

OFFICE BUILDING FOR LEASE



THE OFFICES AT URBAN PLAINS

2632 S 47th St, Fargo, ND 58104



LORI IBACH

701.371.1621

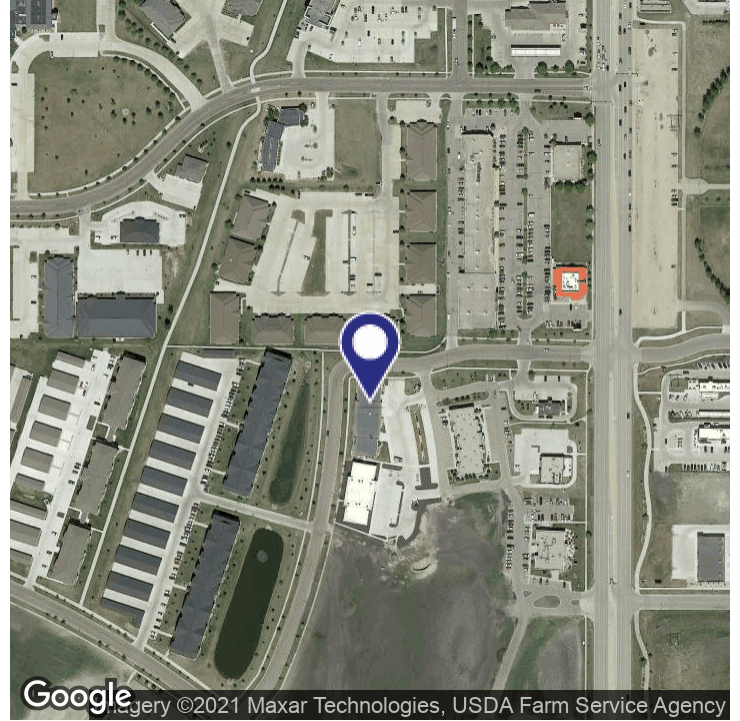
lori.ibach@jbccommercial.com

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JBC Commercial
real estate

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OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
CAM:	\$6.00 SF/yr
Building Size	14,200 SF
Available SF:	6,552 SF
Suite 111/113	3,276 SF
Suite 103 (avail 6/1/21)	3,276 SF

PROPERTY HIGHLIGHTS

- Neighboring businesses include Taco John's
- Five Guys Burgers & Fries
- Smiling Moose Deli
- Wireless by George
- Pediatric Therapy Partners
- Starion Financial
- MB Schoen & Associates
- Mexican Village



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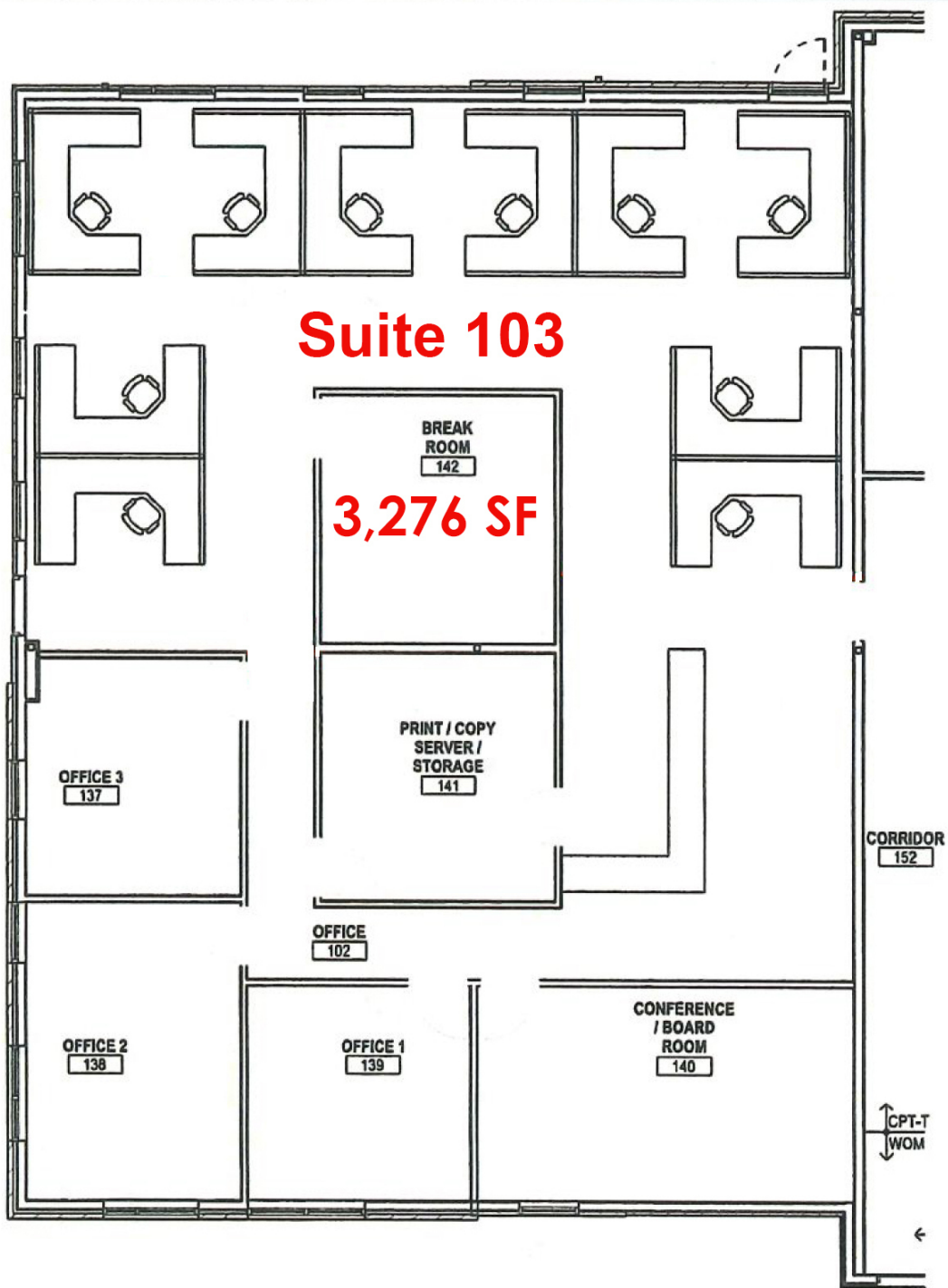
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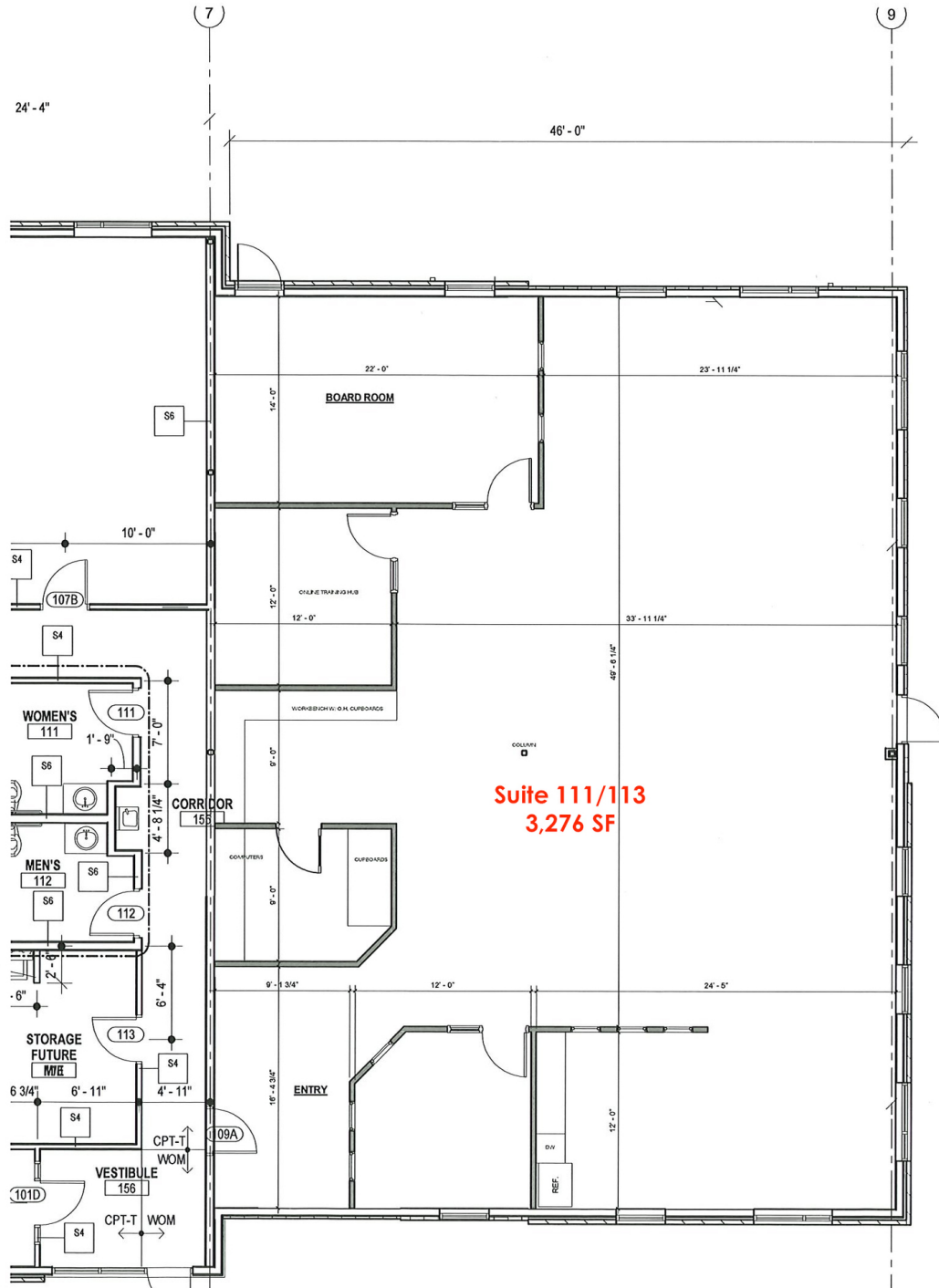
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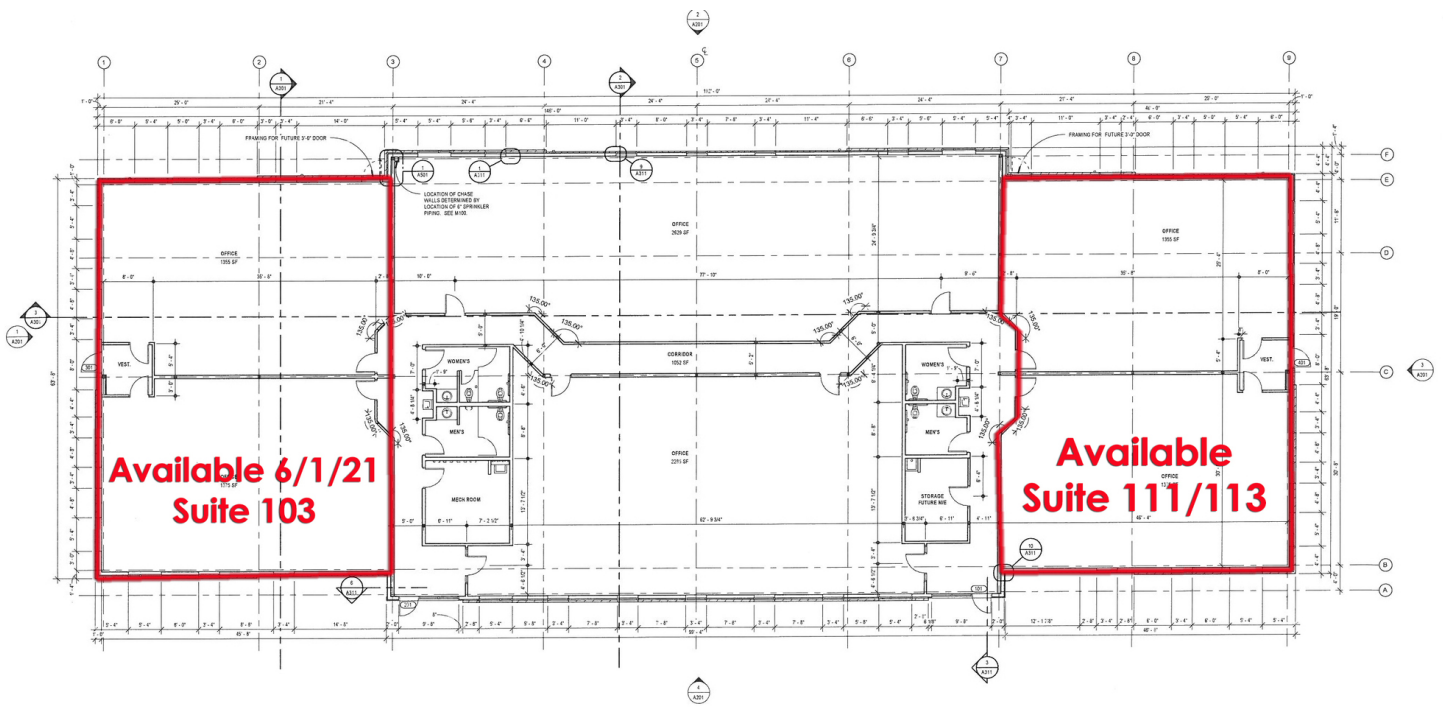
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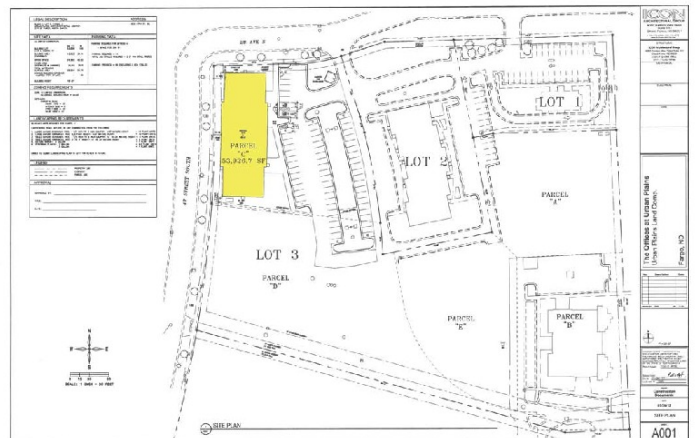
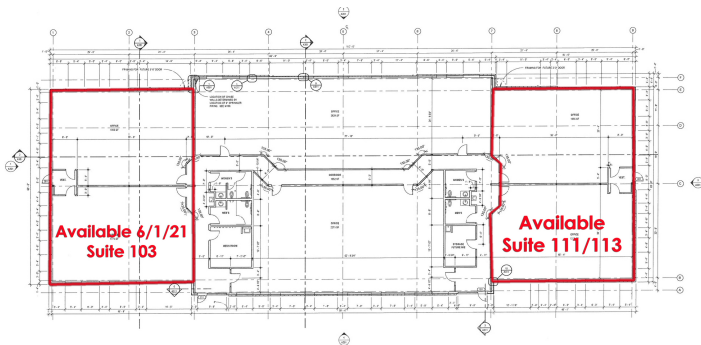
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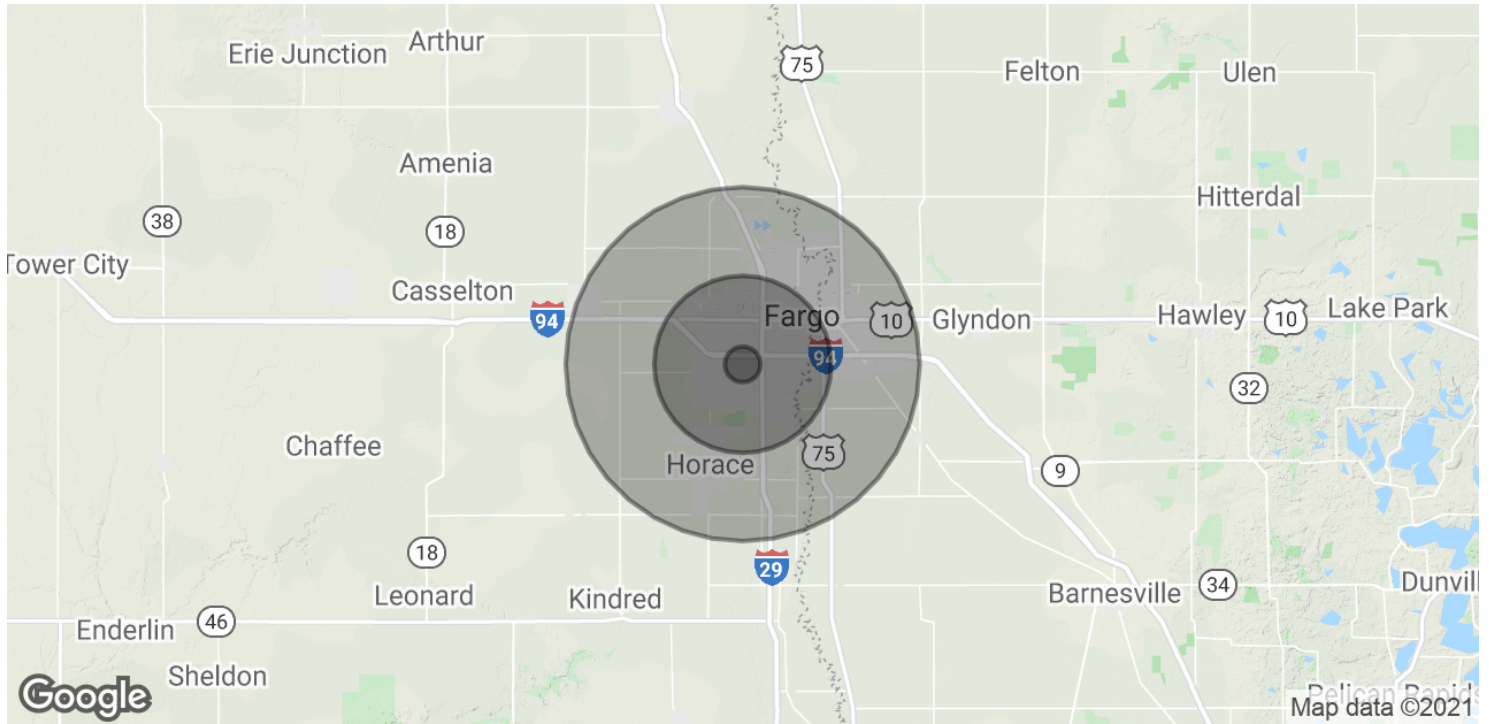
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,116	113,338	240,034
Median age	28.3	32.8	32.6
Median age (Male)	28.0	32.2	31.9
Median age (Female)	28.8	33.4	33.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,306	50,834	102,548
# of persons per HH	2.2	2.2	2.3
Average HH income	\$62,172	\$62,775	\$61,264
Average house value	\$236,535	\$180,537	\$179,143

* Demographic data derived from 2010 US Census



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