

# Retail Property for Lease



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

4328 13<sup>th</sup> Avenue South - Fargo, ND 58103



## Site Plan



## Property Information

- ◆ Leasable: Up to 8,500 sq. ft.
- ◆ Built: New Construction - Built to Suit
- ◆ Available: 4th Quarter 2017
- ◆ Signage: Monument signage available
- ◆ Traffic Count: 28,150 vpd on 13<sup>th</sup> Ave. S
- ◆ Location: Located 1/2 block from West Acres Shopping Mall
- ◆ Lease Terms: Negotiable
- ◆ Lease Rate: Negotiable



Duemelands Commercial Real Estate  
301 E. Thayer Avenue - Bismarck, ND 58501  
Phone: (701) 221-2222  
[www.duemelands.com](http://www.duemelands.com)

April Eide, CCIM  
VP of Brokerage  
Direct: (701) 223-5863  
[april@duemelands.com](mailto:april@duemelands.com)

Jill Duemeland, CCIM  
CEO/Partner  
Direct: (701) 221-9033  
[jill@duemelands.com](mailto:jill@duemelands.com)  
Broker / Owner

The data and information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessor should conduct their own analysis and rely on their own investigative results.

# Site Plan

Retail Building



**Duemelands Commercial Real Estate**  
301 E. Thayer Avenue - Bismarck, ND 58501  
Phone: (701) 221-2222  
[www.duemelands.com](http://www.duemelands.com)

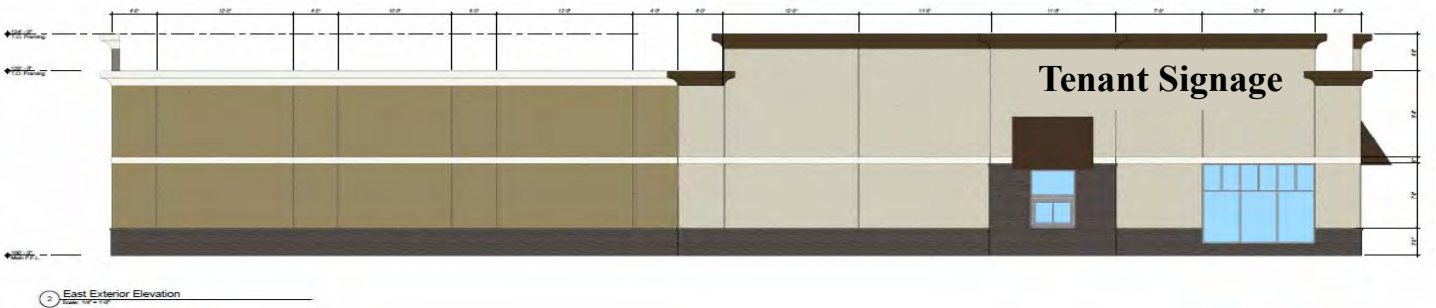
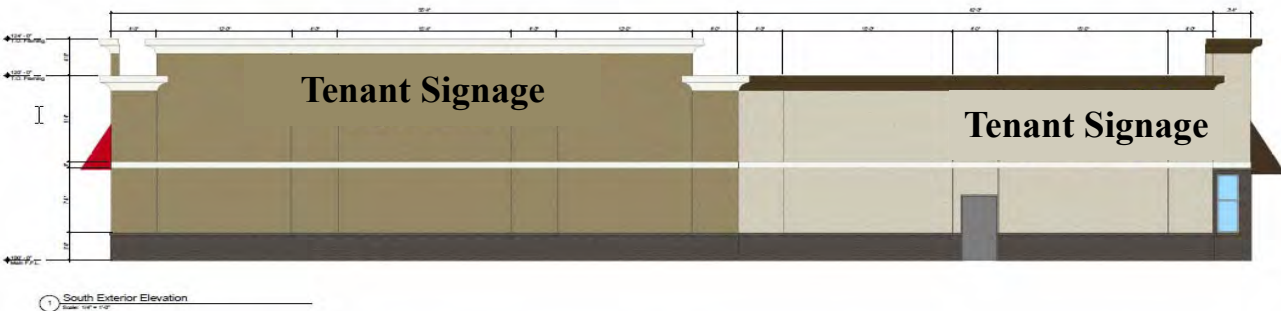
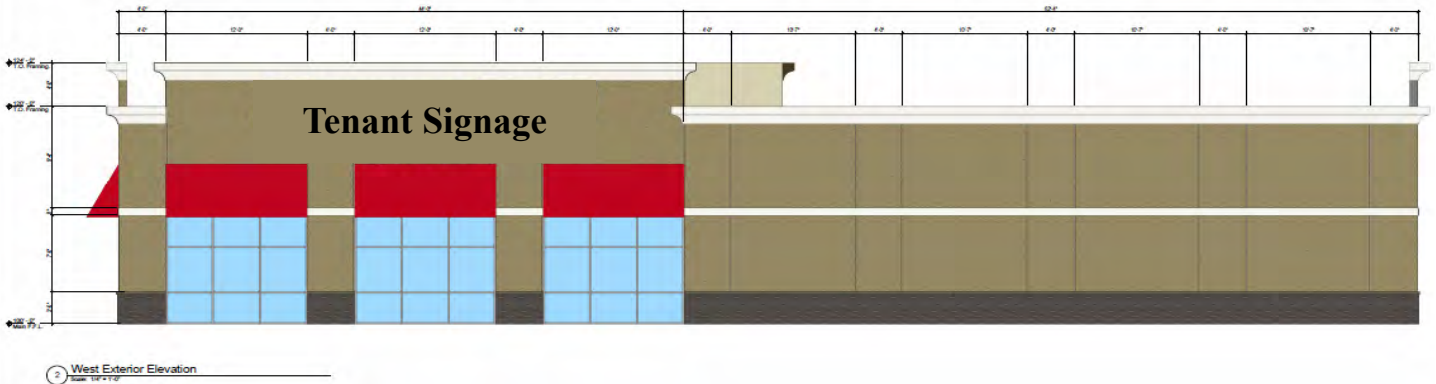
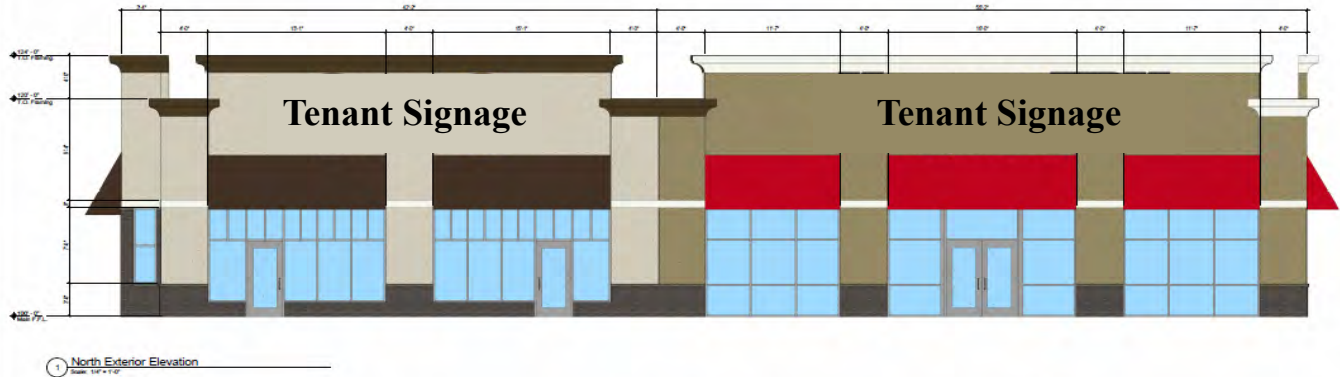
**April Eide, CCIM**  
VP of Brokerage  
Direct: (701) 223-5863  
[april@duemelands.com](mailto:april@duemelands.com)

**Jill Duemeland, CCIM**  
CEO/Partner  
Direct: (701) 221-9033  
[jill@duemelands.com](mailto:jill@duemelands.com)  
**Broker / Owner**

The data and information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessor should conduct their own analysis and rely on their own investigative results.

# Renderings

Retail Building



**Duemelands Commercial Real Estate**  
301 E. Thayer Avenue - Bismarck, ND 58501  
Phone: (701) 221-2222  
[www.duemelands.com](http://www.duemelands.com)

**April Eide, CCIM**  
*VP of Brokerage*  
Direct: (701) 223-5863  
[april@duemelands.com](mailto:april@duemelands.com)

**Jill Duemeland, CCIM**  
*CEO/Partner*  
Direct: (701) 221-9033  
[jill@duemelands.com](mailto:jill@duemelands.com)  
**Broker / Owner**

The data and information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessor should conduct their own analysis and rely on their own investigative results.