

Retail Center Outparcel for Sale



875 37th Avenue S - Moorhead, Minnesota



Sale Price: \$16.00 psf

- ◆ Lot 4, Block 1: **SOLD!**
- ◆ Lot 1, Block 1: **\$329,264**

Property Information

- ◆ Lot 1, Block 1
- ◆ 0.47 ac (20,579 sf)
- ◆ Zoned CC - Community Commercial

Highlights

- ◆ High visibility along 8th Street S (17,100 vpd)
- ◆ Azool Retail Center Outparcels - anchored by Hornbacher's

West Fargo / Fargo / Moorhead Area Statistics

209,748

Population

142,344

Total Employees

88,933

Number of Households

8,273

Number of Businesses

2.3

Average Household Size

\$80,837

Average Household Income

Corporate Headquarters



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

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April Eide, CCIM
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Property Information

Retail Center Outparcel

Property Identification

Address:

875 37th Avenue S
Moorhead, MN

Legal Description:

Lot 1, Block 1
Azool 2nd Addition
City of Moorhead
County of Clay
State of Minnesota

PID Number:

58.034.0010



Moorhead Aerial



Minnesota State University Moorhead is an affordable, mid-sized, four-year public university. They offer 76 majors, 64 emphases and options, 11 pre-professional studies programs, 11 graduate degrees, 38 graduate and undergraduate certificates, and 31 areas of teacher licensure preparation.



Concordia College is a private liberal arts college in Moorhead, MN. It offers Bachelor of Arts, Bachelor of Music, Master of Education, and Master of Science in nutrition degrees.



With its four campuses in Detroit Lakes, Fergus Falls, Moorhead and Wadena, M State offers its communities any program or service that a region would ask of a two-year higher education institution: transfer and liberal arts, vocational and technical education.



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Area Information

Retail Center Outparcel

Area Demographics

<i>Statistic by Radius</i>	1-mile	3-mile	5-mile
Population:	10,810	68,950	151,267
Number of Households:	4,288	29,021	64,372
Average Household Income:	\$77,649	\$77,301	\$74,774
Population w/ \$50K+ Income:	2,627	16,722	35,118
% of Population w/ Associates Degree+:	56.4%	55.0%	53.5%
Number of Businesses:	228	2,281	6,200
Number of Employees:	2,916	29,305	106,850

Fargo-Moorhead Area Major Employers

• Sanford Fargo Medical Center	9,349
• Public Schools	4,407
• ND State University	4,156
• Essentia Health	2,690
• Noridian Health Solutions	1,511
• US Bank	1,213
• Fargo VA Care System	1,186
• Microsoft	1,024
• Integrity Windows & Doors	1,000
• BC/BS of ND	948
• City of Fargo	948
• Hornbacher's Foods	875
• Eventide Senior Living Communities	803
• Wanzek Construction Inc.	800
• Minnesota State University	724

Fargo-Moorhead Labor Statistics

Largest Employment Sector

Health Care & Social Assistance
(23,717 employees)

Largest Occupation Group

Office and Admin Support
(22,198 employees)

Back Office Support

- US Bank Service Center
- Noridian Administrative Services
- Blue Cross Blue Shield of ND
- Discovery Benefits
- Integreon Managed Solutions



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