

# Retail Space for Lease

## Former Party City & Jo-Ann Locations



TJ Maxx Center - Fargo, North Dakota



## Call for Lease Rates

### Property Information

- ◆ Suite 101 - 19,952 sf (Former Jo-Ann Fabrics)
- ◆ Suite 102 - 12,021 sf (Former Party City)
- ◆ Additional Spaces - 1,600 to 3,200 sf

### Additional Information

- ◆ Building & pylon signage available
- ◆ Excellent visibility from 13th Avenue S (23,175 vpd)
- ◆ Located close to Target, Lowes, Walmart, Scheels, Aldi, Hornbacher's, West Acres Shopping Center, Kohl's, Old Navy, and various restaurants

### National Co-tenancy



## Area Demographics

	Radius	3-Mile	5-Mile
<b>Population:</b>		92,225	183,791
<b>Number of Households:</b>		42,722	79,153
<b>Average Household Income:</b>		\$84,590	\$93,342
<b>Households w/ \$50K+ Income:</b>		24,273	47,147
<b>Percent of Population w/ Assoc. Degree +:</b>		53.7%	58.2%
<b>Number of Employees:</b>		76,433	133,671
<b>Number of Businesses:</b>		4,568	7,775



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# Available Suites

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Suite #	Suite SF	Tenant Name
102	12,021	Available - Former Party City
101	19,952	Available - Former Jo-Ann Fabrics
40A	3,158	Torrid
40B	3,200	Available
40C	4,800	LeeAnn's Bridal & Bliss Pro
40E	3,200	Casual Male
40J	1,600	Milan Laser Hair Removal
40#1	31,614	TJ Maxx
40M	12,000	Shoe Carnival
40T	3,000	Available

Suite #	Suite SF	Tenant Name
40Q	2,400	Oshkosh
40R	4,800	Carters
70A	2,790	MJ Capelli Hair Salon
70	32,834	Ross Dress for Less
60	16,853	Office Depot
60A	4,362	Eyecare Associates
60B-1	2,555	Available
60B	2,123	Accord Comfort Sleep Systems
60C	2,400	Pancheros Mexican Grill
4330	3,293	Chase Bank



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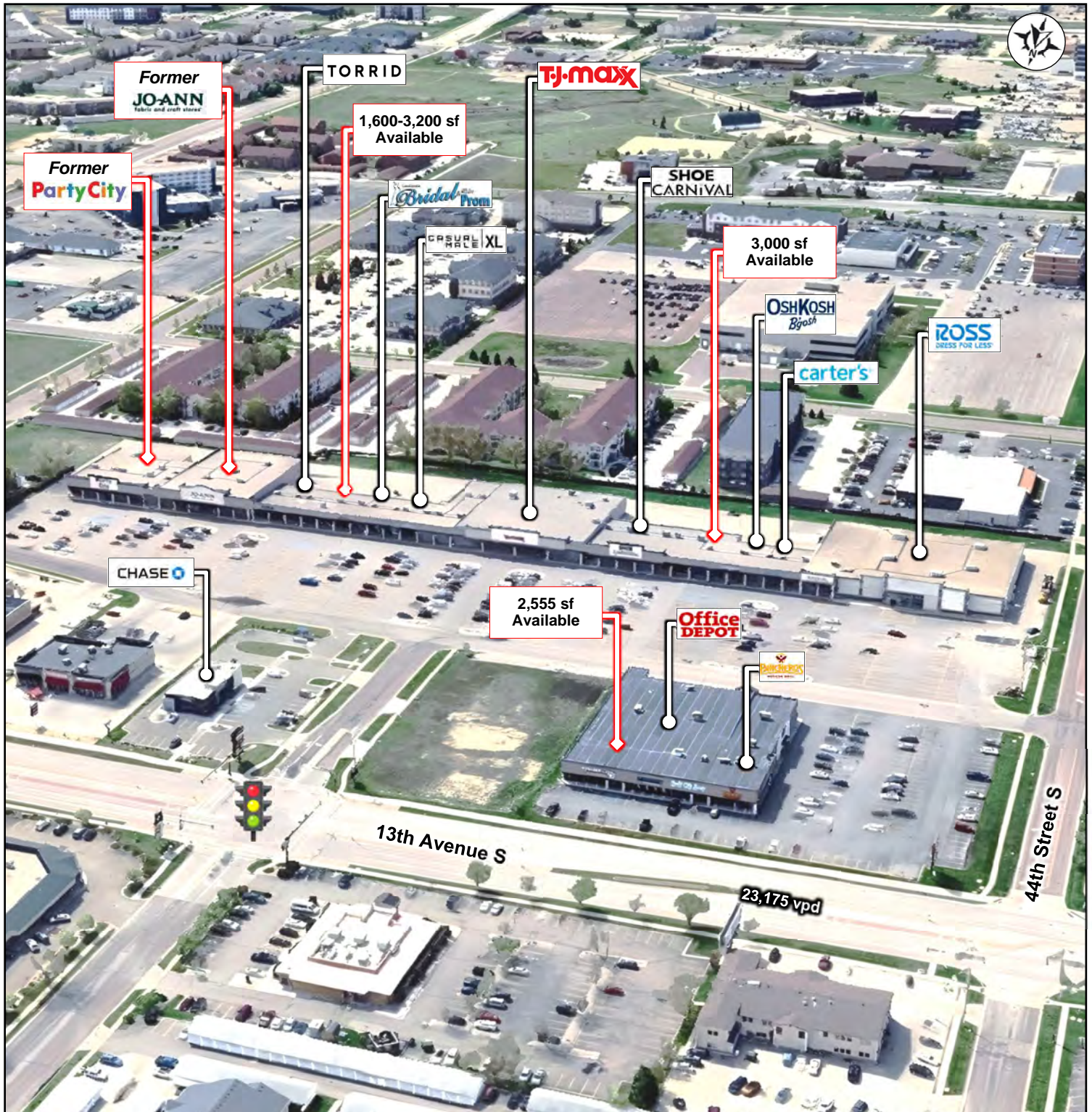
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# Property Overview

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# Ste 101 - Former Jo-Ann Fabrics

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## Suite 101 Details

- ♦ **19,952 leasable sf**
- ♦ **Single storefront entrance w/ covered cart-rack**
- ♦ **Covered deliveries door w/ truck ramp**



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# Suite 102 - Former Party City

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## Suite 102 Details

- ◆ **12,021 leasable sf**
- ◆ **Endcap space**
- ◆ **Double-door storefront entrance + rear exit**



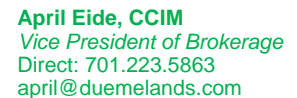
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