



3300 32nd Ave S - Grand Forks, ND



Lease Rate Negotiable - Call for Price

Lease Information

- ◆ Suite 101 - **Leased**
- ◆ Suite 102 - 2,250 sf
- ◆ Generous TI allowance
- ◆ Ample parking

Sale Information

- ◆ 9,860 sf building
- ◆ 1.32 acre lot
- ◆ Built in 2015

Location Information

- ◆ Located along major retail corridor
- ◆ 21,005 vpd on 32nd Avenue S
- ◆ Area anchors include Columbia Mall, Walmart, Target, Menards, & Lowes



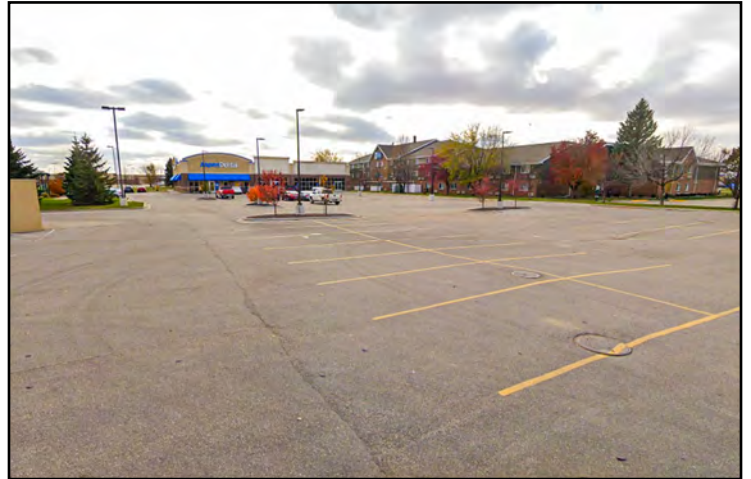
Duemelands Commercial Real Estate
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april@duemelands.com

Exterior Pictures

For Sale or Lease



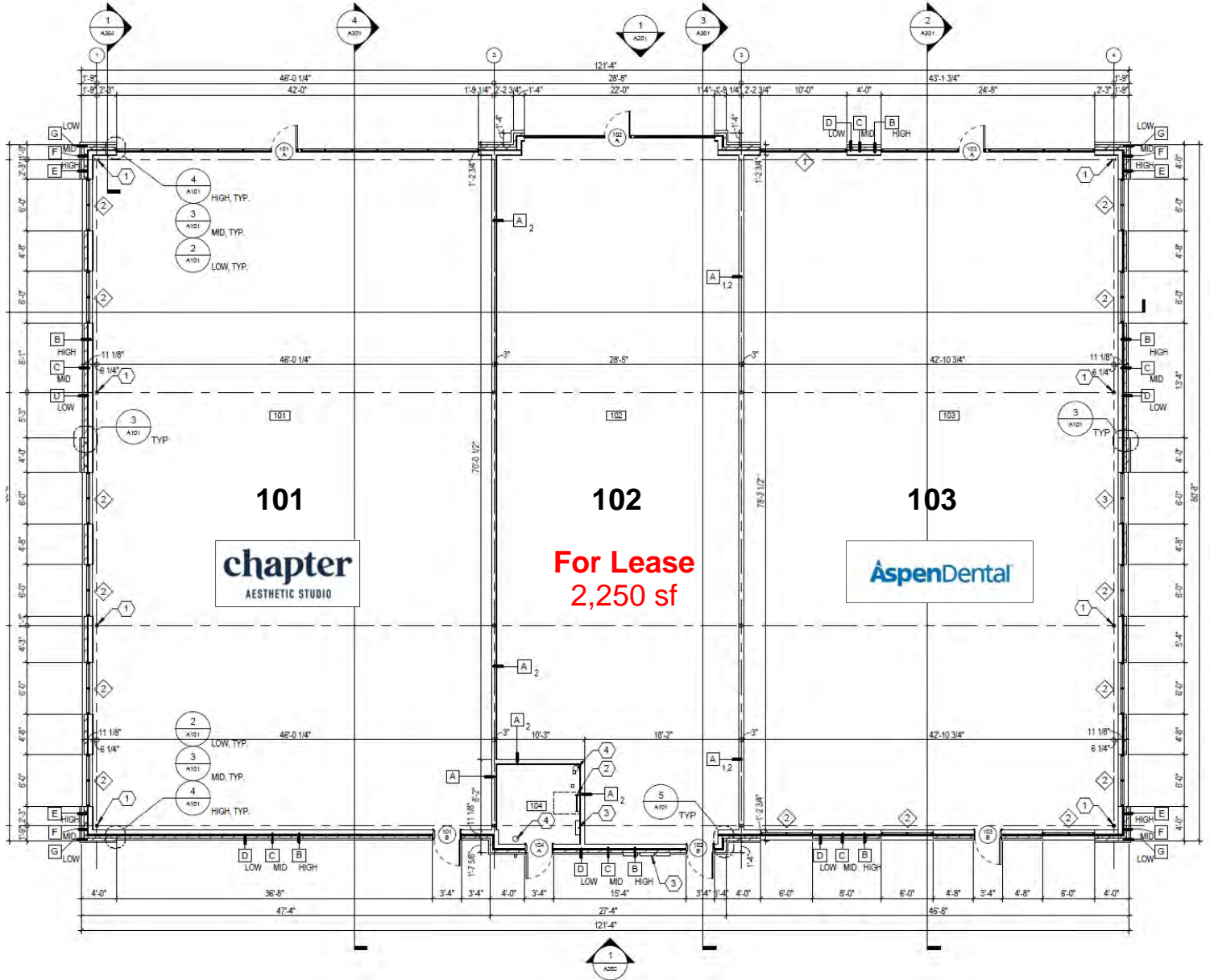
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Floorplan

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Chapter Aesthetic Studio

For Sale or Lease

About Chapter Aesthetic Studio

Founder and President **Melissa Rogne** established **Rejuv Medical Aesthetic Clinic** in Fargo, North Dakota in 2005. Fueled by her passion for providing innovative aesthetic services and products, Melissa pioneered the region's aesthetic industry and grew Rejuv to the largest clinic in the Midwest, proudly ranked as an Allergan Top 100 clinic. Rejuv is beginning a new story as **Chapter Aesthetic Studio**.



chapter

AESTHETIC STUDIO



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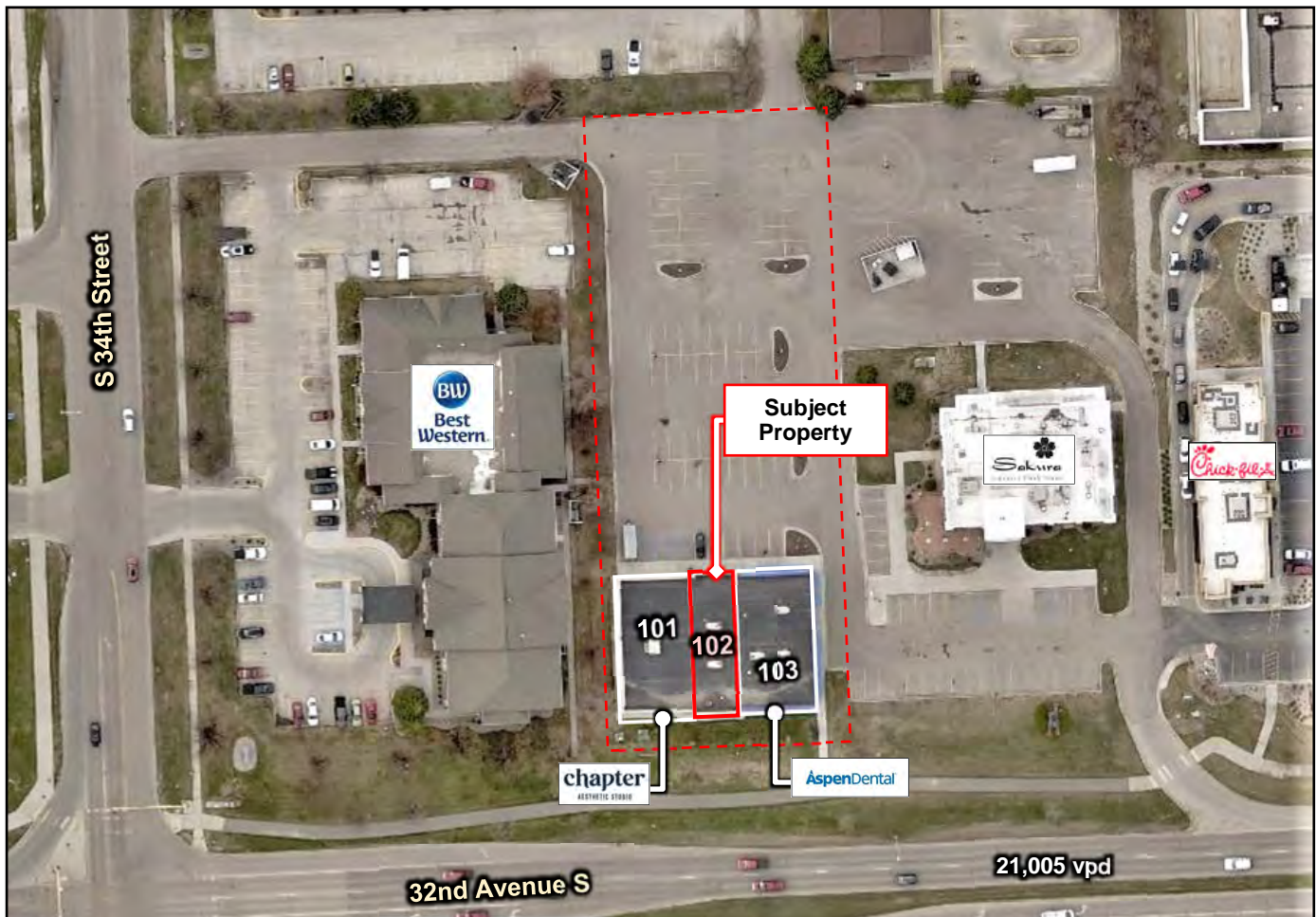
Additional Information

For Sale or Lease

Area Demographics

Radius	1-mile	3-mile	5-mile
Population	10,367	52,368	67,690
Average Household Income	\$65,701	\$70,043	\$70,725
Households w/ \$50K+ Income	2,393	11,745	15,342
% of Pop. w/ Assoc. Degree +	52.9%	51.8%	49.8%
Number of Employees	8,130	38,227	51,620

Site Layout



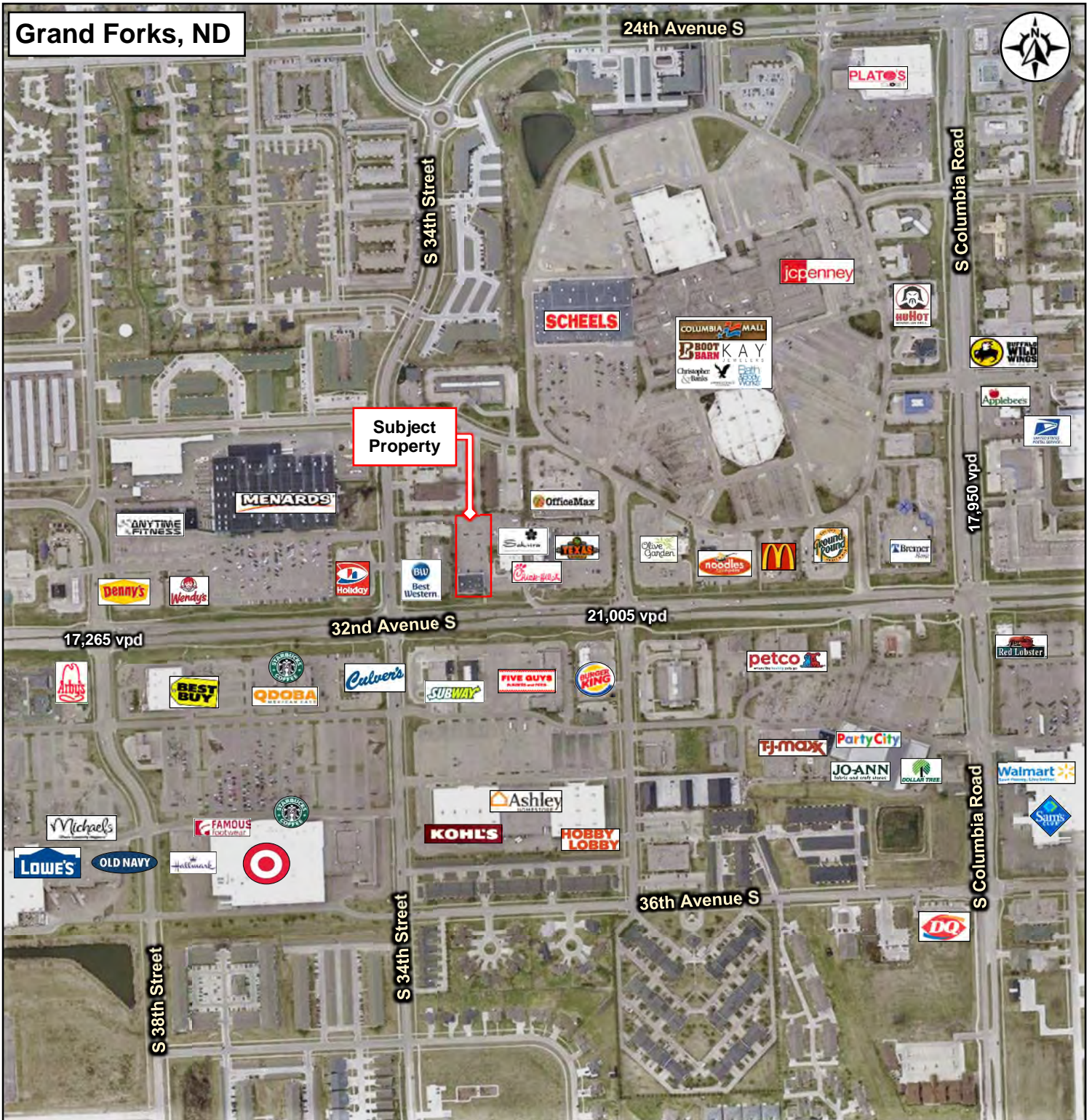
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Property Aerial

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