

Retail Space for Lease

Former Party City & Jo-Ann Locations



TJ Maxx Center - Fargo, North Dakota



Call for Lease Rates

Property Information

- ◆ Suite 101 - 19,952 sf (Former Jo-Ann Fabrics)
- ◆ Suite 102 - 12,021 sf (Former Party City)
- ◆ Additional Spaces - 1,600 to 3,200 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
Population:		92,225	183,791
Number of Households:		42,722	79,153
Average Household Income:		\$84,590	\$93,342
Households w/ \$50K+ Income:		24,273	47,147
Percent of Population w/ Assoc. Degree +:		53.7%	58.2%
Number of Employees:		76,433	133,671
Number of Businesses:		4,568	7,775



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

Jill Duemeland, CCIM
CEO & President
Phone: 701.221.9033
jill@duemelands.com

April Eide, CCIM
Vice President of Brokerage
Direct: 701.223.5863
april@duemelands.com

Available Suites

Retail Space for Lease



Suite #	Suite SF	Tenant Name
102	12,021	Available - Former Party City
101	19,952	Available - Former 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



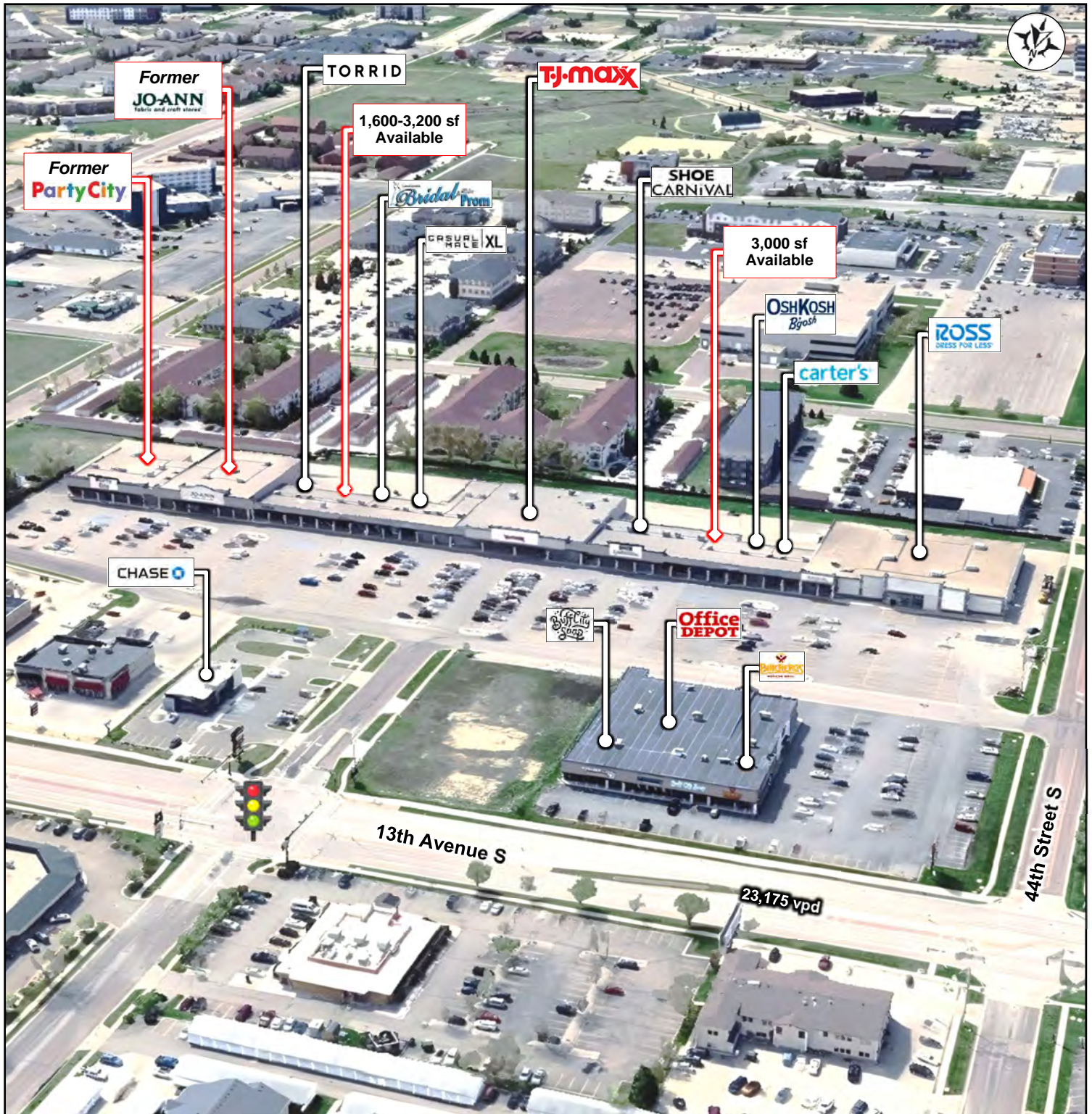
Duemelands Commercial Real Estate
 301 E. Thayer Avenue - Bismarck, ND 58501
 Phone: (701) 221-2222
www.duemelands.com

Jill Duemeland, CCIM
 CEO & President
 Phone: 701.221.9033
jill@duemelands.com

April Eide, CCIM
 Vice President of Brokerage
 Direct: 701.223.5863
april@duemelands.com

Property Overview

Retail Space for Lease



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

Jill Duemeland, CCIM
CEO & President
Phone: 701.221.9033
jill@duemelands.com

April Eide, CCIM
Vice President of Brokerage
Direct: 701.223.5863
april@duemelands.com

Ste 101 - Former Jo-Ann Fabrics

Retail Space for Lease



Suite 101 Details

- ◆ **19,952 leasable sf**
- ◆ **Single storefront entrance w/ covered cart-rack**
- ◆ **Covered deliveries door w/ truck ramp**



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

Jill Duemeland, CCIM
CEO & President
Phone: 701.221.9033
jill@duemelands.com

April Eide, CCIM
Vice President of Brokerage
Direct: 701.223.5863
april@duemelands.com

Suite 102 - Former Party City

Retail Space for Lease



Suite 102 Details

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



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

Jill Duemeland, CCIM
CEO & President
Phone: 701.221.9033
jill@duemelands.com

April Eide, CCIM
Vice President of Brokerage
Direct: 701.223.5863
april@duemelands.com

