

# FOR LEASE



West Fargo, ND



## INCREDIBLE OPPORTUNITY

### TOP RETAIL CORRIDOR IN FARGO

#### PROPERTY HIGHLIGHTS:

- Top shopping destination in the market, located in the heart of West Fargo's retail hub.
- Off the chart Placer.ai data for surrounding big box retailers
- Strong national tenants including TJ Maxx, HomeGoods, Five Below, and Marshalls.
- Former retail space available with large monument sign located at the main entrance on 13th Ave.
- Highly trafficked area with over 36,000 vehicles per day.
- Ample parking with 255 parking spaces; a ratio of 2.83 spaces per 1,000 SF.

#### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson  
kirk@accesscommercial.com  
C: (402) 616 - 2580

Justin Costello  
costello@accesscommercial.com  
C: (402) 216 - 7018

#### ADDRESS:

1500 13th Avenue East  
West Fargo, ND 58078

#### AVAILABLE:

Suite D - 3,850 SF

Suite E - 10,125 SF

#### LEASE RATE:

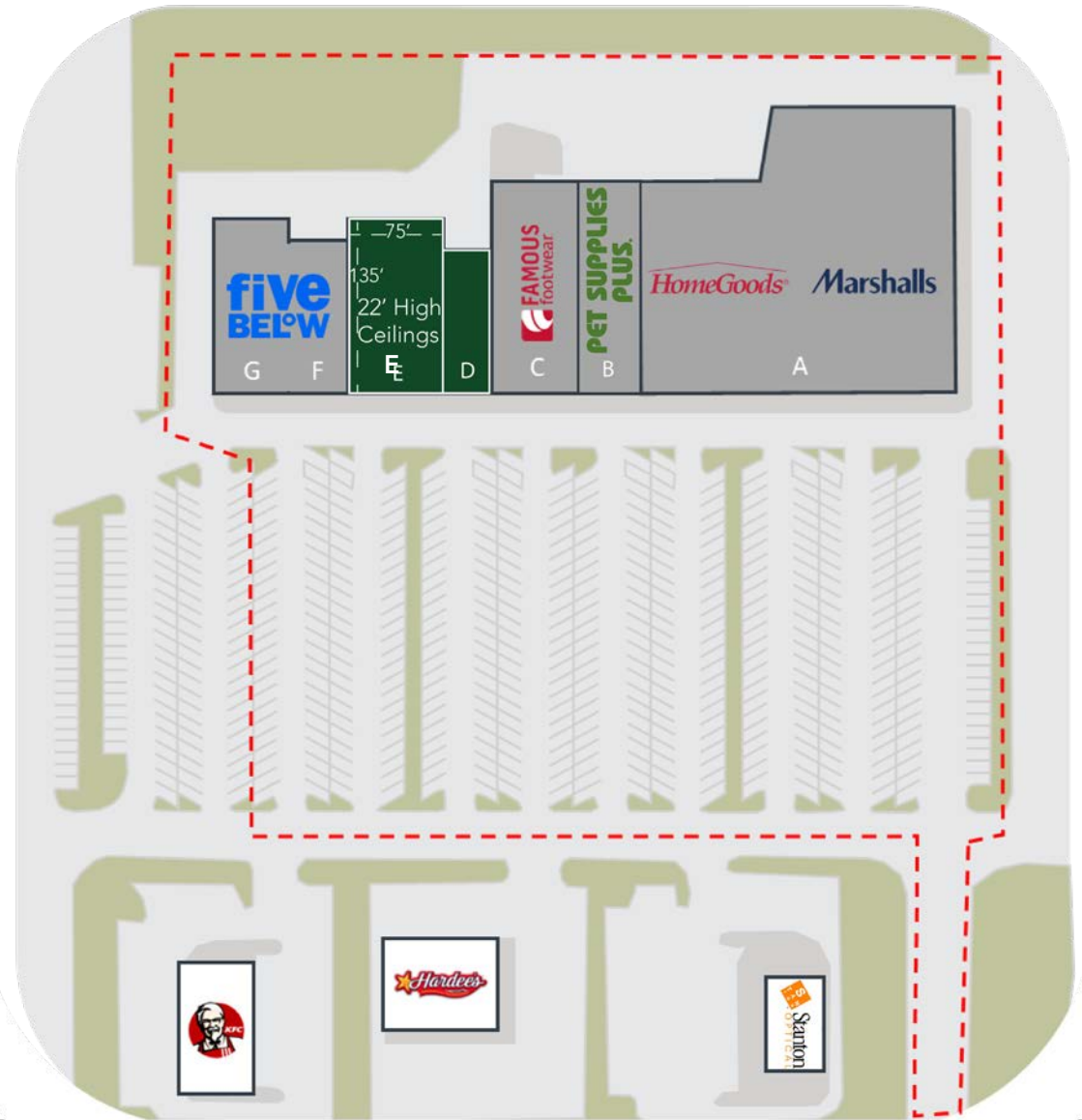
\$20.00, NNN

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## SUITE DIRECTORY:

SUITE	TENANT	SF
A	Marshalls	46,661 SF
B	Pet Supplies Plus	7,250 SF
C	Famous Footwear	9,750 SF
D	Available 01/26	3,850 SF
E	VACANT	10,125 SF
F,G	Five Below	12,223 SF
<b>TOTAL</b>		<b>90,558 SF</b>



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Target:  
99th percentile  
Nationwide!



Menards:  
94th percentile  
Nationwide!



Dollar Tree:  
95th percentile  
Nationwide!



Hobby Lobby:  
93rd percentile  
Nationwide!



**DEMOGRAPHICS:**

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	11,081	75,265	143,179
Population	16,528	74,555	171,980
Average HH Income	\$96,854	\$102,939	\$107,158

**143,179**  
DAYTIME  
POPULATION  
\* 5 MILE

**36,765**  
VEHICLES PER  
DAY

**109,549**  
EMPLOYEES  
IN AREA

**8,223**  
BUSINESSES  
IN AREA

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# 4 AREA TENANTS



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## ABOUT ACCESS

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.



### KIRK HANSON PRINCIPAL

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a midwest-focused general contracting firm. Kirk thrives on creating lasting relationships with a wide range of business professionals, while adding value to all parties desired outcomes.

Early in his career, Kirk focused on leasing and developing shopping centers with The Dial Companies. While leasing and developing multiple retail projects throughout the midwest, a substantial amount of tenant and market expertise was earned. With this experience, he and co-founder Darren Hicks created ACCESS Commercial, LLC in 2009.

Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



### JUSTIN COSTELLO JR BROKER ASSOCIATE

Justin supports the ACCESS Brokerage team to list and transact deals efficiently and seamlessly. He assists with tenant representation, administrating initial marketing strategy of the property, and acts as a crucial piece of our team approach with every partner. Justin is gleaning experience from the Brokerage team while completing his degree in Psychology. He previously played on the University of Nebraska-Lincoln basketball team and with this experience, brings a strong work ethic and respect to the integrity of our team values.



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