

Retail Pads & MF Lots Available



32nd Avenue S - Grand Forks, ND



Price & Lease Rates Negotiable

Property Information

- ◆ 37.04 total acres
- ◆ Retail Pads and Multifamily lots available
- ◆ Currently unplatted AG land
- ◆ Located along 32nd Avenue S

Area Information

- ◆ Adjacent to Natural Grocers, Hugo's, CVS, & Slumberland
- ◆ Close to Walmart / Sam's Club, Columbia Mall, Scheels, JC Penney, retail, and restaurants

Area Demographics

Radius	1-Mile	3-Mile	5-Mile
Population:	14,126	55,190	70,198
Number of Households:	6,987	23,777	30,090
Ave. Household Income:	\$89,168	\$101,442	\$97,423
% of Households w/ \$50K+ Income:	62.3%	66.0%	65.3%
% of Population w/ Assoc. Degree +:	51.6%	54.8%	54.1%
# of Employees:	11,215	42,780	54,365
Number of Businesses:	644	2,221	3,040

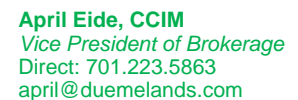
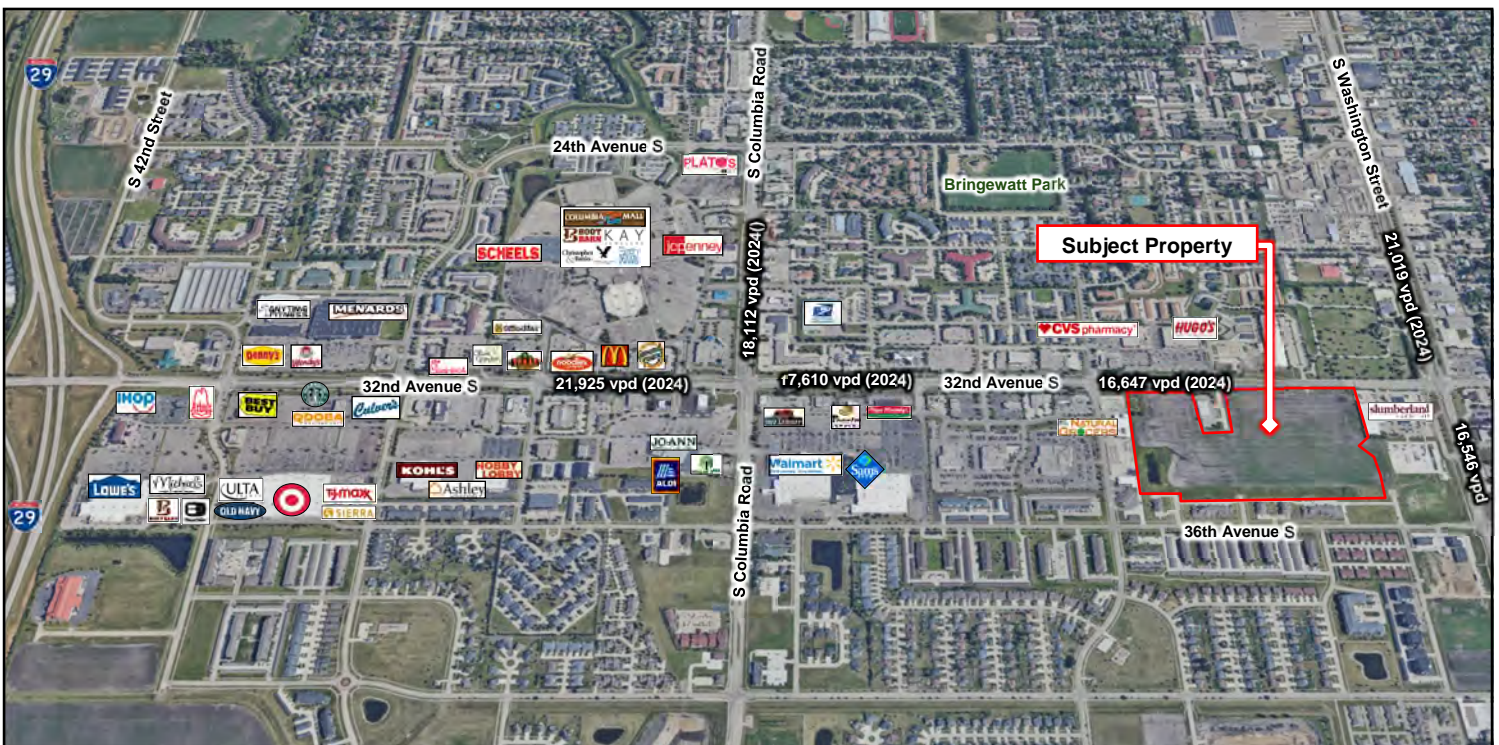


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Retail Pads & MF Lots



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.

Grand Forks, ND

Retail Pads & MF Lots

Grand Forks - Key Industries

Agribusiness

- ◆ Grand Forks is in the **Red River Valley**, which is some of the richest farmland in the country. Not only does the region lead the nation in food production and processing, it also has the transportation infrastructure to distribute the food to markets across the Midwest United States and Canada.
- ◆ European potato processing company **Agristo** announced that it intends to build its first US production plant in Grand Forks. The production plant construction is anticipated to be a **direct investment of \$450 million**. Once the facility is operational, it is expected to add **250 to 350 jobs**. Agristo supplies frozen potato products to Wal-Mart.
- ◆ The US Economic Development Administration has announced a **\$3.2 million grant** to Grand Forks to accommodate the expansion of a soybean processing facility and allow for new industrial development in the area.



Manufacturing

- ◆ Manufacturing is a strong sector in the Grand Forks area. From composites to metal to food processing, the region has a diverse manufacturing base.
- ◆ The University of North Dakota and Northland Community & Technical College support businesses by developing specialized training and certification courses, filling internships, and providing a ready workforce to fill in-demand positions



Biomedical Research

- ◆ The University of North Dakota received **\$182 million in research funding** in 2023. The annual state-wide impact of the UND research is **\$300 million**.
- ◆ UND Medical School is in the **top 3% of universities** in the US for microbiology and immunology.
- ◆ The **Center for Biomedical Research** is a 20,433 sf research facility offering comprehensive resources for research and bioscience development.



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Grand Forks - Key Industries (*continued*)

Technology & Unmanned & Autonomous Systems

- ◆ **UND Aerospace** was the first 4-year degree program to receive Aviation Accreditation Board International (AABI) accreditation for Unmanned Aircraft Systems (UAS)
- ◆ **UND Aerospace Foundation** operates a 33-acre UAS test range at Gorman Field along with interior workspaces and office facilities.
- ◆ The **HIVE UAS Tech Accelerator** is a 36,000 sf facility offering offices, meeting rooms, workshops with 3D printers, and event space to help upscale companies.
- ◆ The **Grand Sky UAS Park** is the first dedicated commercial UAS business park in the nation.
- ◆ The **Northern Plains UAS Test Site** is one of only seven FAA-partnered UAS test sites in the nation.



Grand Forks Air Force Base

- ◆ Grand Forks Air Force Base is home to the **319th Mission Support Group**. The base houses seven squadrons and 1,300 airmen and civilian personnel.
- ◆ As of 2023, the GFAFB contributed an estimated **\$270 million** to the local and state economy.



Altru Health System

- ◆ Altru opened a **new state-of-the-art hospital** in January 2025, featuring 226 beds, 12 operating rooms, and 16 bed observation unit.
- ◆ With over **4,000 employees**, Altru Health System is the single largest non-governmental employer in Grand Forks.
- ◆ Altru Hospital in Grand Forks broke ground on a **\$18 million expansion** to double its mental health capacity for inpatient care.



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University of North Dakota

- ◆ **UND is the largest university** in the ND University System with a 521-acre campus and 225+ academic programs, including North Dakota's only law and medical schools.
- ◆ UND had a **record enrollment for the 2024-2025 academic year** with over 15,000 students. Enrollment for the 2025-2026 academic year is expected to be even higher with an 84% retention rate and new Freshman enrollment up nearly 25%, defying national trends of declining higher-education enrollment.
- ◆ UND provides **\$1.7 billion in overall economic impact** for the state and region.



Grand Forks - Sports and Recreation

Ralph Engelstad Arena

- ◆ \$104 million world class 400,000 sf arena
- ◆ Home to the Division I Fighting Hawks Hockey Team
- ◆ Seating for:
 - ◇ Hockey 11,643 seats
 - ◇ Basketball / Volleyball 12,119 seats
 - ◇ Concerts 13,154 seats

Alerus Center

- ◆ Regions largest convention and meeting facility
- ◆ 160,000 sf convention and trade show space
- ◆ 100,000 sf arena hosts UND football team
- ◆ 25,000 sf ballroom with 22' ceiling



Canad Inn Destination Center

- ◆ Connected to Alerus Center and close to Columbia Mall
- ◆ Ambassador Banquet & Conference Centre
- ◆ Splashers of the South Seas is the largest indoor water park in North Dakota



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