

Retail Spaces for Lease

TJ Maxx Center | Fargo, North Dakota



Former Party City Location



Call for Lease Rate

Property Information

- ❖ Suite 101 - *LEASED*
- ❖ Suite 102 - 11,723 sf (*Former Party City*)
- ❖ Suite 40B - 3,200 sf (*can be subdivided*)
- ❖ Suite 40T - 3,000 sf
- ❖ Suite 60B-1 - 2,555 sf

Location Information

- ❖ Building & pylon signage available
- ❖ 24,057 vpd along 13th Avenue S
- ❖ Close to Target, Lowes, Walmart, Scheels, Aldi, Hornbacher's, West Acres Shopping Center, Kohl's, Old Navy, and restaurants

National Co-Tenancy



Area Demographics

Radius	1-Mile	3-Mile	5-Mile
Population:	14,439	92,433	187,848
Number of Households:	7,229	43,254	81,033
Average Household Income:	\$60,959	\$90,547	\$98,989
% of Households w/ \$50K+ Income:	52.3%	65.2%	66.7%
% of Population w/ Assoc. Degree +:	44.4%	54.8%	58.6%
Number of Employees:	17,563	77,253	135,724
Number of Businesses:	931	4,949	8,442



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
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DUEMELANDS
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Suite #	Suite SF	Tenant Name
102	11,723	Available - Former Party City
101	20,250	Leased
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 Station
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	2,123	Accord Comfort Sleep Systems
60B-1	2,555	Available
60C	2,400	Pancheros Mexican Grill
4330	3,293	Chase Bank



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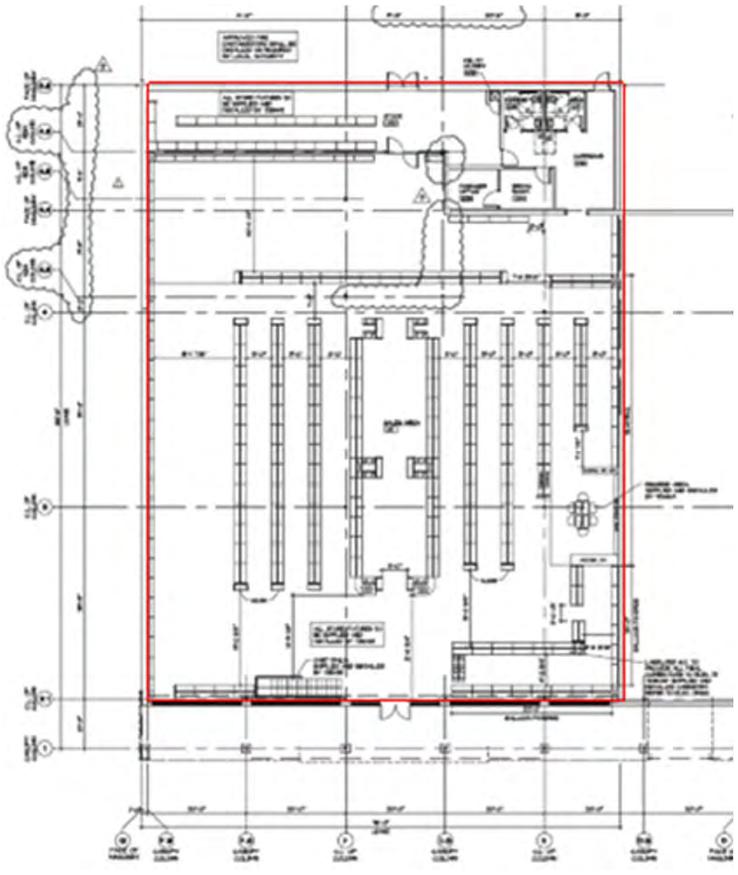
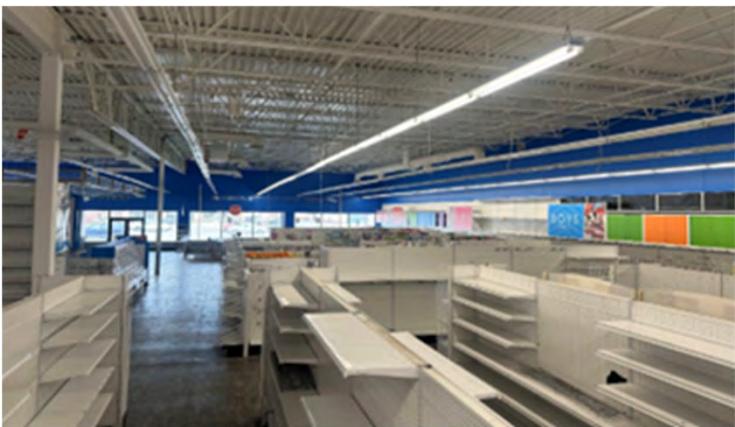
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4340 13th Avenue S - Fargo, North Dakota



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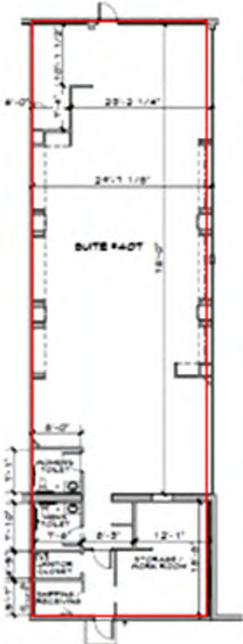


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TJ Maxx Center Ste. 40B - 1,600 - 3,200 sf
4340 13th Avenue S - Fargo, North Dakota



TJ Maxx Center Ste. 40T - 3,000 sf
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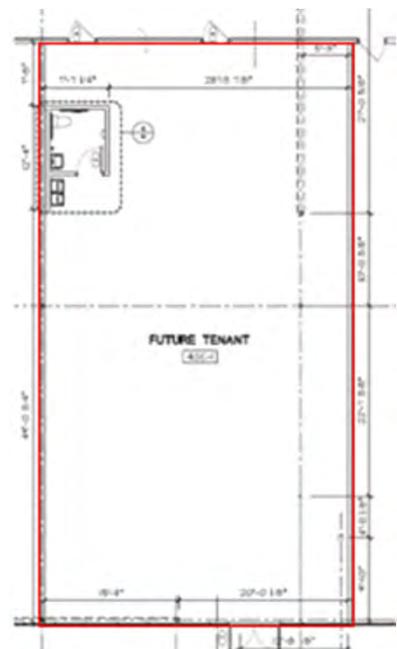
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