

# Retail Property for Lease



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

1375 & 1395 S Columbia Rd • Grand Forks, ND 58201



## Property Highlights

- Signalized intersection
- Across from Altru Clinic & Family Medicine
- Located between University of North Dakota and Columbia Mall
- 26,505 vehicles per day on S Columbia Rd

## Demographics

- Population 1 mile: 12,856
- Population 3 miles: 58,956
- Population 5 miles: 64,572
- Average household income: \$68,240

## Lease Highlights

- Rent: Negotiable
- CAM: TBD



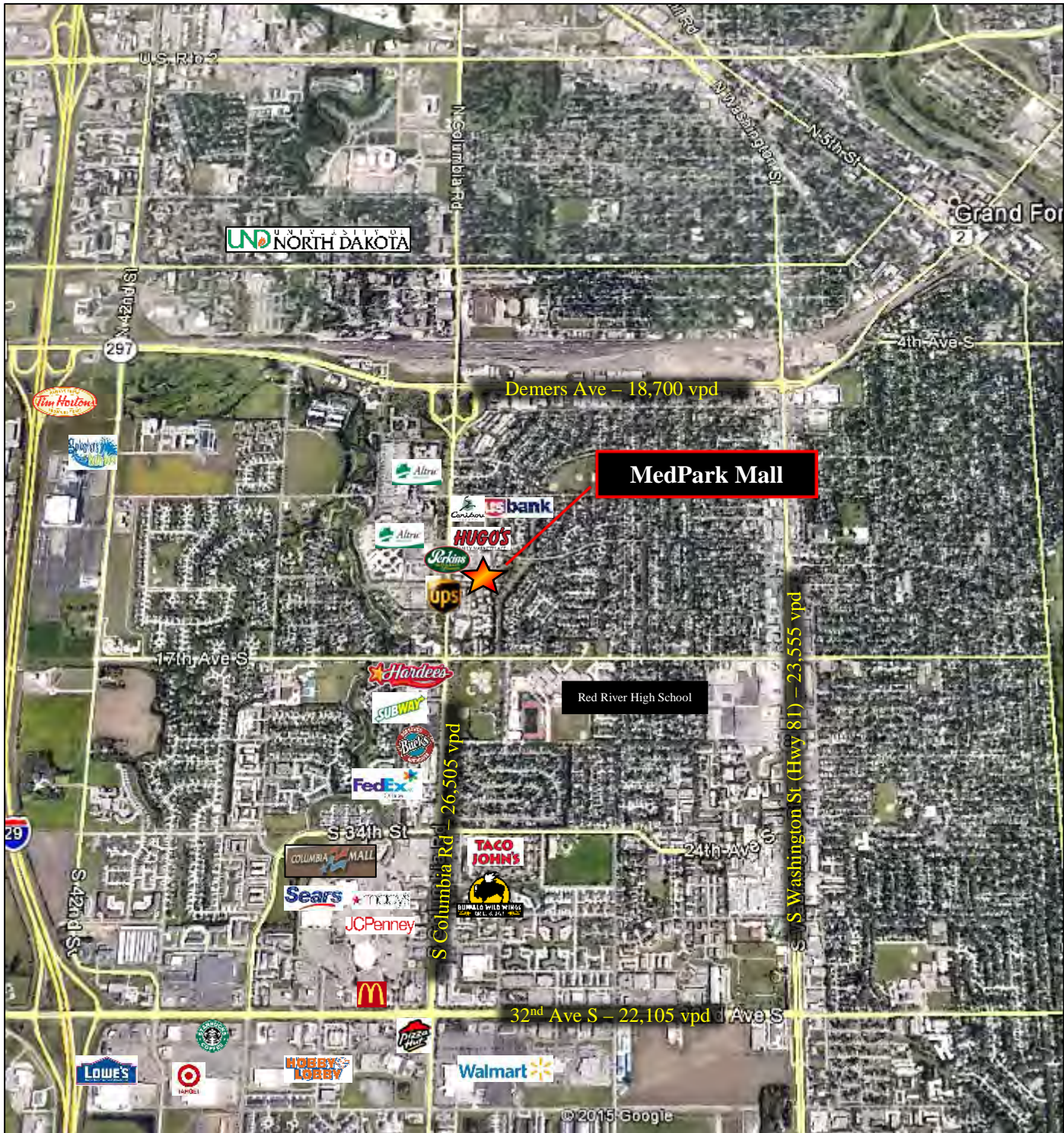
Duemelands Commercial LLLP  
301 East Thayer Ave • Bismarck, ND 58501  
phone 701.221.2222 • fax 701.221.2290  
[www.duemelands.com](http://www.duemelands.com)

**Jill Duemeland, CCIM**  
CEO & President  
direct 701.221.9033  
[jill@duemelands.com](mailto:jill@duemelands.com)

**April Eide, CCIM**  
Vice President of Brokerage  
direct 701.223.5863  
[april@duemelands.com](mailto:april@duemelands.com)

# Property Location

Retail Center



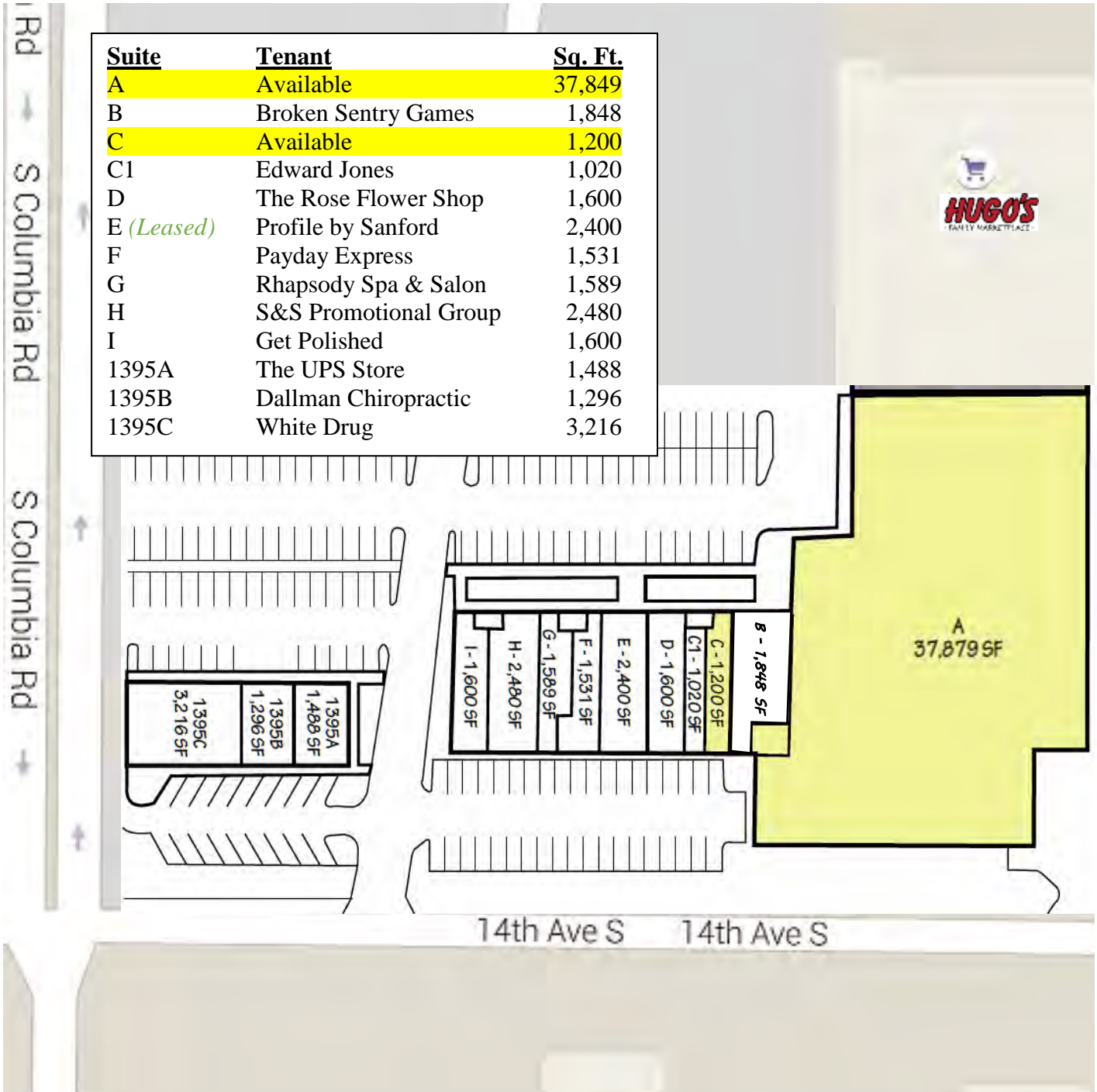
Duemelands Commercial LLLP  
301 East Thayer Ave • Bismarck, ND 58501  
phone 701.221.2222 • fax 701.221.2290  
[www.duemelands.com](http://www.duemelands.com)

**Jill Duemeland, CCIM**  
CEO & President  
direct 701.221.9033  
[jill@duemelands.com](mailto:jill@duemelands.com)

**April Eide, CCIM**  
Vice President of Brokerage  
direct 701.223.5863  
[april@duemelands.com](mailto:april@duemelands.com)

# Site Plan

Retail Center



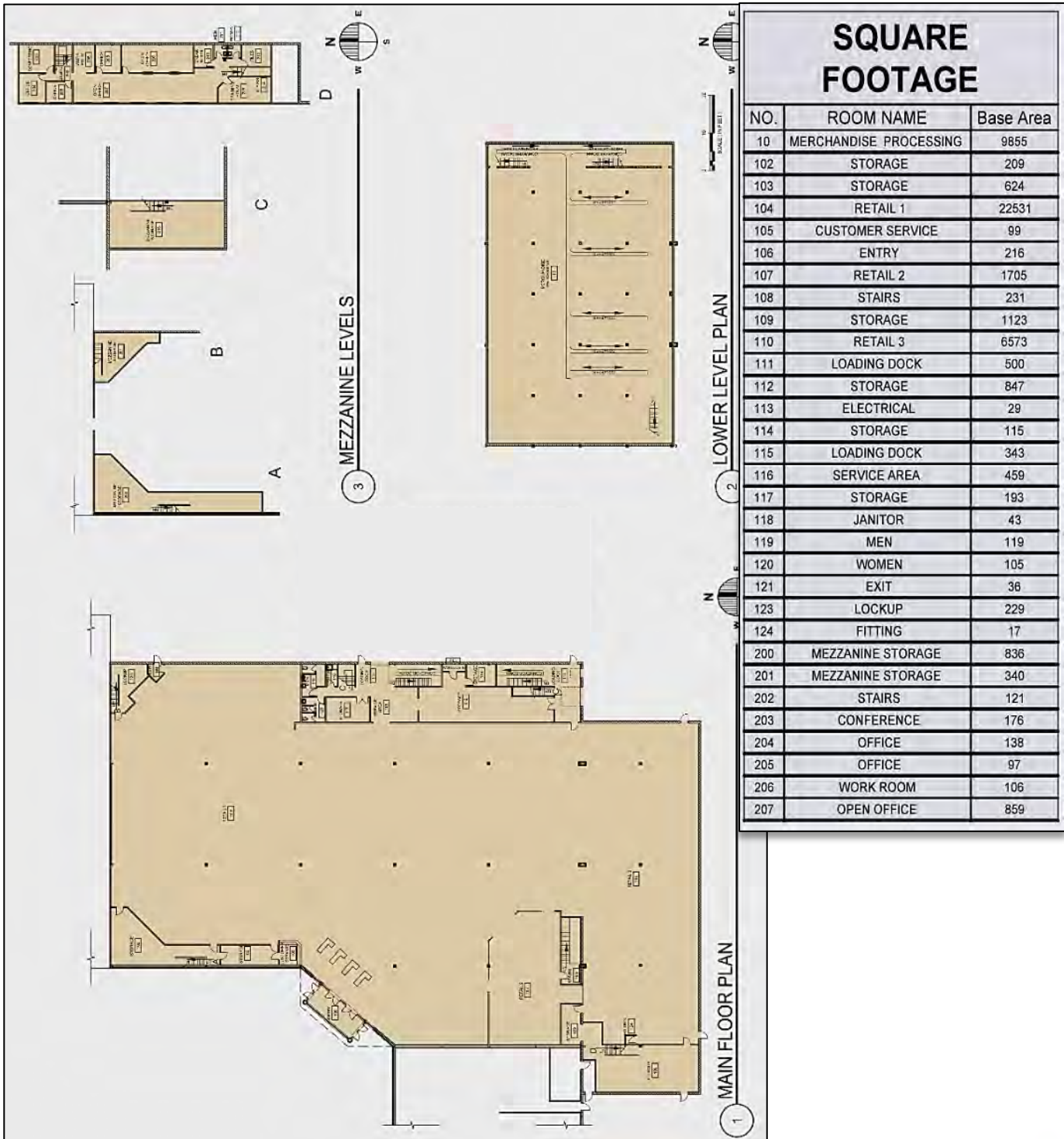
Duemelands Commercial LLLP  
 301 East Thayer Ave • Bismarck, ND 58501  
 phone 701.221.2222 • fax 701.221.2290  
[www.duemelands.com](http://www.duemelands.com)

**Jill Duemeland, CCIM**  
 CEO & President  
 direct 701.221.9033  
[jill@duemelands.com](mailto:jill@duemelands.com)

**April Eide, CCIM**  
 Vice President of Brokerage  
 direct 701.223.5863  
[april@duemelands.com](mailto:april@duemelands.com)

# Floor Plan

Retail Center



**Duemelands Commercial LLLP**  
 301 East Thayer Ave • Bismarck, ND 58501  
 phone 701.221.2222 • fax 701.221.2290  
[www.duemelands.com](http://www.duemelands.com)

**Jill Duemeland, CCIM**  
 CEO & President  
 direct 701.221.9033  
[jill@duemelands.com](mailto:jill@duemelands.com)

**April Eide, CCIM**  
 Vice President of Brokerage  
 direct 701.223.5863  
[april@duemelands.com](mailto:april@duemelands.com)

# Building Pictures

Retail Center



Duemelands Commercial LLLP  
301 East Thayer Ave • Bismarck, ND 58501  
phone 701.221.2222 • fax 701.221.2290  
[www.duemelands.com](http://www.duemelands.com)

**Jill Duemeland, CCIM**  
CEO & President  
direct 701.221.9033  
[jill@duemelands.com](mailto:jill@duemelands.com)

**April Eide, CCIM**  
Vice President of Brokerage  
direct 701.223.5863  
[april@duemelands.com](mailto:april@duemelands.com)

# Building Pictures

Retail Center



Duemelands Commercial LLLP  
301 East Thayer Ave • Bismarck, ND 58501  
phone 701.221.2222 • fax 701.221.2290  
[www.duemelands.com](http://www.duemelands.com)

**Jill Duemeland, CCIM**  
CEO & President  
direct 701.221.9033  
[jill@duemelands.com](mailto:jill@duemelands.com)

**April Eide, CCIM**  
Vice President of Brokerage  
direct 701.223.5863  
[april@duemelands.com](mailto:april@duemelands.com)