



3300 32nd Ave S - Grand Forks, ND



Lease Rate Negotiable - Call for Price

Lease Information

- ◆ 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
- ◆ Co-tenants are Aspen Dental & Chapter Aesthetic Studio
- ◆ Area anchors include Columbia Mall, Walmart, Target, Menards, & Lowes



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

Exterior Pictures

For Sale or Lease



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

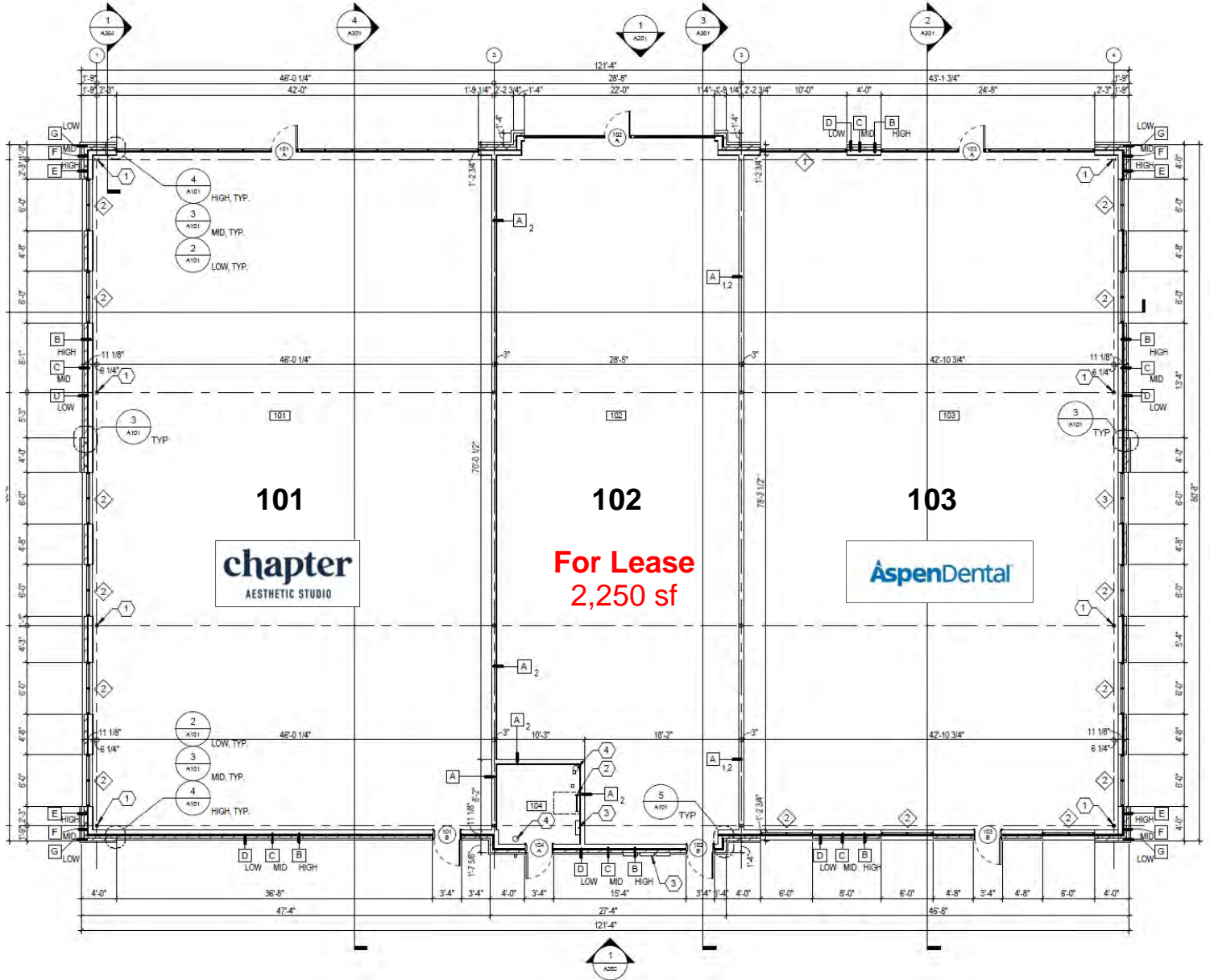
Jill Duemeland, CCIM
CEO & President
Phone: 701.221.9033
jill@duemelands.com

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

The data and information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessee should conduct their own analysis and rely on their own investigative results.

Floorplan

For Sale or Lease



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

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



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

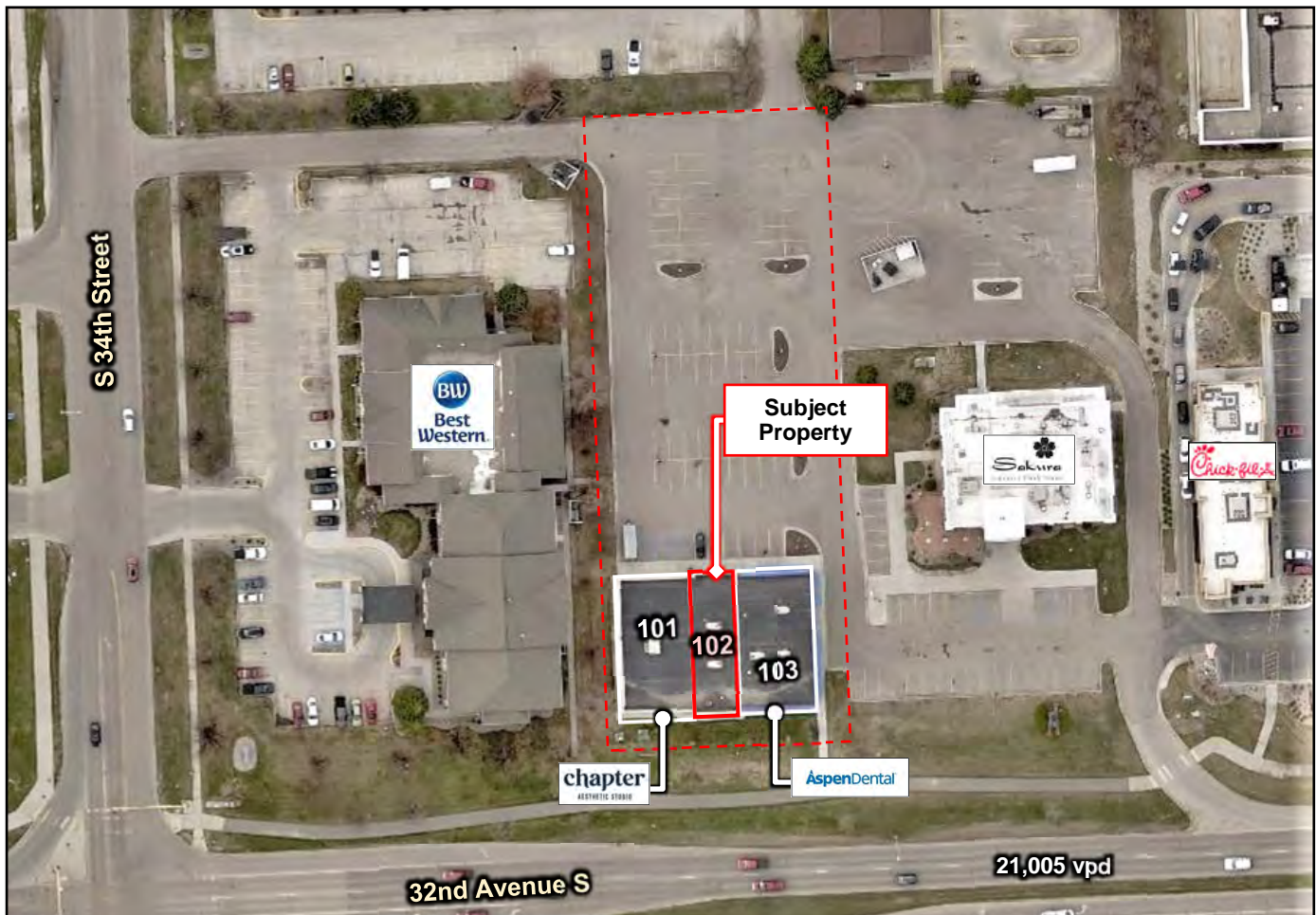
Additional Information

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



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

Property Aerial

For Sale or Lease



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

The data and information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessee should conduct their own analysis and rely on their own investigative results.