

Former Denny's for Lease



DUEMELANDS
COMMERCIAL REAL ESTATE

3770 32nd Avenue S - Grand Forks, ND



Call for Lease Rate

Property Information

- ◆ 4,576 sf building
- ◆ 1.183 acre lot
- ◆ Built in 2007
- ◆ Ample parking
- ◆ Monument sign

Location Information

- ◆ Signalized intersection of 32nd Avenue S & S 42nd Street
 - ◇ 17,735 vpd on 32nd Avenue S
 - ◇ 10,550 vpd on S 42nd Street
- ◆ Located off I-29

Broker / Owner



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 Information

Property for Lease

Property Identification

Address:

3770 32nd Avenue S
Grand Forks, North Dakota

Legal Description:

Lot A (Replat of Lots 3 & 4), Block 1
Columbia Park 30th Resubdivision
City of Grand Forks
County of Grand Forks
State of North Dakota

PID:

44.1358.003.00

Property Details

Building Size:

4,576 sf

Type:

1-story / no basement

Built:

2007

Lot Area:

1.183 acres (51,541 sf)

Occupancy:

Restaurant - Formerly Denny's



Area Demographics

<i>Radius</i>	1-Mile	3-Mile	5-Mile
Population:	9,237	53,219	67,325
Number of Households:	4,601	23,308	29,246
Average Household Income:	\$69,705	\$69,694	\$70,391
Households w/ \$50K+ Income:	2,393	11,745	15,342
Percent of Population w/ Assoc. Degree +:	52.9%	51.8%	49.8%
Number of Employees:	8,130	38,227	51,620
Number of Businesses:	469	1,952	2,936



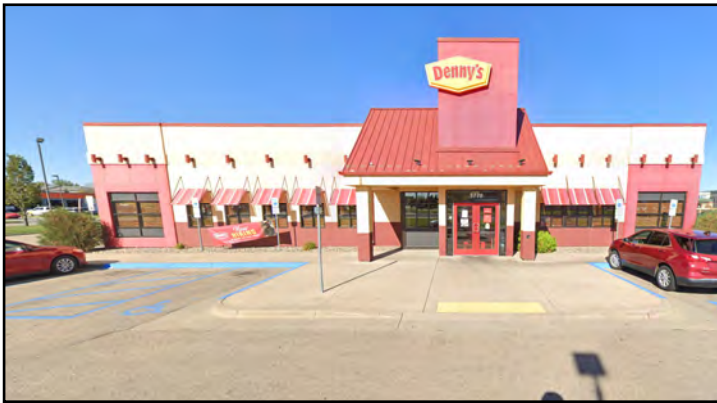
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