

RETAIL PROPERTY FOR LEASE



# SHEAR MAGIC

1431 University Drive , Fargo, ND 58103



**ANTHONY LAVOY**

218.261.1137

[anthony.lavoy@jbccommercial.com](mailto:anthony.lavoy@jbccommercial.com)

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JBC Commercial  
real estate

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## OFFERING SUMMARY

Lease Rate:	\$17.40 SF/yr (MG)
Available SF:	690 SF

## PROPERTY OVERVIEW

\$17.40 psf  
\$3.50 CAM

## PROPERTY HIGHLIGHTS

- Up to 5 stations
- Great for New Barber/Stylist wanting to start their own business
- 1st time available in 32 years
- High Volume Hornbachers Express anchor
- Owner retiring
- Fantastic exposure in a high traffic area
- Other uses will be considered



### ANTHONY LAVOY

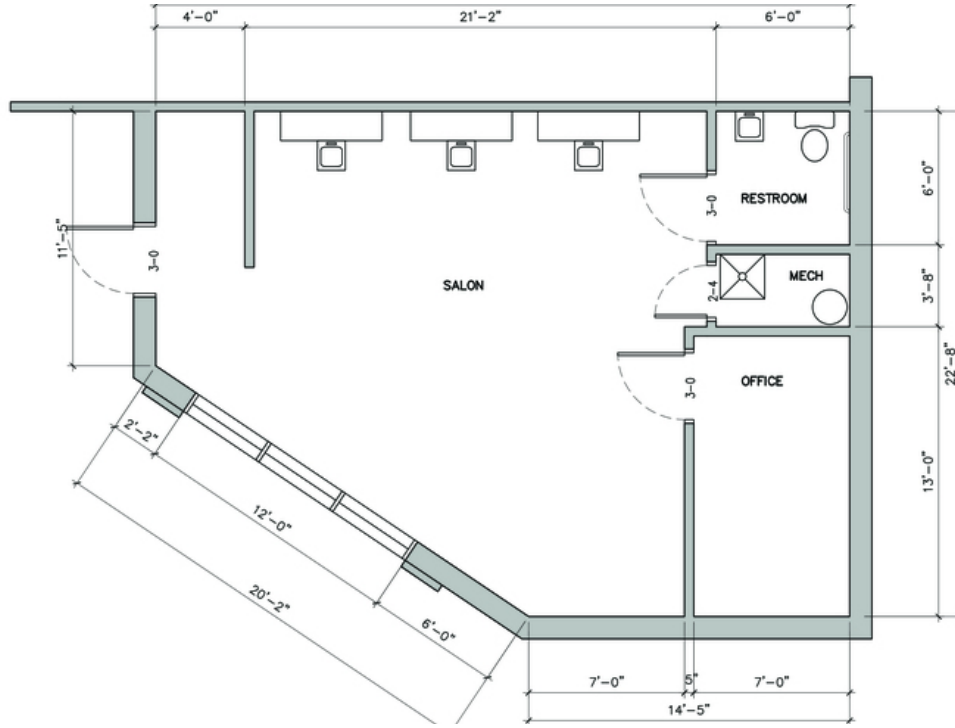
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**AS BUILT FLOOR PLAN**  
 Owner: MINWEST RETAIL VENTURES, LLC  
 Agent: ERIC BUELL AND ANTHONY LAVOY  
 1431 UNIVERSITY DRIVE S, FARGO, ND 58103  
 Email: eric@minwestretailventures.com  
 DATE: 5/27/2020

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	690 SF	Modified Gross	\$17.40 SF/yr	-



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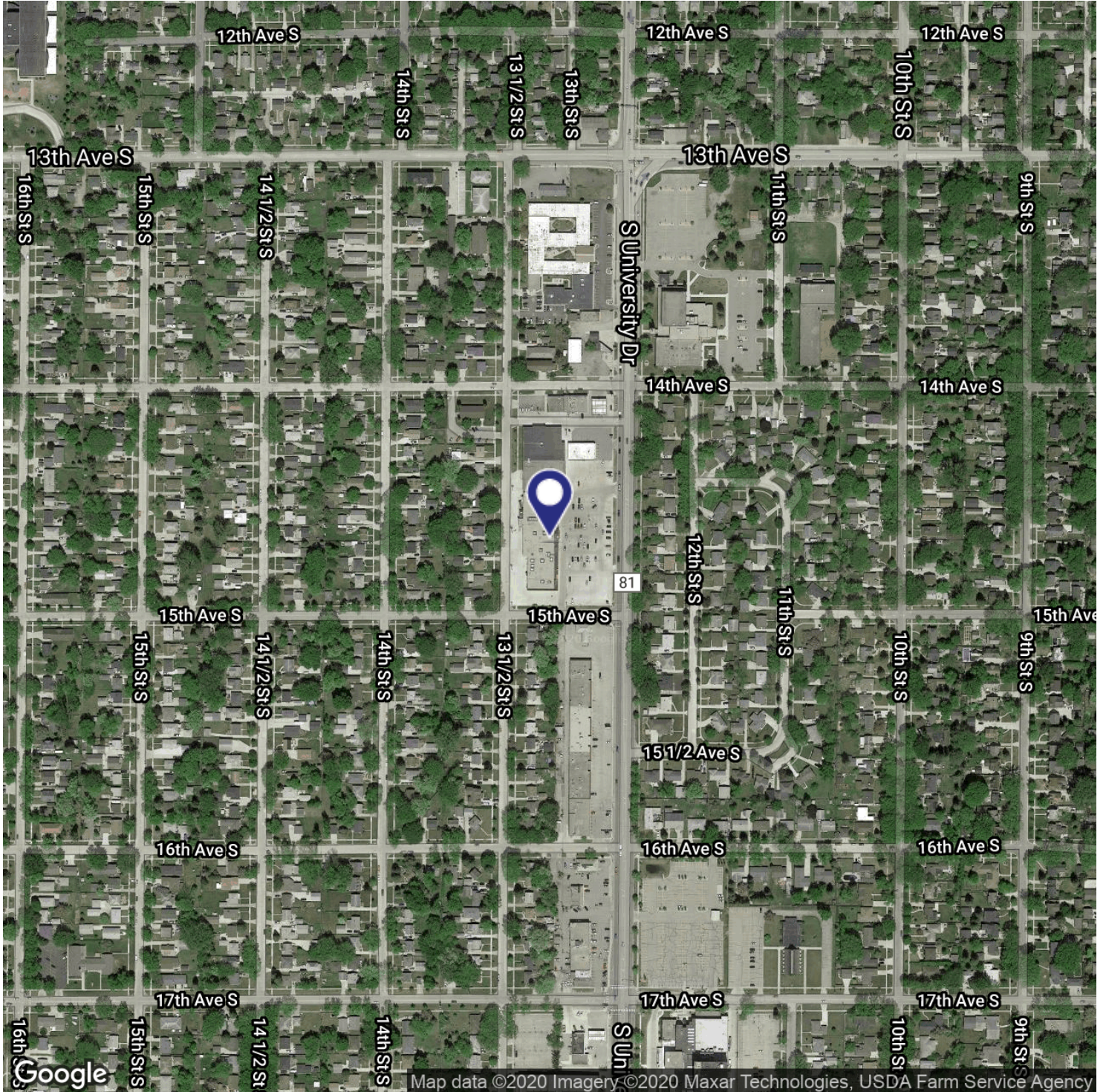
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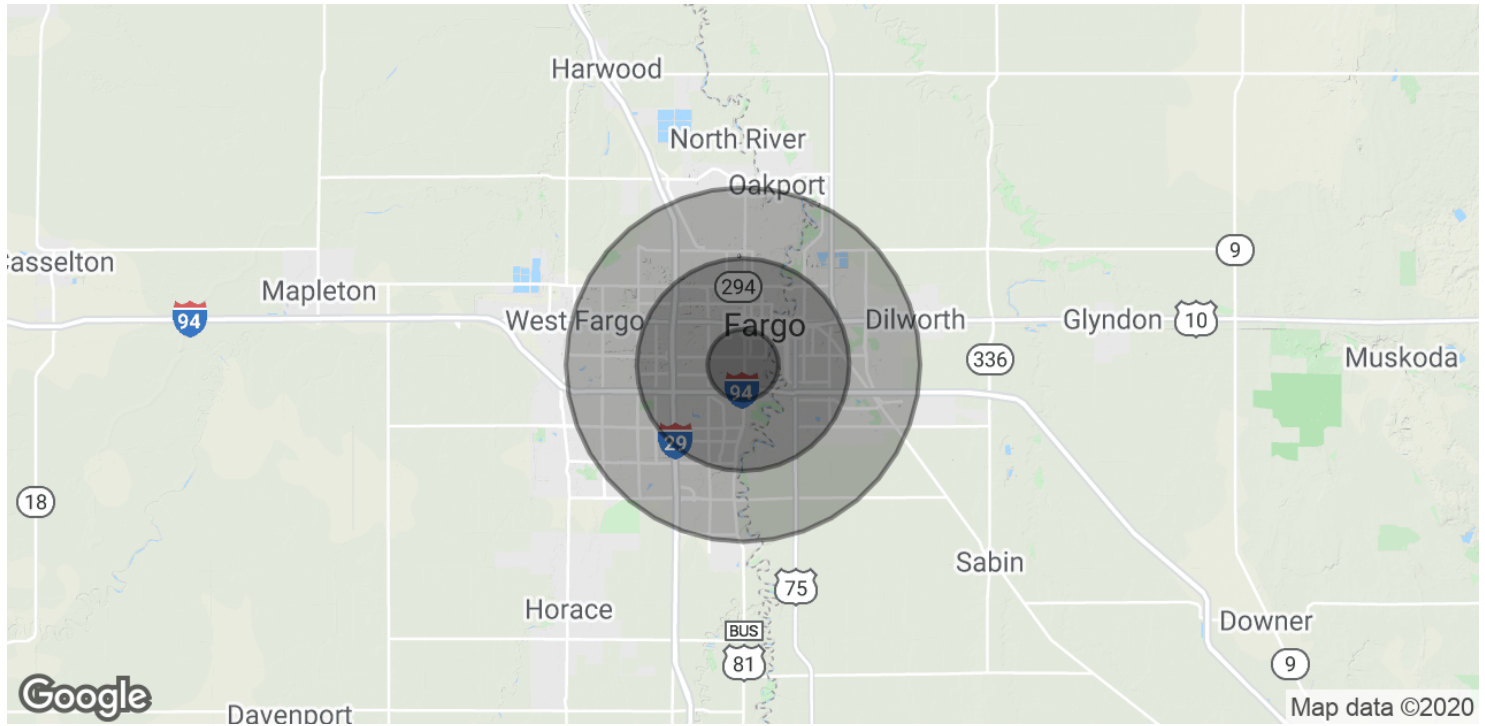
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	15,164	99,769	172,037
Average age	35.5	33.7	33.0
Average age (Male)	34.7	33.1	32.2
Average age (Female)	36.3	34.5	34.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	7,051	45,959	76,092
# of persons per HH	2.2	2.2	2.3
Average HH income	\$54,998	\$53,958	\$57,260
Average house value	\$152,676	\$151,621	\$165,463

\* Demographic data derived from 2010 US Census



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