

FOR LEASE



ACCESS Commercial, LLC

Grand Forks, ND



TURN-KEY AUTO SERVICE FACILITY

PROPERTY HIGHLIGHTS:

- Anchored by a new, upcoming Casey's Gas Station and Convenience Store
- Located directly off of the highly trafficked Demers Avenue with a 27,203 VPD
- Only 2-miles from the University of North Dakota with a student count of 13,876

ADDRESS:

604 S. Washington Street
Grand Forks, ND

BUILDING SIZE:

3,226 SF

LOT SIZE:

1.02 Acres

SALE PRICE:

\$16 PSF, NNN

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Danielle Lowry
danielle@accesscommercial.com
C: (402) 690-2488

Josh Kutilek
joshk@accesscommercial.com
C: (402) 215-2599

Amber Olson
amber@accesscommercial.com
C: (402) 618-5523

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

1 SURROUNDING EDUCATION MAP



CONTACT LISTING AGENTS FOR MORE INFORMATION:

Danielle Lowry
danielle@accesscommercial.com
C: (402) 690-2488

Josh Kutilek
joshk@accesscommercial.com
C: (402) 215-2599

Amber Olson
amber@accesscommercial.com
C: (402) 618-5523



ACCESS Commercial, LLC



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	10,134	46,725	49,955
Population	15,089	63,910	69,075
Average HH Income	\$83,317	\$87,831	\$92,748

31.4
MEDIAN
AGE

27,203
VEHICLES PER
DAY

33,430
EMPLOYEES
IN AREA

2,890
BUSINESSES
IN AREA

WWW.ACCESSCOMMERCIAL.COM

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Danielle Lowry
danielle@accesscommercial.com
C: (402) 690-2488

Josh Kutilek
joshk@accesscommercial.com
C: (402) 215-2599

Amber Olson
amber@accesscommercial.com
C: (402) 618-5523



ACCESS Commercial, LLC

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



DANIELLE LOWRY
BROKERAGE ASSOCIATE

Danielle has more than 10 years of experience in the real estate industry. She is responsible for the sales and leasing of commercial real estate properties. Danielle holds a degree in Real Estate and Land Use Economics from the University of Nebraska at Lincoln and is a licensed Real Estate Agent in the states of Nebraska and Iowa. She is a member of the International Council of Shopping Centers and is a Next Generation Iowa/Nebraska Chairperson.



AMBER OLSON
BROKERAGE ASSOCIATE

Amber has over 16 years of experience in the shopping center industry and primarily focuses on tenant and landlord representation with both local and National tenants. She has great knowledge of all areas of commercial real estate including; sales, property management, development and investments. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, is a licensed Real Estate Agent in the State of Nebraska, and has been a member of the international Council of Shopping Centers (ICSC) since 2008.



JOSH KUTILEK
BROKERAGE ASSOCIATE

joshk@accesscommercial.com
C: (402) 215-2599





CONTACT LISTING AGENTS FOR MORE INFORMATION:

Danielle Lowry
danielle@accesscommercial.com
C: (402) 690-2488

Josh Kutilek
joshk@accesscommercial.com
C: (402) 215-2599

Amber Olson
amber@accesscommercial.com
C: (402) 618-5523

WWW.ACCESSCOMMERCIAL.COM

 facebook.com/accesscommercial
 instagram.com/accessretail