EAST GRAND FORKS, MN

AVAILABLE SPACE — AT EAST GRAND FORKS, MN

FOR LEASE

130 Gateway Drive NE. East Grand Forks, MN 56721

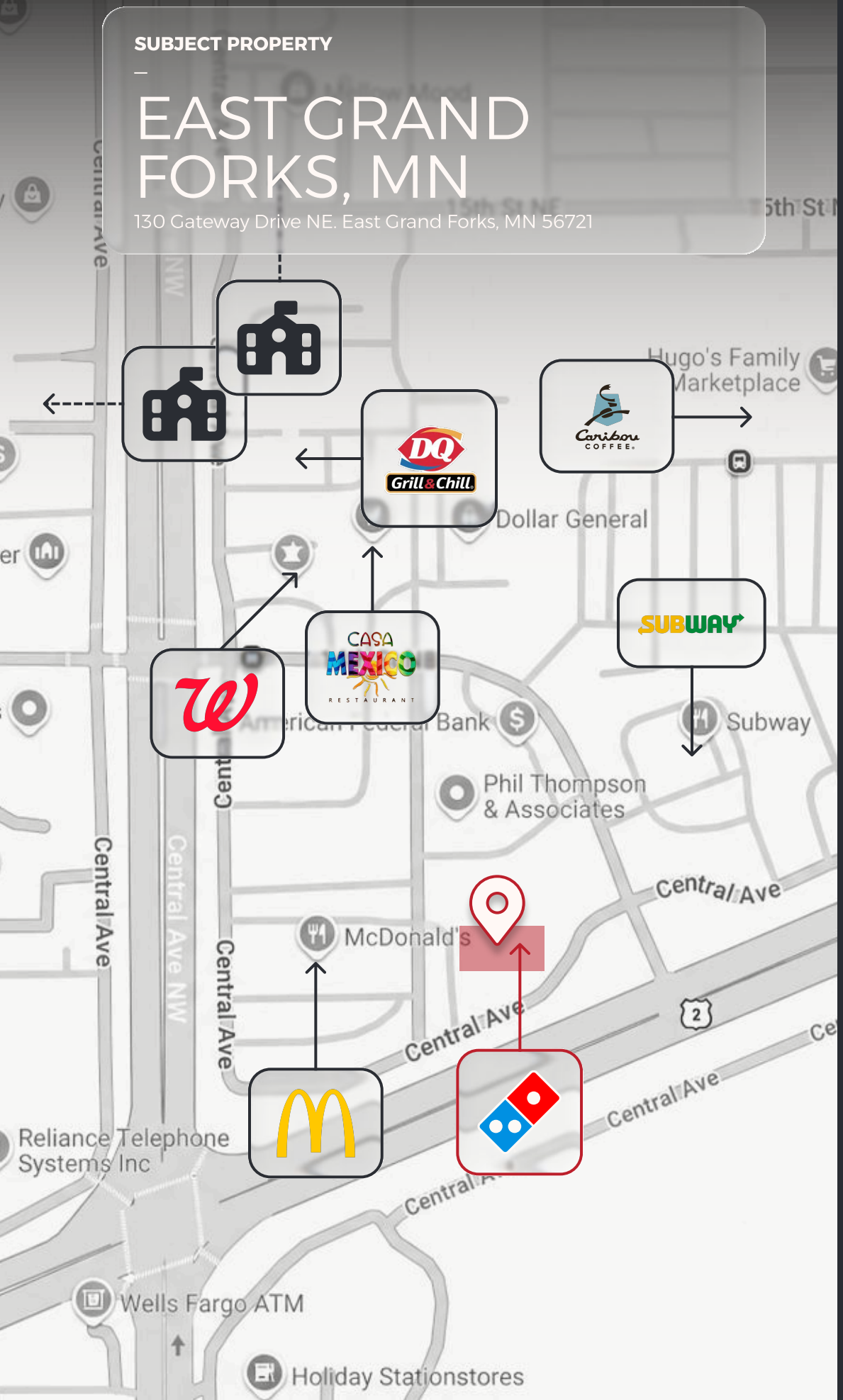
$18	**$5**	**—**	**1,150**
PER SQFT	PER SQFT (EST.)	NO TI	SQFT
BASE RENT	**NNN COST**	**TI**	**LEASABLE SPACE**

SUBJECT PROPERTY

—

EAST GRAND FORKS, MN

130 Gateway Drive NE. East Grand Forks, MN 56721



— AREA MAP

EAST GRAND FORKS HIGH SCHOOL TENNIS COURTS

NORTHLAND COMMUNITY & TECHNICAL COLLEGE

CARIBOU COFFEE

DQ GRILL & CHILL

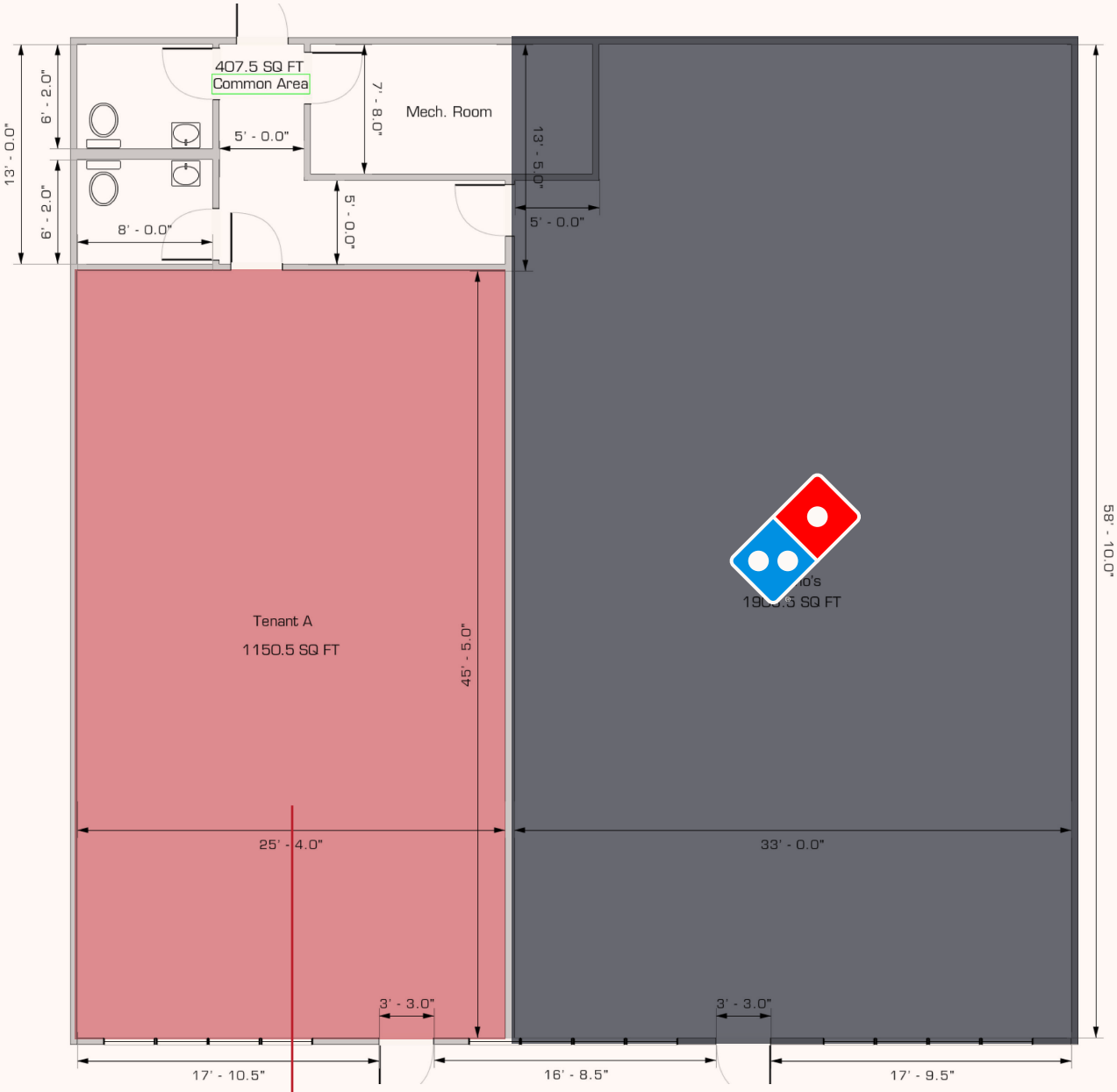
WALGREENS PHARMACY

MCDONALD'S

CASA MEXICO RESTAURANT

SUBWAY

— FLOORPLAN

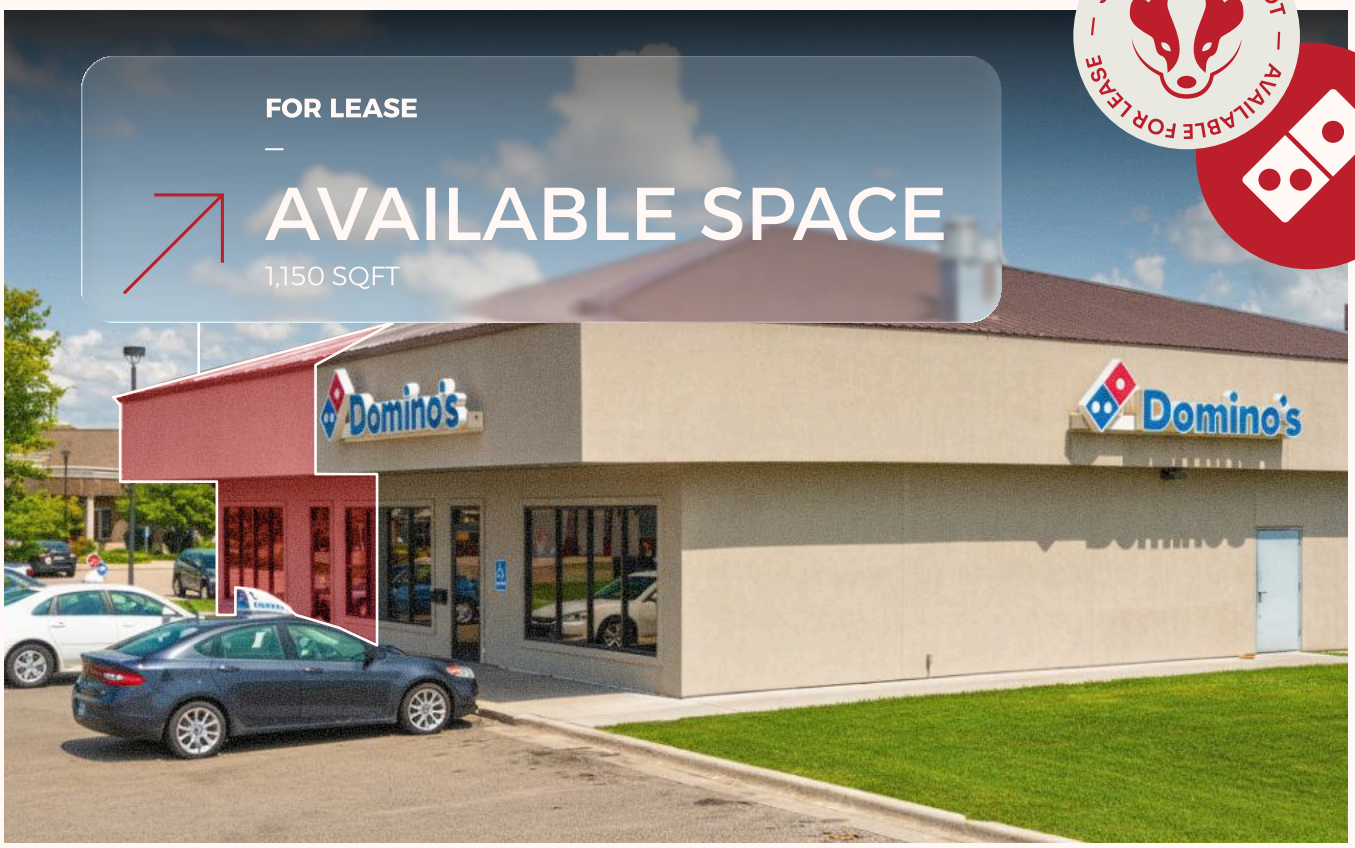


SPACE FOR LEASE

1,150.5 SQFT

This floor plan is a scaled diagram that visually represents the layout of the condominium. It provides an overview of the spatial organization and flow within the area.

— IMAGES


FOR LEASE
—
AVAILABLE SPACE
1,150 SQFT
Domino's
Domino's

FOR LEASE
—
PYLON SPOT
AVAILABLE
Domino's

— DEMOGRAPHIC & INCOME PROFILE

Rings / 1 mile radius

Summary	Census 2020	2025	2030
Total Population	5,401	5,350	5,316
Total Households	2,403	2,359	2,360
Family Households	1,272	1,200	1,181
Average Household Size	2.20	2.21	2.20
Owner Occupied Housing Units	1,173	1,149	1,158
Renter Occupied Housing Units	1,230	1,210	1,201
Median Age	34.5	34.9	34.8

Trends 2025 - 2030	Area	State	National
Population	-0.1%	0.4%	0.4%
Households	0.0%	0.5%	0.6%
Family Population	-0.3%	0.3%	0.5%
Owner Occupied Housing Units	0.2%	0.6%	0.0%
Median Household Income	1.7%	2.2%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	441	8.2%	425	7.9%	403	7.6%
5-9	400	7.4%	411	7.7%	380	7.2%
10-14	364	6.7%	371	6.9%	384	7.2%
15-19	322	6.0%	337	6.3%	349	6.6%
20-24	391	7.2%	405	7.6%	425	8.0%
25-29	384	7.1%	379	7.1%	398	7.5%
30-34	438	8.1%	354	6.6%	333	6.3%
35-39	417	7.7%	396	7.4%	323	6.1%
40-44	283	5.2%	399	7.5%	370	7.0%
45-49	253	4.7%	258	4.8%	374	7.0%
50-54	256	4.7%	251	4.7%	252	4.7%
55-59	334	6.2%	216	4.0%	218	4.1%
60-64	326	6.0%	300	5.6%	205	3.9%
65-69	253	4.7%	273	5.1%	257	4.8%
70-74	177	3.3%	221	4.1%	243	4.6%
75-79	119	2.2%	136	2.5%	176	3.3%
80-84	103	1.9%	92	1.7%	107	2.0%
Age 85+	140	2.6%	124	2.3%	118	2.2%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

— DEMOGRAPHIC & INCOME PROFILE

Rings / 1 mile radius

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	279	11.8%	259	11.0%
$10,000-14,999	130	5.5%	121	5.1%
$15,000-19,999	109	4.6%	97	4.1%
$20,000-24,999	79	3.4%	71	3.0%
$25,000-29,999	111	4.7%	90	3.8%
$30,000-34,999	134	5.7%	123	5.2%
$35,000-39,999	64	2.7%	59	2.5%
$40,000-44,999	70	3.0%	67	2.8%
$45,000-49,999	54	2.3%	49	2.1%
$50,000-59,999	177	7.5%	175	7.4%
$60,000-74,999	243	10.3%	248	10.5%
$75,000-99,999	221	9.4%	233	9.9%
$100,000-124,999	184	7.8%	192	8.1%
$125,000-149,999	160	6.8%	166	7.0%
$150,000-19,9999	241	10.2%	276	11.7%
$200,000-249,999	42	1.8%	54	2.3%
$250,000-299,999	34	1.4%	43	1.8%
$300,000-399,999	20	0.8%	24	1.0%
$400,000-499,999	5	0.2%	5	0.2%
$500,000+	4	0.2%	5	0.2%

Median Household Income	USD 58,284	-	USD 63,456	-
Average Household Income	USD 75,767	-	USD 81,893	-
Per Capita Income	USD 32,043	-	USD 34,779	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,137	76.6%	4,083	76.3%	4,001	75.3%
Black Alone	569	10.5%	513	9.6%	509	9.6%
American Indian	118	2.2%	125	2.3%	128	2.4%
Asian Alone	37	0.7%	36	0.7%	39	0.7%
Pacific Islander	1	0.0%	1	0.0%	1	0.0%
Some Other Race	144	2.7%	160	3.0%	172	3.2%
Two or More Races	395	7.3%	432	8.1%	466	8.8%
Hispanic (Any Race)	428	7.9%	472	8.8%	509	9.6%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

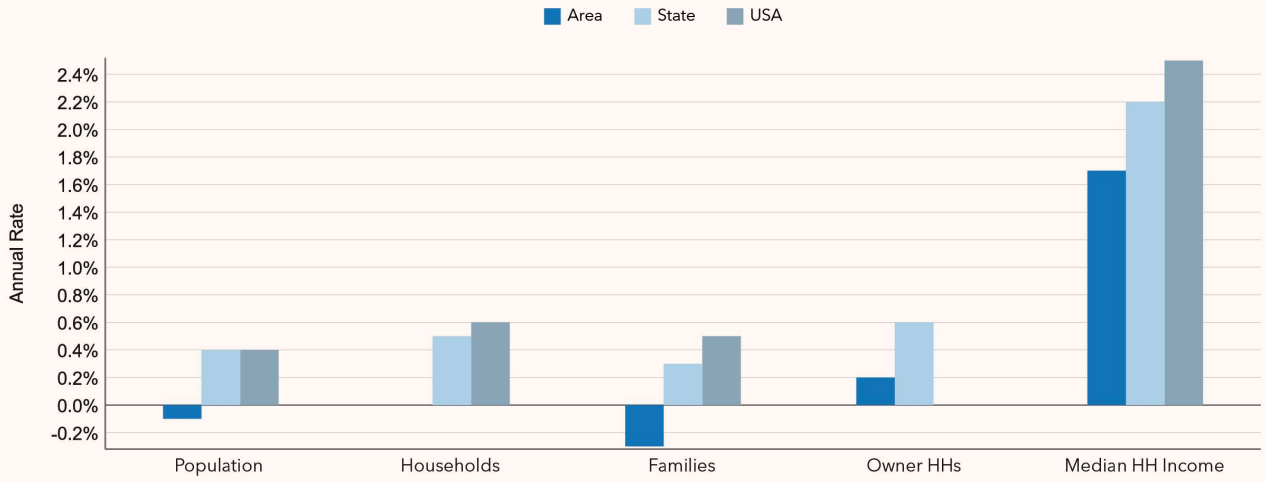
— DEMOGRAPHIC & INCOME PROFILE

Rings / 1 mile radius

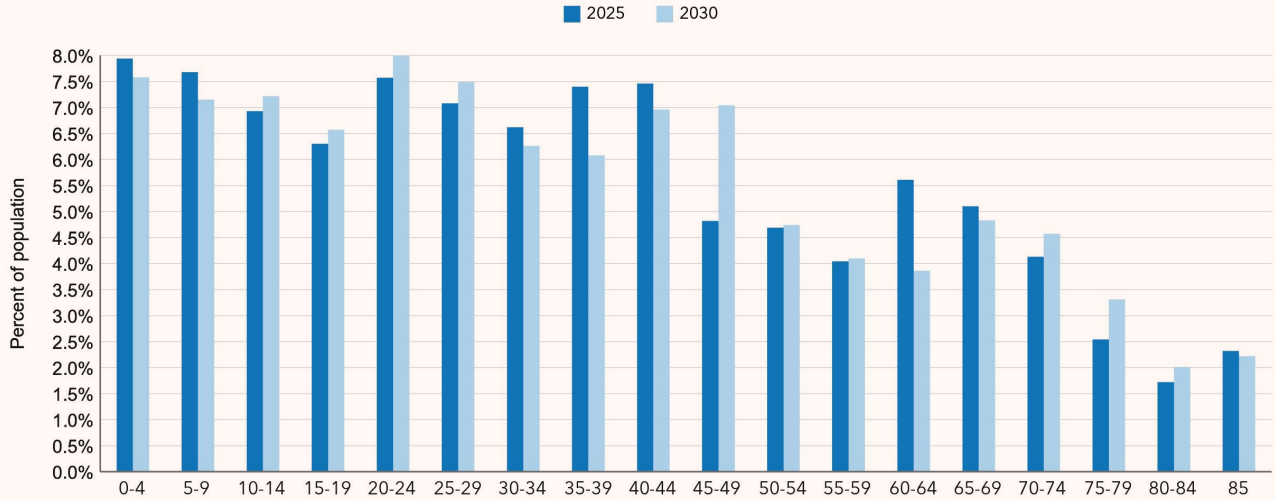
Key Indicators for 2025

5,350	2,359	2.21	34.9	6,222
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

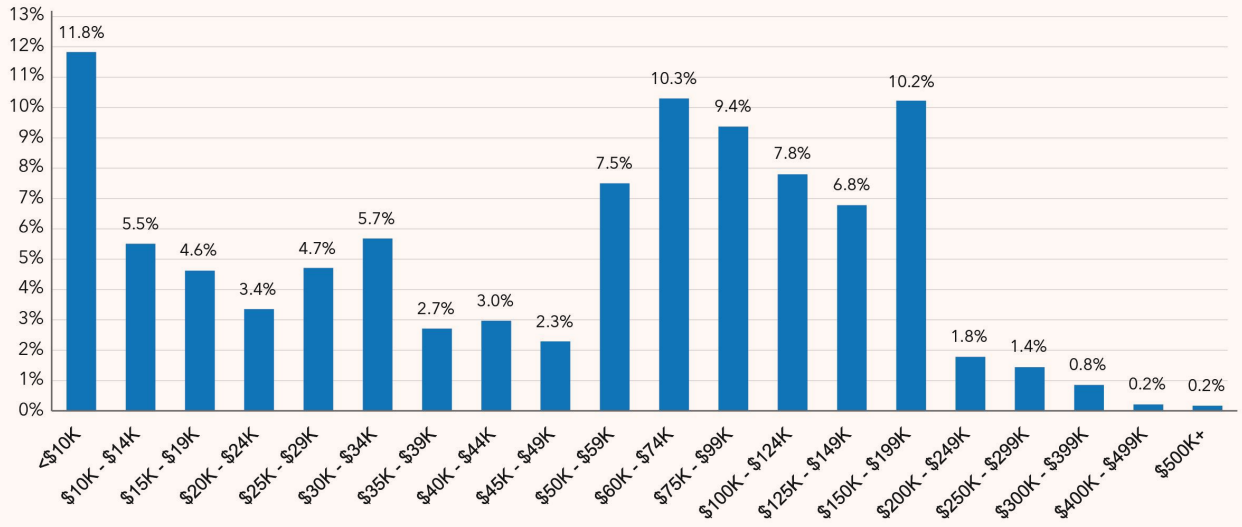
— DEMOGRAPHIC & INCOME PROFILE

Rings / 1 mile radius

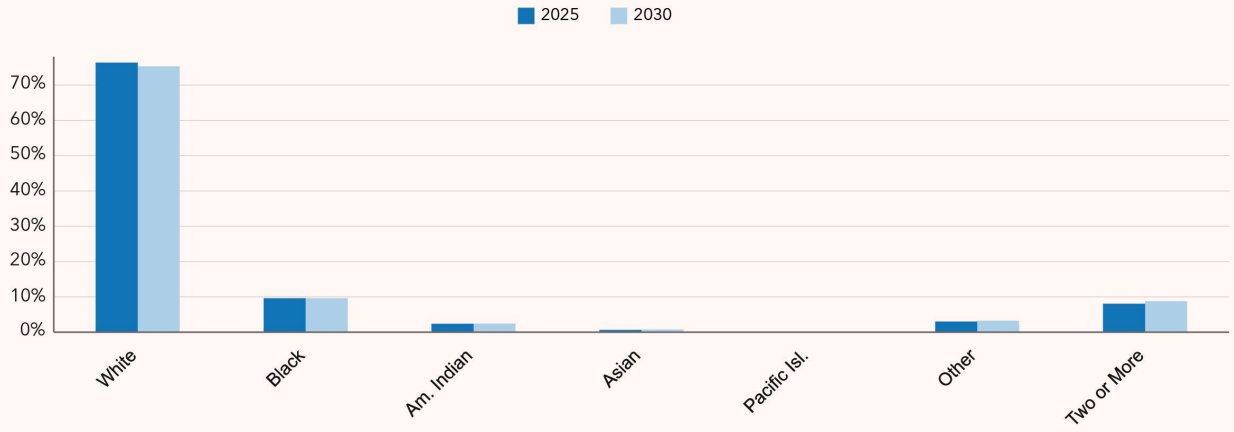
Key Indicators for 2025

USD 58,284	USD 50,000	49	88	50
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

— DEMOGRAPHIC & INCOME PROFILE

Rings / 3 mile radius

Summary	Census 2020	2025	2030
Total Population	34,771	34,447	34,594
Total Households	13,748	13,786	13,986
Family Households	7,335	7,042	7,006
Average Household Size	2.34	2.30	2.28
Owner Occupied Housing Units	7,522	7,595	7,728
Renter Occupied Housing Units	6,226	6,191	6,257
Median Age	31.6	32.2	33.0

Trends 2025 - 2030	Area	State	National
Population	0.1%	0.4%	0.4%
Households	0.3%	0.5%	0.6%
Family Population	-0.1%	0.3%	0.5%
Owner Occupied Housing Units	0.3%	0.6%	0.0%
Median Household Income	1.9%	2.2%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,172	6.3%	2,088	6.1%	2,031	5.9%
5-9	2,048	5.9%	2,016	5.8%	1,889	5.5%
10-14	2,014	5.8%	1,937	5.6%	1,970	5.7%
15-19	3,386	9.7%	3,495	10.2%	3,436	9.9%
20-24	4,243	12.2%	3,818	11.1%	3,985	11.5%
25-29	2,702	7.8%	2,809	8.2%	2,577	7.5%
30-34	2,575	7.4%	2,359	6.8%	2,321	6.7%
35-39	2,256	6.5%	2,326	6.8%	2,154	6.2%
40-44	1,751	5.0%	2,153	6.3%	2,246	6.5%
45-49	1,631	4.7%	1,664	4.8%	2,060	6.0%
50-54	1,606	4.6%	1,535	4.5%	1,581	4.6%
55-59	1,986	5.7%	1,467	4.3%	1,454	4.2%
60-64	1,928	5.5%	1,782	5.2%	1,401	4.0%
65-69	1,581	4.5%	1,675	4.9%	1,613	4.7%
70-74	1,144	3.3%	1,315	3.8%	1,451	4.2%
75-79	704	2.0%	920	2.7%	1,101	3.2%
80-84	515	1.5%	560	1.6%	736	2.1%
Age 85+	529	1.5%	529	1.5%	591	1.7%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

— DEMOGRAPHIC & INCOME PROFILE

Rings / 3 mile radius

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	728	5.3%	662	4.7%
$10,000-14,999	505	3.7%	461	3.3%
$15,000-19,999	442	3.2%	341	2.4%
$20,000-24,999	467	3.4%	423	3.0%
$25,000-29,999	706	5.1%	634	4.5%
$30,000-34,999	823	6.0%	745	5.3%
$35,000-39,999	314	2.3%	286	2.0%
$40,000-44,999	478	3.5%	450	3.2%
$45,000-49,999	391	2.8%	331	2.4%
$50,000-59,999	924	6.7%	904	6.5%
$60,000-74,999	1,589	11.5%	1,566	11.2%
$75,000-99,999	2,055	14.9%	2,203	15.8%
$100,000-124,999	1,302	9.4%	1,320	9.4%
$125,000-149,999	1,134	8.2%	1,311	9.4%
$150,000-199,999	1,070	7.8%	1,235	8.8%
$200,000-249,999	276	2.0%	397	2.8%
$250,000-299,999	248	1.8%	323	2.3%
$300,000-399,999	155	1.1%	195	1.4%
$400,000-499,999	83	0.6%	84	0.6%
$500,000+	98	0.7%	115	0.8%

Median Household Income	USD 69,809	-	USD 76,596	-
Average Household Income	USD 88,025	-	USD 95,876	-
Per Capita Income	USD 35,961	-	USD 39,529	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,516	82.0%	28,085	81.5%	27,865	80.5%
Black Alone	1,539	4.4%	1,486	4.3%	1,499	4.3%
American Indian	989	2.8%	976	2.8%	1,035	3.0%
Asian Alone	806	2.3%	790	2.3%	846	2.5%
Pacific Islander	16	0.1%	17	0.1%	20	0.1%
Some Other Race	605	1.7%	682	2.0%	721	2.1%
Two or More Races	2,300	6.6%	2,410	7.0%	2,608	7.5%
Hispanic (Any Race)	1,966	5.7%	2,184	6.3%	2,357	6.8%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

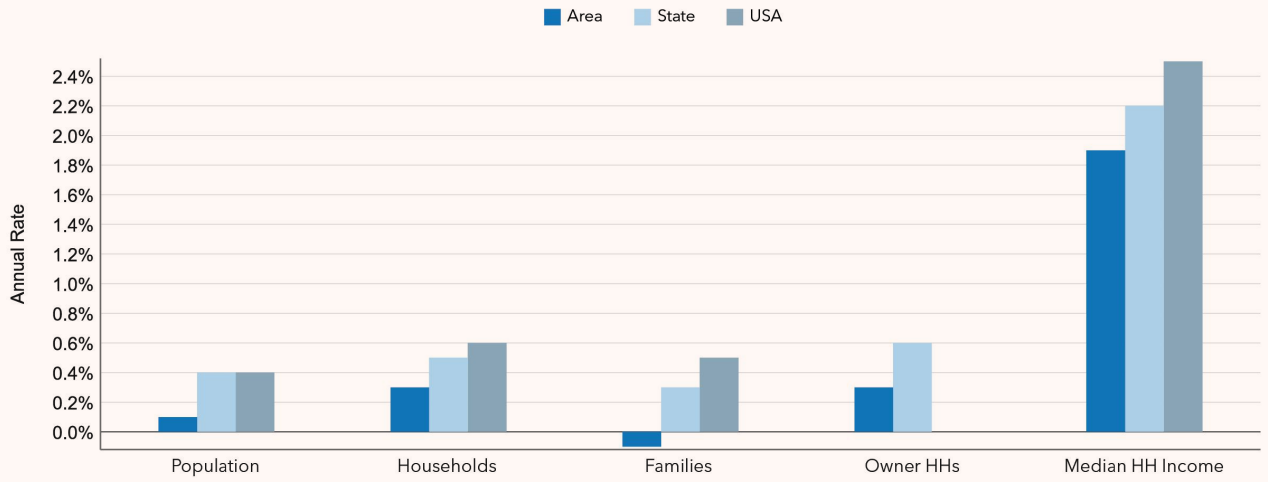
— DEMOGRAPHIC & INCOME PROFILE

Rings / 3 mile radius

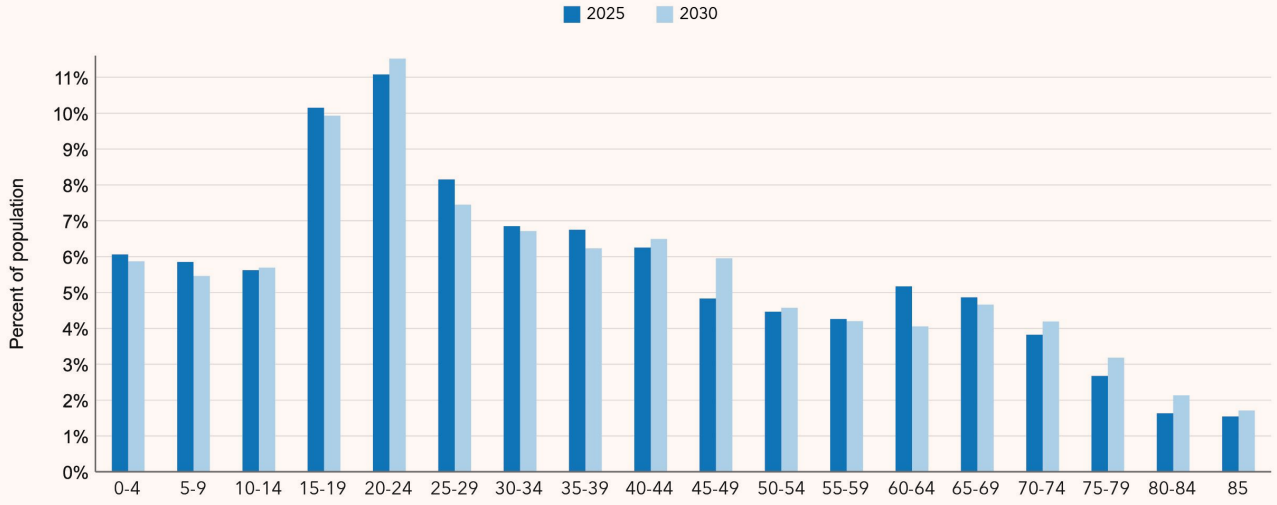
Key Indicators for 2025

34,447	13,786	2.30	32.2	32,123
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

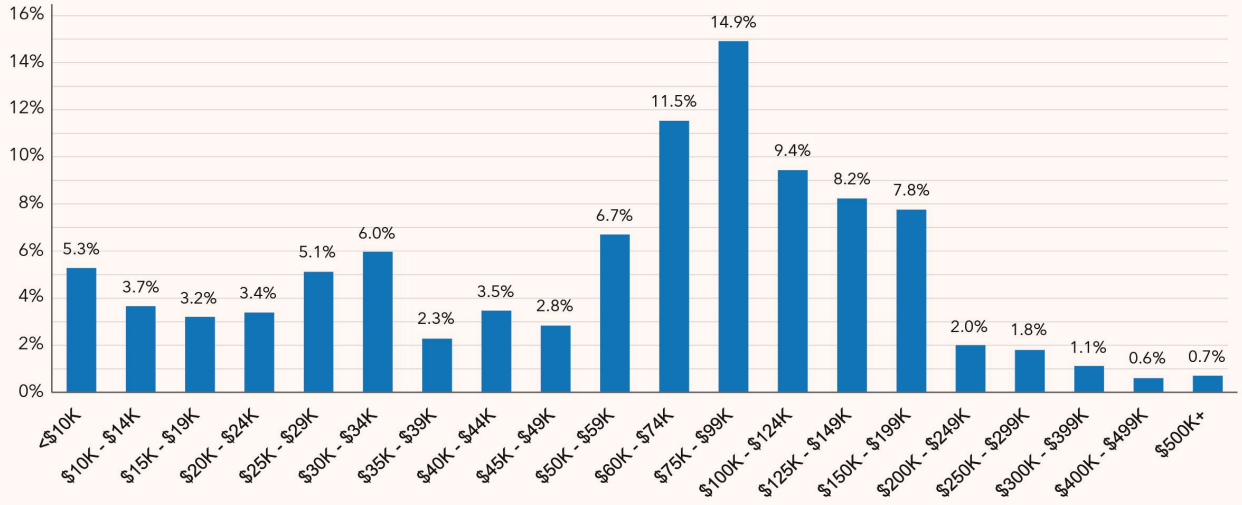
— DEMOGRAPHIC & INCOME PROFILE

Rings / 3 mile radius

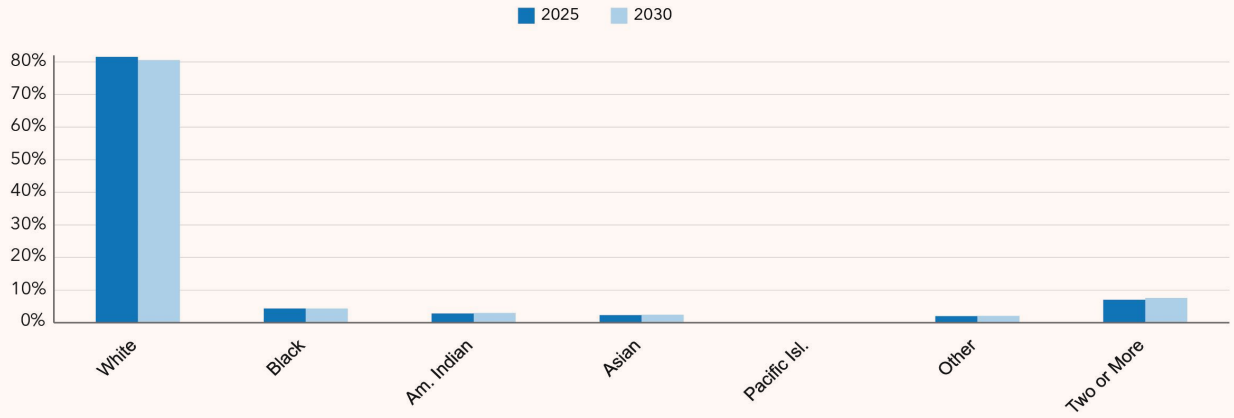
Key Indicators for 2025

USD 69,809	USD 113,674	62	103	41
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

— DEMOGRAPHIC & INCOME PROFILE

Rings / 5 mile radius

Summary	Census 2020	2025	2030
Total Population	67,693	67,513	67,810
Total Households	28,851	29,124	29,511
Family Households	14,452	13,913	13,869
Average Household Size	2.21	2.18	2.16
Owner Occupied Housing Units	13,569	13,771	14,183
Renter Occupied Housing Units	15,282	15,353	15,327
Median Age	31.0	31.9	33.1

Trends 2025 - 2030	Area	State	National
Population	0.1%	0.4%	0.4%
Households	0.3%	0.5%	0.6%
Family Population	-0.1%	0.3%	0.5%
Owner Occupied Housing Units	0.6%	0.6%	0.0%
Median Household Income	2.0%	2.2%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,233	6.3%	4,063	6.0%	3,995	5.9%
5-9	3,958	5.8%	3,884	5.8%	3,629	5.3%
10-14	3,722	5.5%	3,700	5.5%	3,719	5.5%
15-19	5,778	8.5%	5,874	8.7%	5,894	8.7%
20-24	9,347	13.8%	7,992	11.8%	8,172	12.1%
25-29	5,827	8.6%	6,335	9.4%	5,242	7.7%
30-34	5,126	7.6%	5,004	7.4%	5,176	7.6%
35-39	4,262	6.3%	4,612	6.8%	4,514	6.7%
40-44	3,406	5.0%	3,989	5.9%	4,346	6.4%
45-49	3,008	4.4%	3,193	4.7%	3,765	5.5%
50-54	3,005	4.4%	2,884	4.3%	3,071	4.5%
55-59	3,518	5.2%	2,789	4.1%	2,742	4.0%
60-64	3,566	5.3%	3,217	4.8%	2,687	4.0%
65-69	2,980	4.4%	3,158	4.7%	2,959	4.4%
70-74	2,182	3.2%	2,508	3.7%	2,753	4.1%
75-79	1,431	2.1%	1,827	2.7%	2,170	3.2%
80-84	1,089	1.6%	1,190	1.8%	1,538	2.3%
Age 85+	1,255	1.9%	1,292	1.9%	1,438	2.1%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

— DEMOGRAPHIC & INCOME PROFILE

Rings / 5 mile radius

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	1,472	5.0%	1,305	4.4%
$10,000-14,999	1,037	3.6%	967	3.3%
$15,000-19,999	1,119	3.8%	859	2.9%
$20,000-24,999	1,183	4.1%	1,065	3.6%
$25,000-29,999	1,470	5.0%	1,318	4.5%
$30,000-34,999	1,450	5.0%	1,343	4.5%
$35,000-39,999	663	2.3%	624	2.1%
$40,000-44,999	1,036	3.6%	966	3.3%
$45,000-49,999	947	3.3%	784	2.7%
$50,000-59,999	2,108	7.2%	2,096	7.1%
$60,000-74,999	3,097	10.6%	3,021	10.2%
$75,000-99,999	4,298	14.8%	4,570	15.5%
$100,000-124,999	2,408	8.3%	2,427	8.2%
$125,000-149,999	2,269	7.8%	2,672	9.1%
$150,000-199,999	2,005	6.9%	2,280	7.7%
$200,000-249,999	767	2.6%	1,094	3.7%
$250,000-299,999	749	2.6%	947	3.2%
$300,000-399,999	452	1.6%	565	1.9%
$400,000-499,999	272	0.9%	250	0.8%
$500,000+	323	1.1%	358	1.2%
Median Household Income	USD 69,328	-	USD 76,657	-
Average Household Income	USD 93,042	-	USD 101,417	-
Per Capita Income	USD 40,355	-	USD 44,353	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	54,729	80.8%	54,288	80.4%	53,888	79.5%
Black Alone	3,480	5.1%	3,486	5.2%	3,523	5.2%
American Indian	1,803	2.7%	1,777	2.6%	1,862	2.8%
Asian Alone	2,381	3.5%	2,316	3.4%	2,485	3.7%
Pacific Islander	33	0.1%	39	0.1%	44	0.1%
Some Other Race	1,005	1.5%	1,139	1.7%	1,195	1.8%
Two or More Races	4,262	6.3%	4,469	6.6%	4,814	7.1%
Hispanic (Any Race)	3,501	5.2%	3,910	5.8%	4,200	6.2%

SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

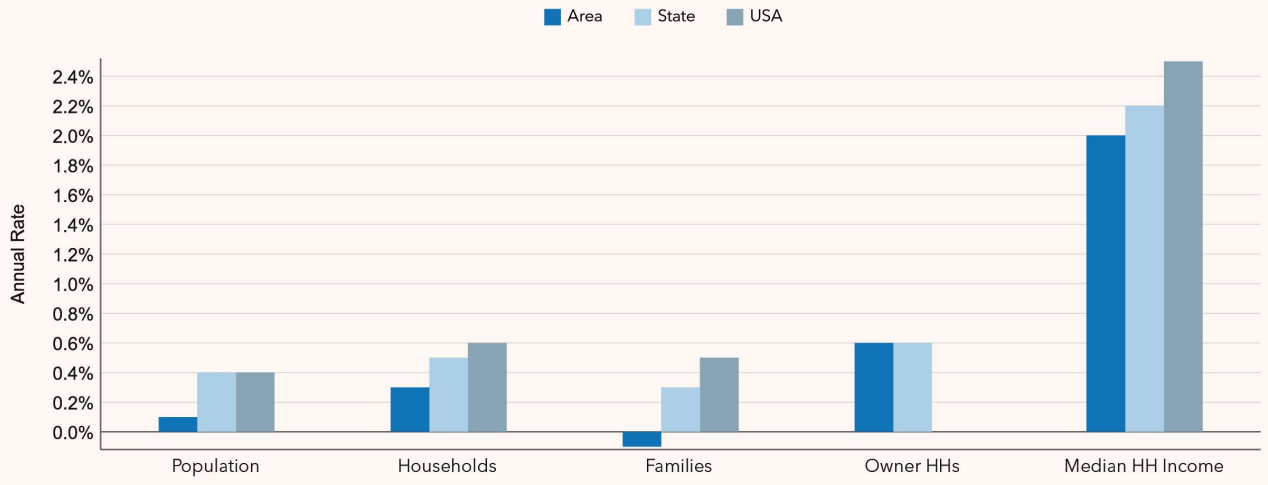
— DEMOGRAPHIC & INCOME PROFILE

Rings / 5 mile radius

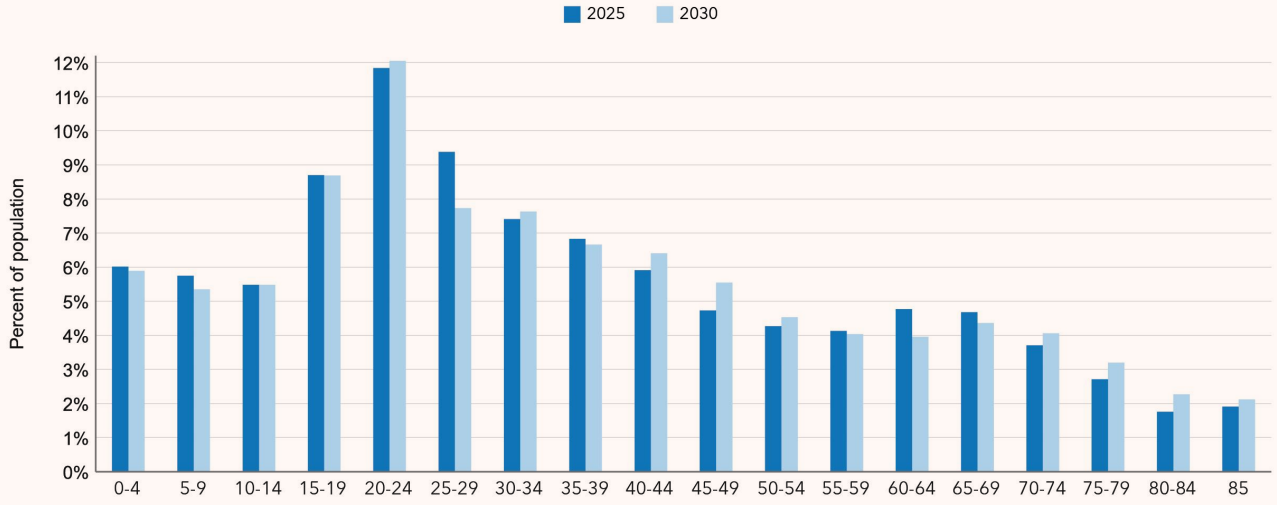
Key Indicators for 2025

67,513	29,124	2.18	31.9	73,679
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

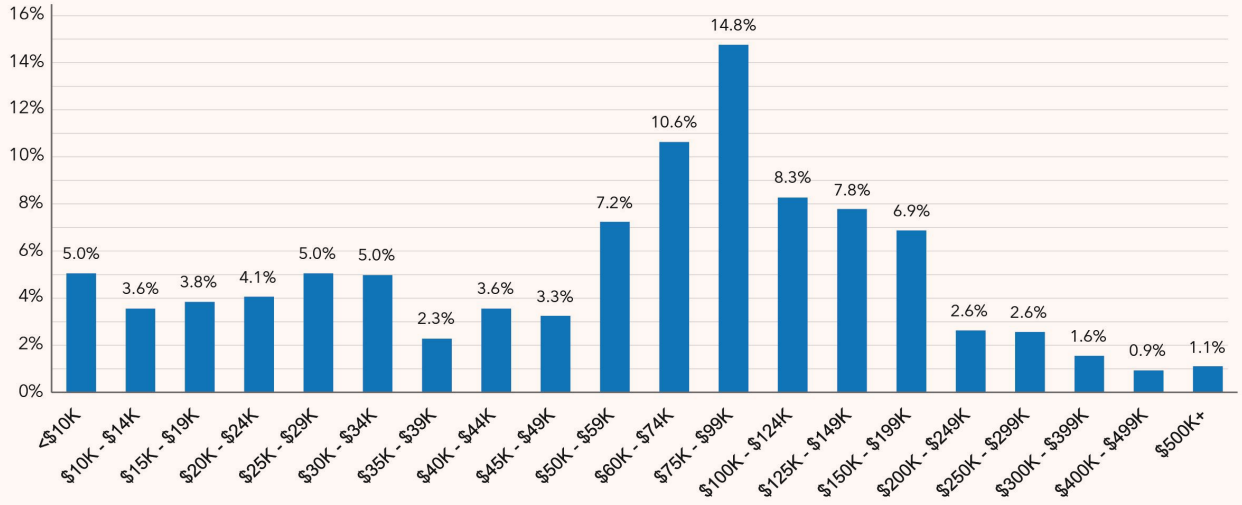
— DEMOGRAPHIC & INCOME PROFILE

Rings / 5 mile radius

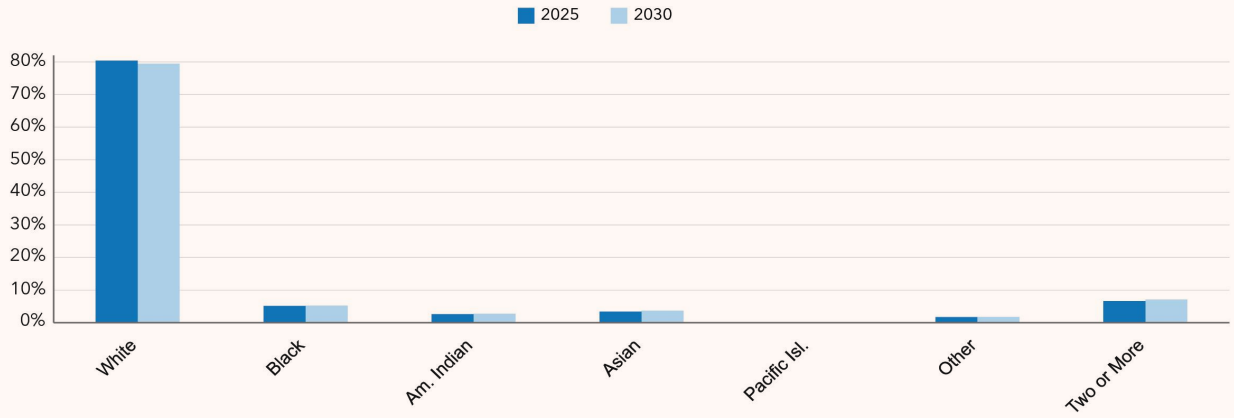
Key Indicators for 2025

USD 69,328	USD 88,958	66	91	42
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



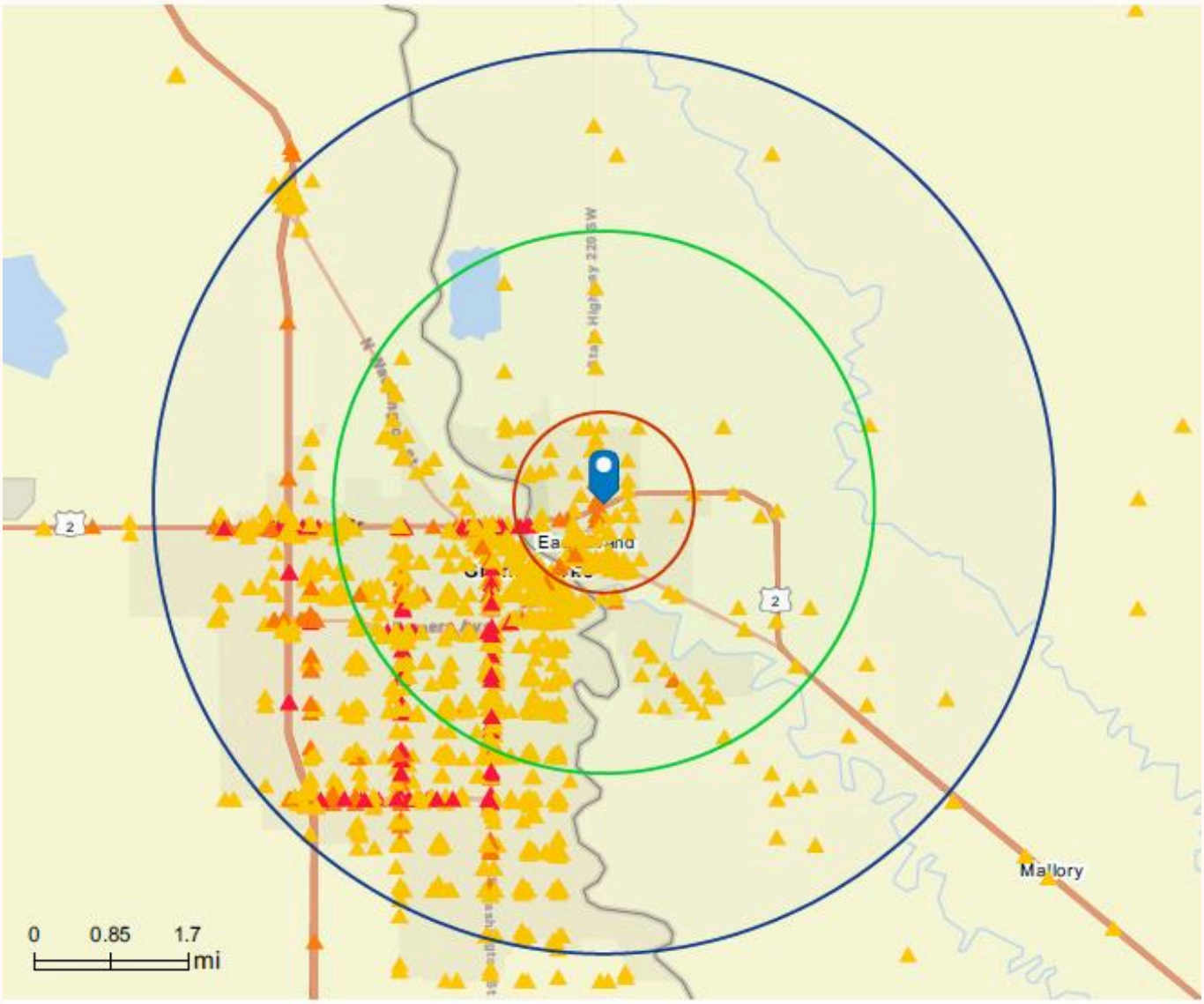
Population by Race



SOURCE: ESRI FORECASTS FOR 2025 AND 2030. U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS DATA.

— TRAFFIC COUNT MAP

Rings / 1, 3, 5 mile radii



Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day

SOURCE: TRAFFIC COUNTS (2025)

2026

— TRAFFIC COUNT MAP CLOSE UP

Rings / 1, 3, 5 mile radii

SOURCE: TRAFFIC COUNTS (2025)

2026

40
YEARS IN BUSINESS

10
STATES

2
GENERATIONS

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