

3333 E HWY 10.

An 8,803 SF freestanding restaurant on a 2.04-acre, Target-anchored hard corner — fully built out, drive-thru ready, and with room for an outdoor beer garden and live-music venue.



8,803
SQUARE FEET

2.04
ACRE SITE

30K+
DAILY CARS

100%
TURN-KEY

01 The Offering

Step into a fully built-out restaurant and bar at one of Moorhead's busiest retail corners. Complete hood and make-up air systems, a finished kitchen, walk-ins, bar, booths, and seating are already in place, so an operator can open in a fraction of the usual timeline and skip hundreds of thousands in restaurant buildout. The building can also take a drive-thru, and the hard-corner visibility opens it to a wide range of uses.

- ◆ 8,803 SF freestanding building on 2.04 acres
- ◆ Full kitchen: hoods, make-up air, walk-ins, prep line
- ◆ Finished bar plus booths, chairs, tables, and FF&E
- ◆ Drive-thru can be added to the existing building*
- ◆ Signalized, full-access intersection — 30,000+ VPD
- ◆ Dedicated pylon signage at the corner
- ◆ Target-anchored, ringed by daily-traffic retail
- ◆ New Starbucks, Chipotle, and Arby's in the trade area

*Drive-thru addition subject to municipal site-plan approval.

POSITIONING

Grocery-anchored Target corner in a dense retail node

TRAFFIC

30,000+ daily cars at a signalized, full-access intersection

OPPORTUNITY

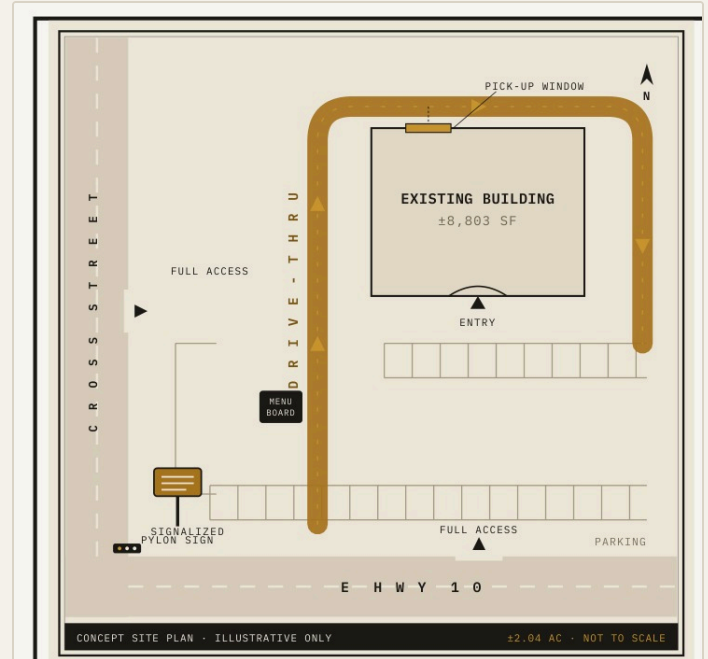
Open turn-key today, add a beer garden, or add a drive-thru lane

02 Drive-Thru Ready

On roughly two acres with low building coverage, the existing building can accommodate a drive-thru — and a lane works for far more than food. It lets a quick-service, coffee, or fast-casual operator build on a kitchen that's already here, and it opens the corner to a bank with drive-up teller lanes or a medical, dental, or pharmacy tenant with a drive-up window. Lane, stacking, and circulation are subject to municipal site-plan approval.



ARTIST'S RENDERING — DRIVE-THRU CONCEPT



DRIVE-THRU LANE VEHICLE FLOW

03 Beer Garden & Live Music

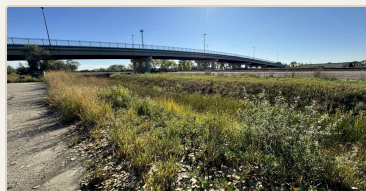
The same low building coverage that fits a drive-thru also leaves a wide paved apron for an outdoor beer garden, a stage, and an event lawn — built around a kitchen and bar that already convey. The site is wrapped by rail, a drainage channel, and the Highway 10 bridge, so there's no sound-sensitive neighbor to limit late-night music, and TAK Music Venue and Red Hen Taphouse next door already draw a crowd to the corner.



ARTIST'S RENDERING — BEER-GARDEN CONCEPT



AS-IS — LOT & BRIDGE



AS-IS — NATURAL BUFFER

- ◆ **Wide paved apron** — beer garden, stage, tents, overflow
- ◆ **No sound-sensitive neighbor** — live music late
- ◆ **Next to TAK Music Venue & Red Hen Taphouse**
- ◆ **Turn-key kitchen & bar** already in place

04 Built For More Than One Concept

01

Turn-Key Restaurant

Open in the existing box — kitchen, bar, and seating convey. Skip the buildout and the wait.

02

Beer Garden & Live Music

Activate the paved apron with an outdoor garden and stage — and no neighbors to keep the volume down.

03

Drive-Thru: QSR, Bank or Medical

Add a lane for coffee or QSR, a bank with drive-up teller lanes, or a pharmacy or medical drive-up.

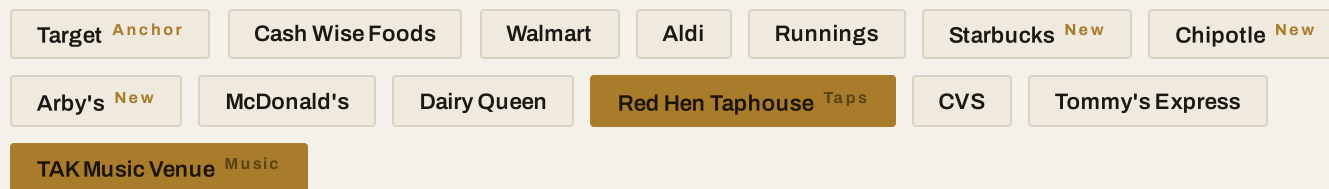
04

Flexible Conversion

Medical & dental, bank, urgent care, childcare, fitness, or retail on a hard-corner pad.

05 Location & Co-Tenancy

A Target-anchored corner pulling daily traffic from every direction, with national brands still opening into the trade area — and an established live-music cluster right next door.



One building, **four ways to win** — a restaurant, a beer garden, a drive-thru, or a conversion on a proven corner.

LISTED BY

ReUrban, LLC · Dixon Diebold

651-343-1889 · dixon@reurbanrealestate.com

**BROKERS
WELCOME**

Renderings are conceptual and the site plan is illustrative and not to scale. Drive-thru, outdoor service, stage, and any change of use are subject to zoning and municipal approval. Information contained herein is believed to be reliable but is not guaranteed and is subject to change.