

FOR LEASE

TJ MAXX CENTER FARGO, ND

2,123 - 12,021 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



30,810

13th Ave SW
VPD



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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



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SIERRA

target