

FOR LEASE

# TJ MAXX CENTER FARGO, ND

2,123 - 22,899 SF AVAILABLE  
4340 13TH AVE SW | FARGO, ND 58103



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

LICENSED IN ND, SD, MN



**\$98,976**

average 5-mile household income



**81,096**

households within 5-,mile radius



**188,017**

5-mile population

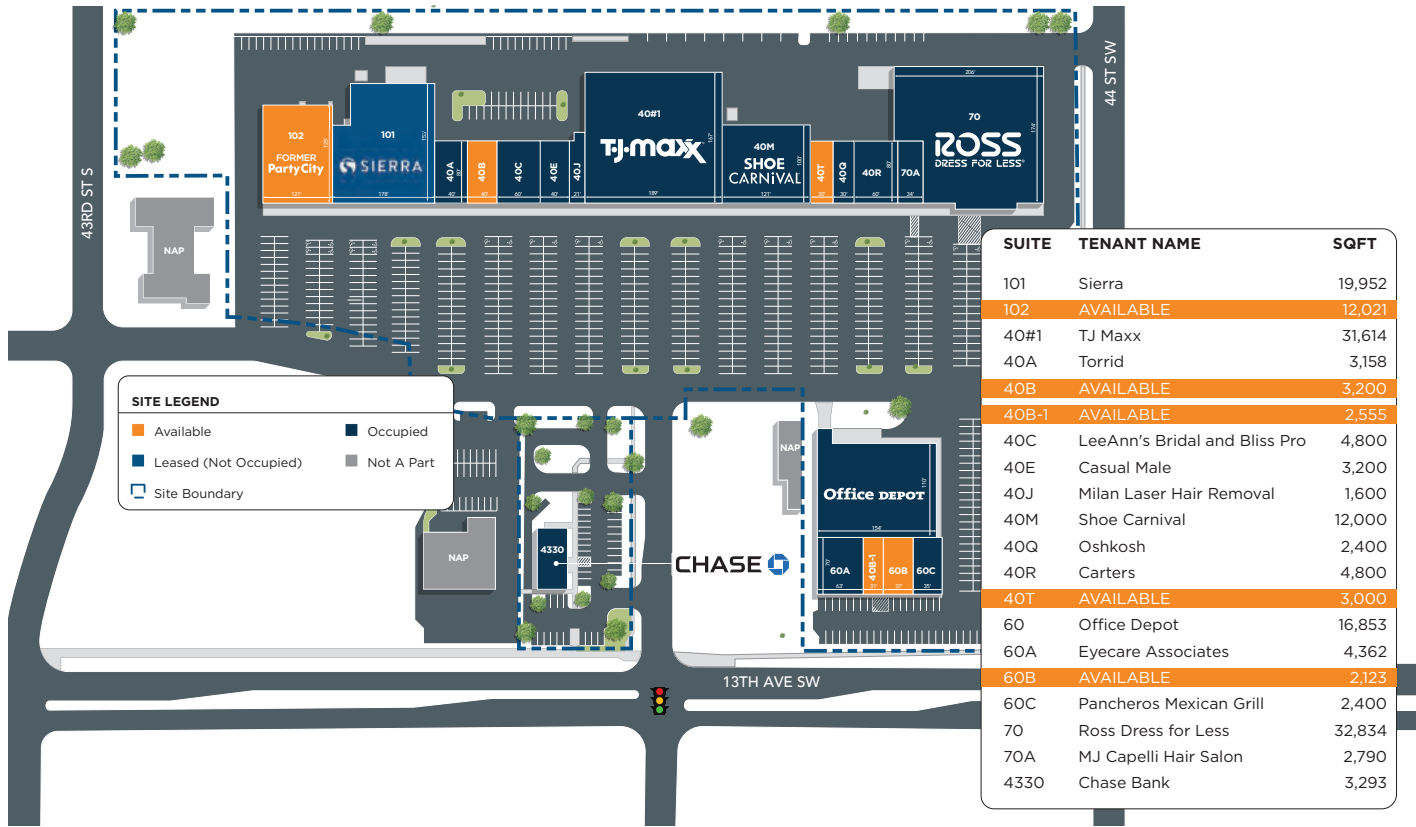


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## PROPERTY HIGHLIGHTS

- Prime Target-anchored retail opportunity with exceptional visibility along 13th Avenue S (**30,810 VPD**)
- Building and pylon signage available, offering strong brand exposure to high daily traffic
- Convenient access to **Interstate 29**, providing excellent regional connectivity
- Strategically positioned in a dominant retail corridor near **West Acres Shopping Center**
- Surrounded by a robust mix of national and regional retailers, including **Target**, Lowe's, Walmart, Scheels, Aldi, Kohl's, Old Navy, and Hornbacher's, driving consistent consumer traffic



## CO-TENANTS

TJ-maxx®

TORRID

carter's®

ROSS  
DRESS FOR LESS®

SHOE  
CARNIVAL

OSHKOSH  
B'gosh

SIERRA

target