

Retail For Lease - Former Gordmans



DUEMELANDS
COMMERCIAL REAL ESTATE

Southgate Crossings - 3220 16th St SW, Minot, ND



Lease Rate Negotiable

Property Information

- ◆ 34,456 sf available - former Gordmans
- ◆ Endcap space
- ◆ Abundant Parking
- ◆ Grocery-anchored shopping center

Location Information

- ◆ Co-tenants include CashWise Foods, PetCo, & Shoe Carnival
- ◆ Located in an area of new growth
- ◆ 10,610 vpd along 16th Street SW
- ◆ Close to Dakota Square Mall, Minot YMCA, retail, offices, restaurants, hotels, apartments, & residential



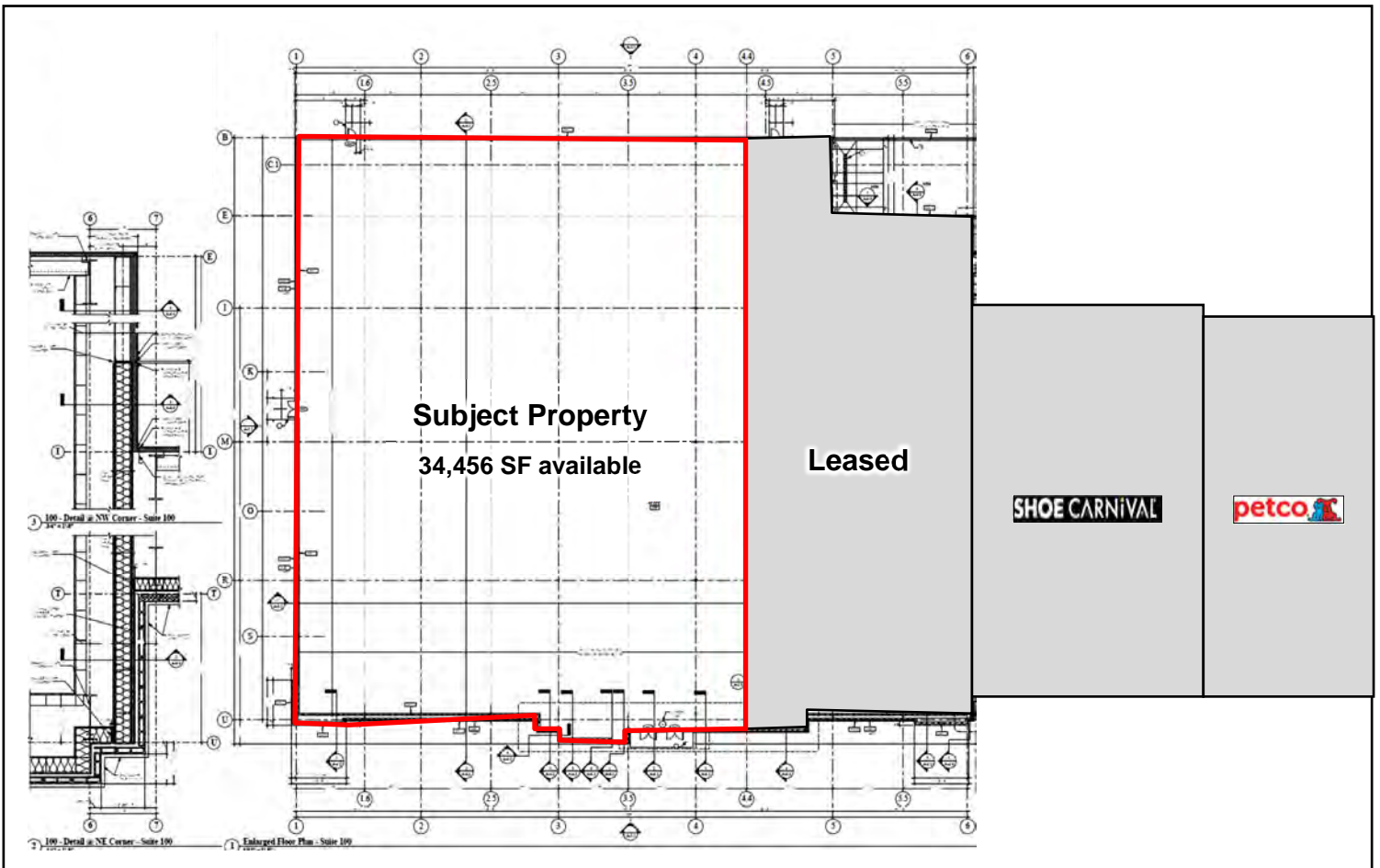
Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

Jill Duemeland, CCIM
CEO & President
Phone: 701.221.9033
jill@duemelands.com

April Eide, CCIM
Vice President of Brokerage
Direct: 701.223.5863
april@duemelands.com

Southgate Crossings - Site Plan

Retail for Lease



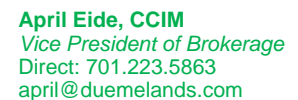
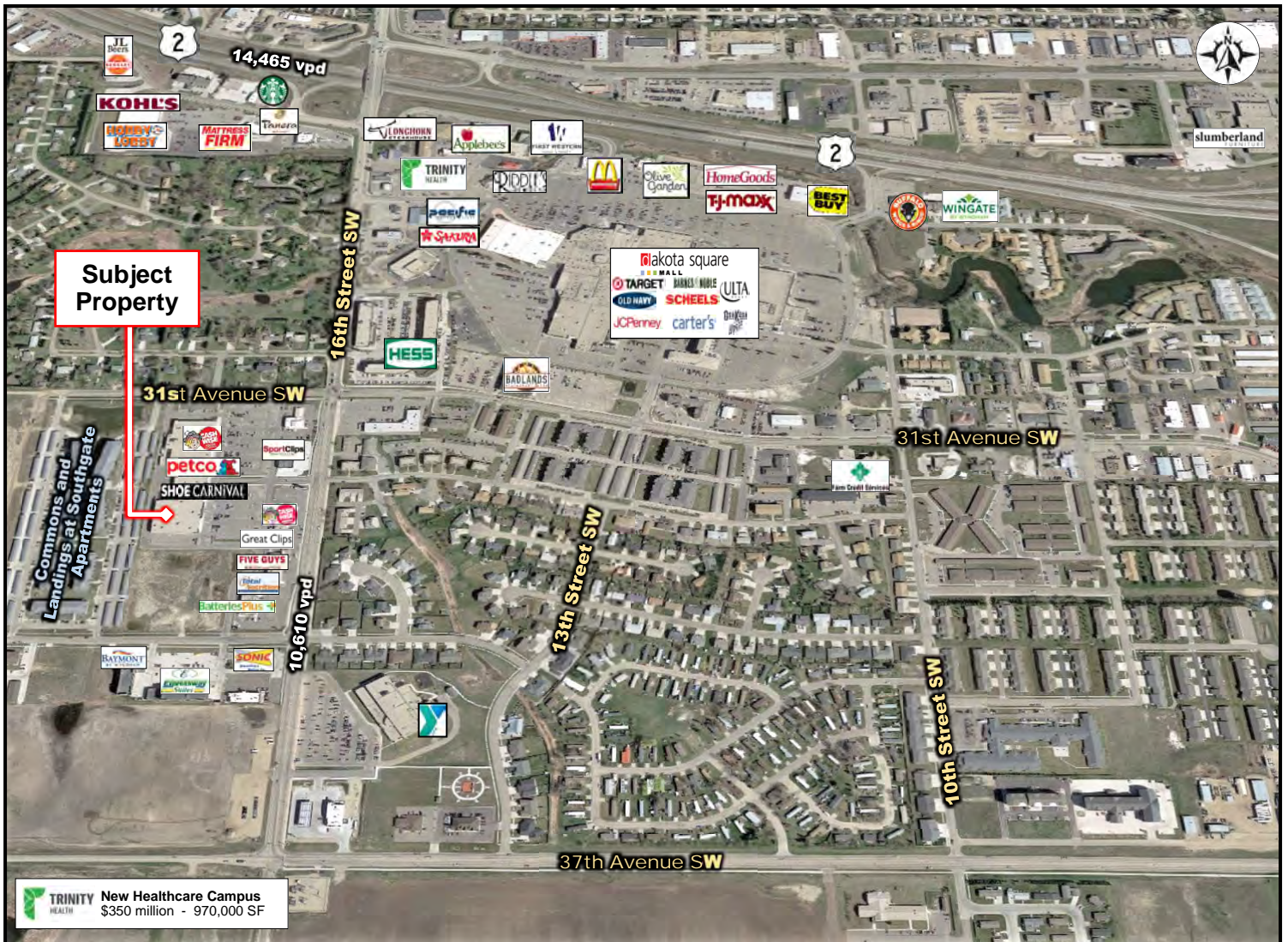
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Area Information

Retail for Lease

Area Demographics

Radius from Subject Property	1-mile	3-mile	5-mile
Population	7,483	34,740	51,994
Number of Households	3,648	15,300	22,399
Average Household Income	\$86,273	\$71,791	\$74,286
Number of Households with \$50K +	2,249	8,598	13,090
Percent of Pop. with Associates Degree +	40.6%	41.4%	42.2%
Number of Employees	7,311	26,457	34,059
Number of Businesses	547	2,030	2,579

Major Employers - Minot

♦ Minot Air Force Base	6,368	Military
♦ Trinity Health	2,053	Healthcare
♦ Minot Public Schools	1,052	Education
♦ City of Minot / Ward County	721	Government
♦ Minot State University	404	Education
♦ Cognizant	372	IT Services
♦ BNSF Railway	360	Transportation
♦ MLT Inc (Delta Vacations)	358	Travel
♦ Kalix	308	Healthcare Support
♦ Marketplace Foods	295	Food - Retail

Major Industries - Minot

- ♦ Agriculture
- ♦ Energy
- ♦ Unmanned Aerial Systems
- ♦ Distribution



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