

# Retail Space for Lease: Former Party City



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

## TJ Maxx Center - Fargo, North Dakota



### Call for Lease Rates

#### Property Information

- ◆ Suite 102 - 12,021 sf (Former Party City)
- ◆ Suite 40B - 1,600 to 3,200 sf
- ◆ Suite 40T - 3,000 sf

#### Additional Information

- ◆ Building & pylon signage available
- ◆ Excellent visibility from 13th Avenue S (23,175 vpd)
- ◆ Located close to Target, Lowes, Walmart, Scheels, Aldi, Hornbacher's, West Acres Shopping Center, Kohl's, Old Navy, and various restaurants

#### National Co-tenancy



### Area Demographics

	Radius	3-Mile	5-Mile
<b>Population:</b>		92,225	183,791
<b>Number of Households:</b>		42,722	79,153
<b>Average Household Income:</b>		\$84,590	\$93,342
<b>Households w/ \$50K+ Income:</b>		24,273	47,147
<b>Percent of Population w/ Assoc. Degree +:</b>		53.7%	58.2%
<b>Number of Employees:</b>		76,433	133,671
<b>Number of Businesses:</b>		4,568	7,775



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# Available Suites

Retail Space for Lease



Suite #	Suite SF	Tenant Name
102	12,021	Available - Former Party City
101	19,952	Jo-Ann Fabrics
40A	3,158	Torrid
40B	3,200	Available
40C	4,800	LeeAnn's Bridal & Bliss Pro
40E	3,200	Casual Male
40J	1,600	Milan Laser Hair Removal
40#1	31,614	TJ Maxx
40M	12,000	Shoe Carnival
40T	3,000	Available

Suite #	Suite SF	Tenant Name
40Q	2,400	Oshkosh
40R	4,800	Carters
70A	2,790	MJ Capelli Hair Salon
70	32,834	Ross Dress for Less
60	16,853	Office Depot
60A	4,362	Eyecare Associates
60B-1	2,555	Buff City Soap
60B	2,123	Accord Comfort Sleep Systems
60C	2,400	Pancheros Mexican Grill
4330	3,293	Chase Bank



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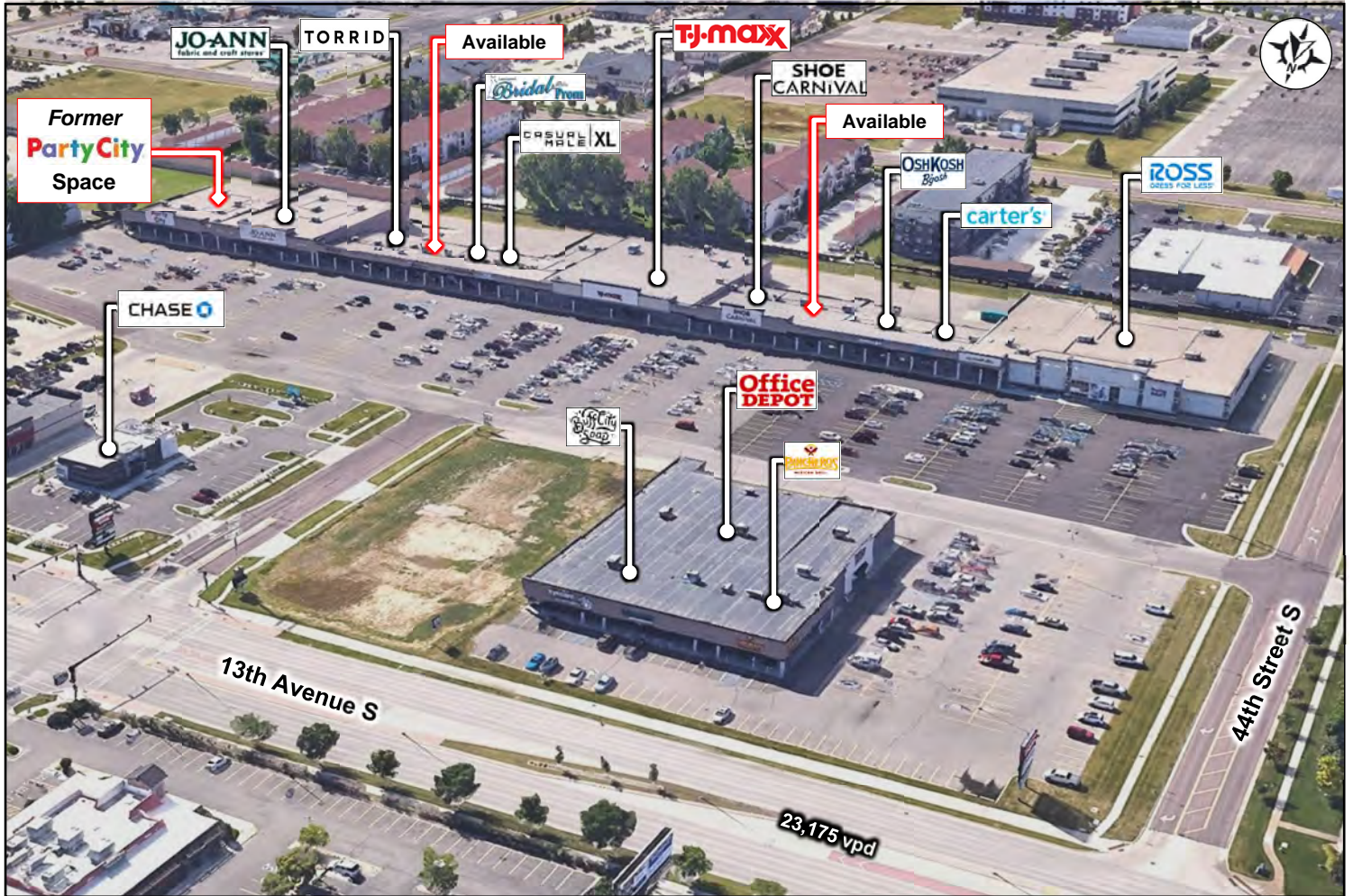
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# Property Aerial

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# Suite 102 - Former Party City

Retail Space for Lease



## Suite 102 Details

- ◆ 12,021 leasable sf
- ◆ Endcap space
- ◆ Double-door storefront entrance + rear exit



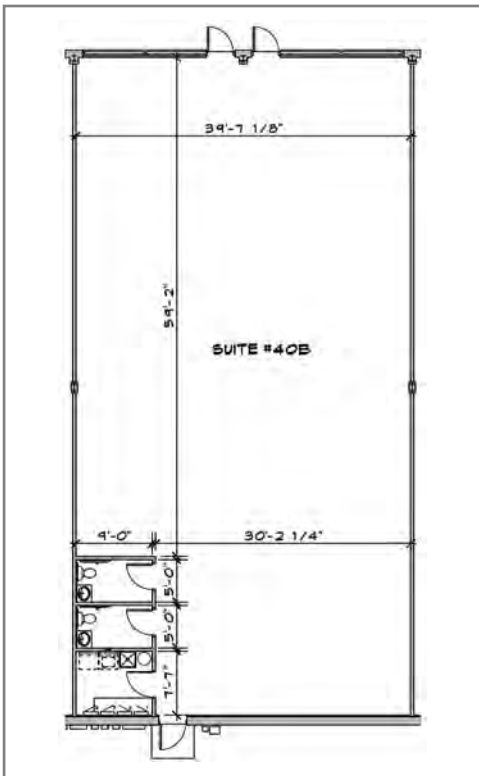
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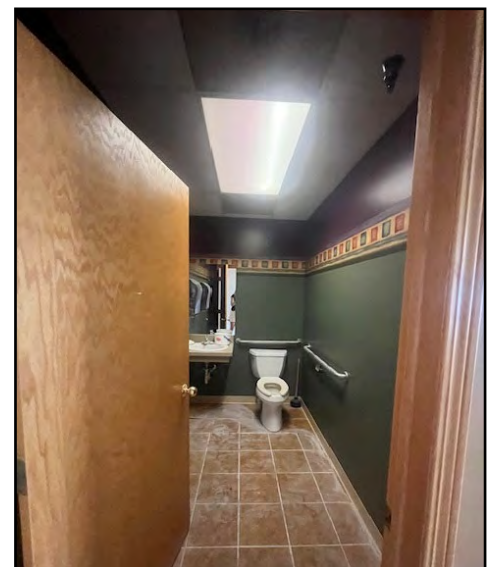
# Suite 40-B

Retail Space for Lease



## Suite 40-B Details

- ◆ 3,142 leasable sf
- ◆ 2 storefront entrances + rear exit
- ◆ 2 restrooms + utility room



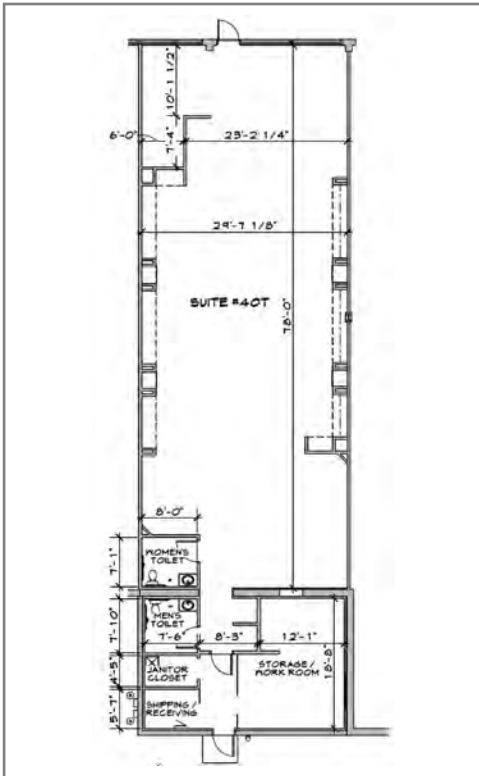
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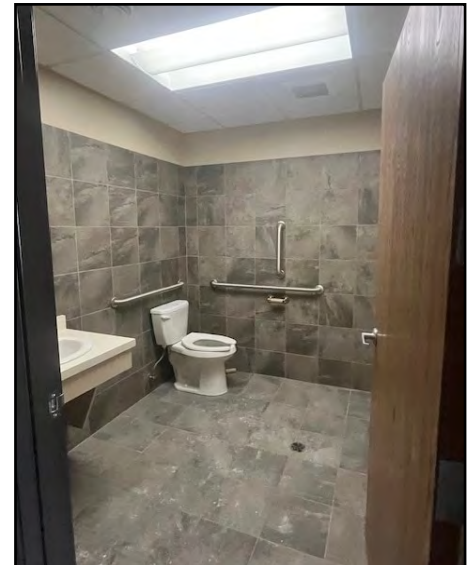
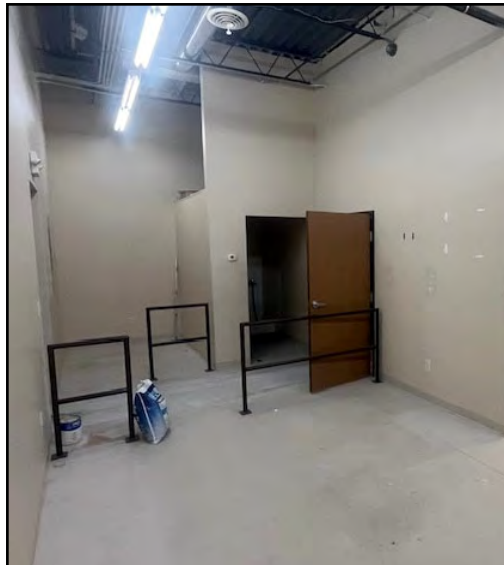
# Suite 40-T

Retail Space for Lease



## Suite 40-T Details

- ◆ **2,964 leasable sf**
- ◆ **1 storefront entrances + rear exit**
- ◆ **Shipping area, storage/work room, 2 restrooms, janitor closet**



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