

BTS Space for Lease



DUEMELANDS
COMMERCIAL REAL ESTATE

4475 31st Avenue S - Fargo, North Dakota



Lease Rate & Terms Negotiable

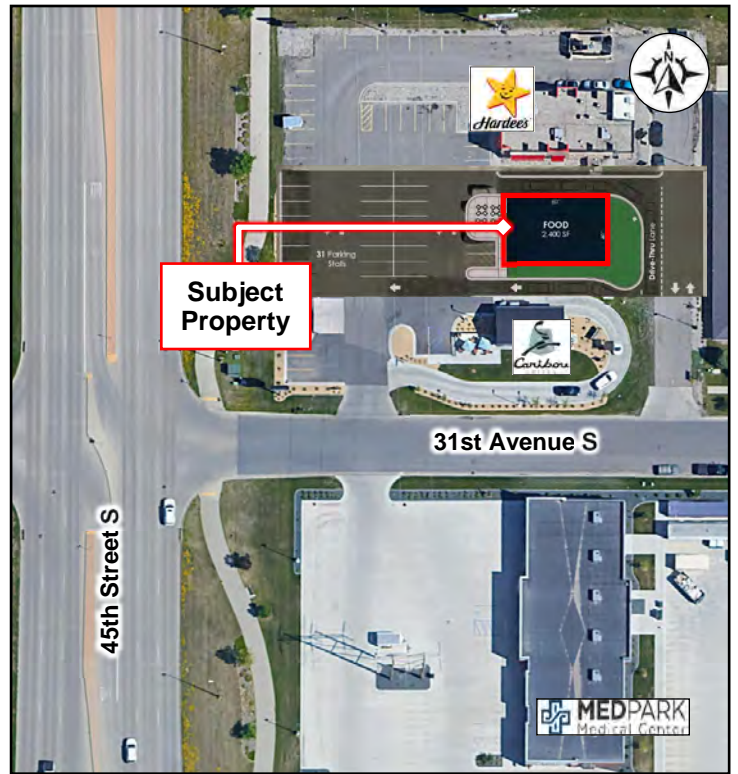
Property Information

- ◆ Up to 2,400 sf - built-to-suit
- ◆ Drive-thru available
- ◆ 25 parking stalls
- ◆ Pylon sign
- ◆ Access road directly off 45th Street S

Area Information

- ◆ Located immediately north of MedPark Medical Center
- ◆ Centrally located with easy access to 45th Street S, 32nd Avenue S, I-29, & I-94
- ◆ 21,965 vpd along 45th Street S

Broker / Owner



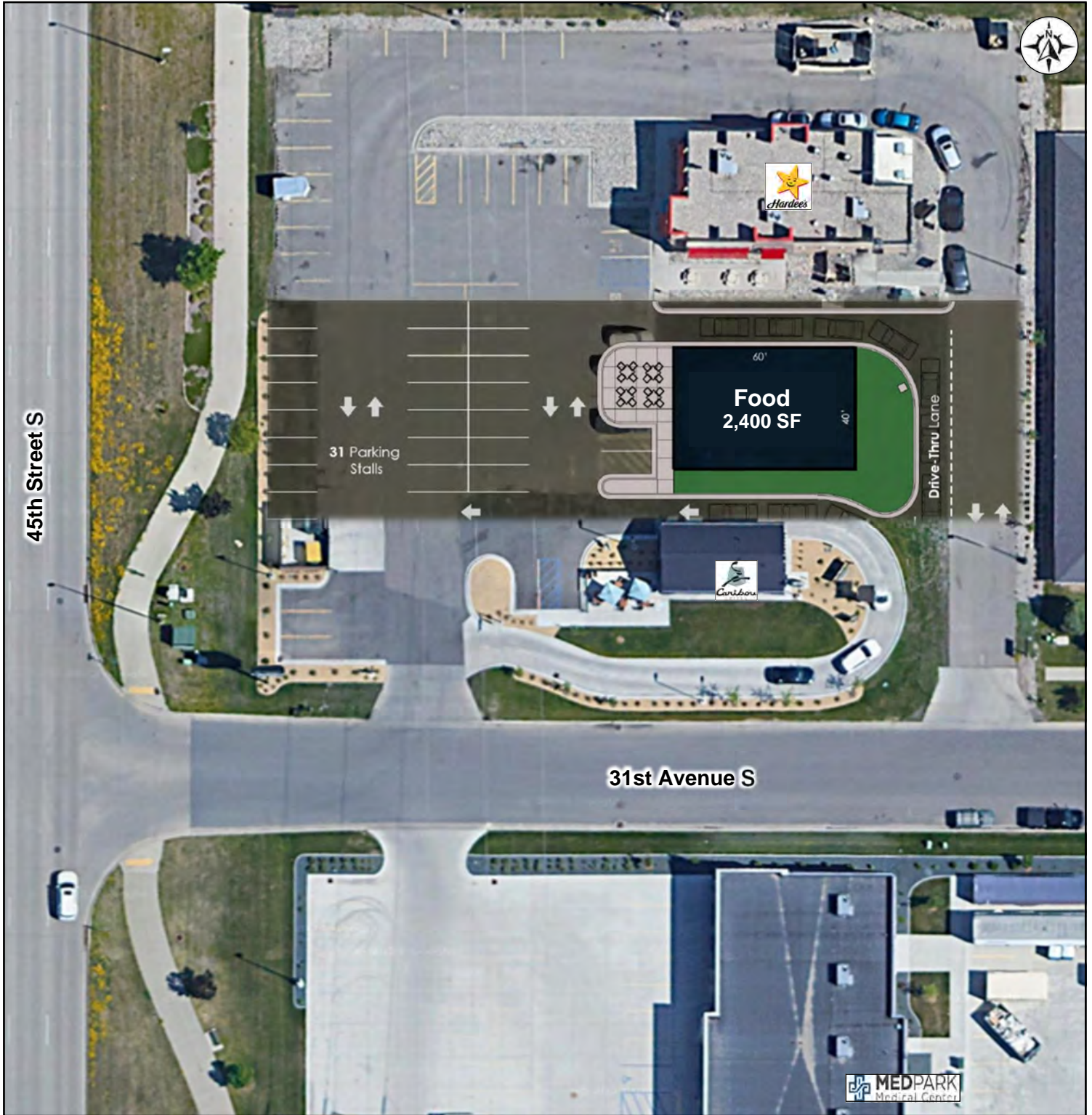
Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
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Jill Duemeland, CCIM
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Site Plan

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Location Information

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Area Demographics

<i>Radius</i>	1-Mile	3-Mile	5-Mile
Population:	12,313	103,188	165,637
Number of Households:	6,125	45,719	71,386
Average Household Income:	\$116,033	\$99,260	\$93,409
Households w/ \$50K+ Income:	5,452	34,233	51,110
Percent of Population w/ Associates Degree +:	68.0%	58.5%	57.5%
Number of Employees:	8,946	64,797	121,785
Number of Businesses:	570	3,946	7,193



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