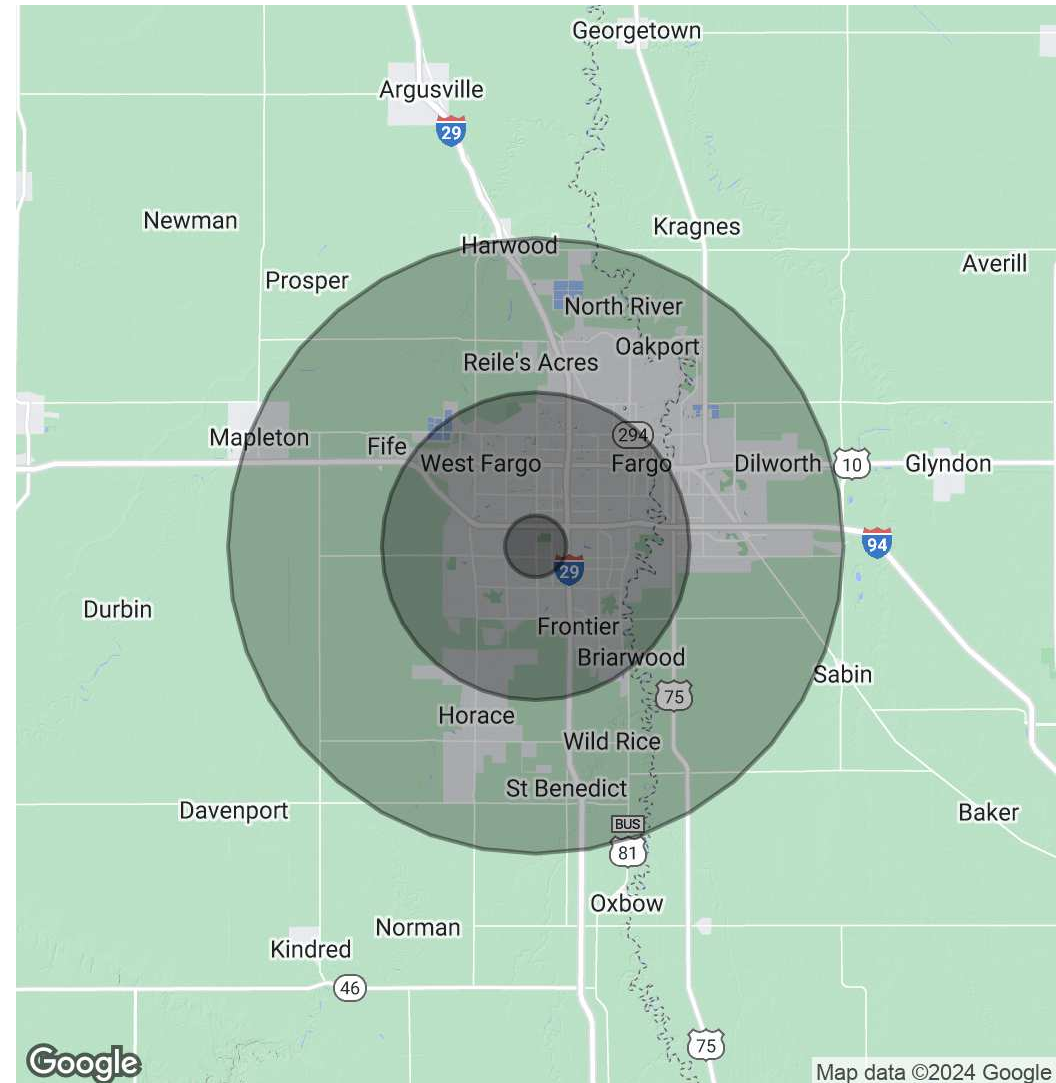
2911 45TH ST S

FOR LEASE | FARGO, ND 58104

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,453	155,647	216,474
Average Age	31.3	34.5	34.5
Average Age (Male)	31.5	34.0	33.9
Average Age (Female)	30.7	34.7	34.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,829	72,711	99,057
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$64,806	\$78,632	\$78,497
Average House Value	\$146,978	\$206,151	\$209,379

* Demographic data derived from 2020 ACS - US Census



DAVID SCHLOSSMAN, CCIM

701.261.6161

david@horizonfargo.com

JACE ENGELSTAD

701.261.8061

jace@horizonfargo.com



HORIZON
REAL ESTATE GROUP