

OFFICE BUILDING FOR LEASE



new - Jul 2018



BISON BLOCK

1414 12th Avenue N, Fargo, ND 58102



LOGAN CARNEY

701.388.6982

logan@invest-re.com

OFFICE BUILDING FOR LEASE

JBC Commercial
real estate

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OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr
CAM	\$3.00 PSF
Building Size:	27,477 SF
Available SF:	2,495 SF



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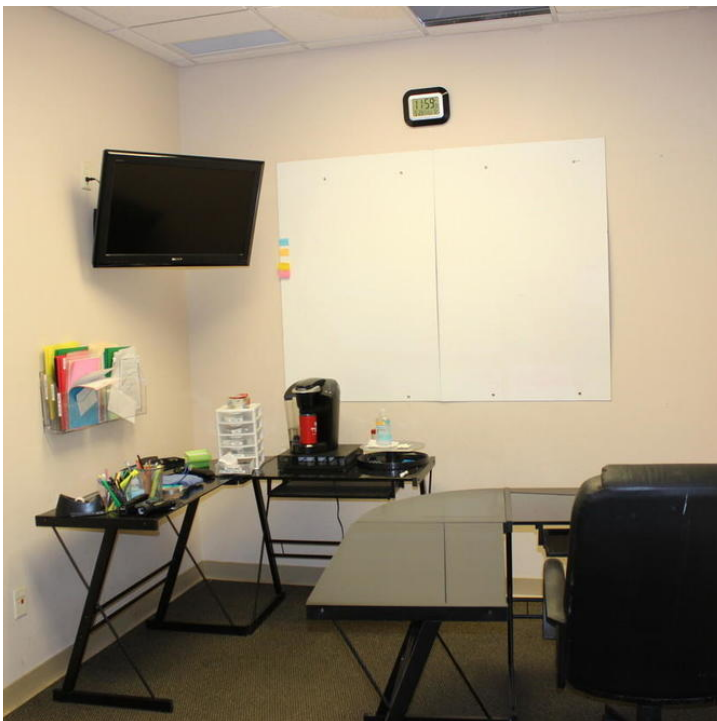
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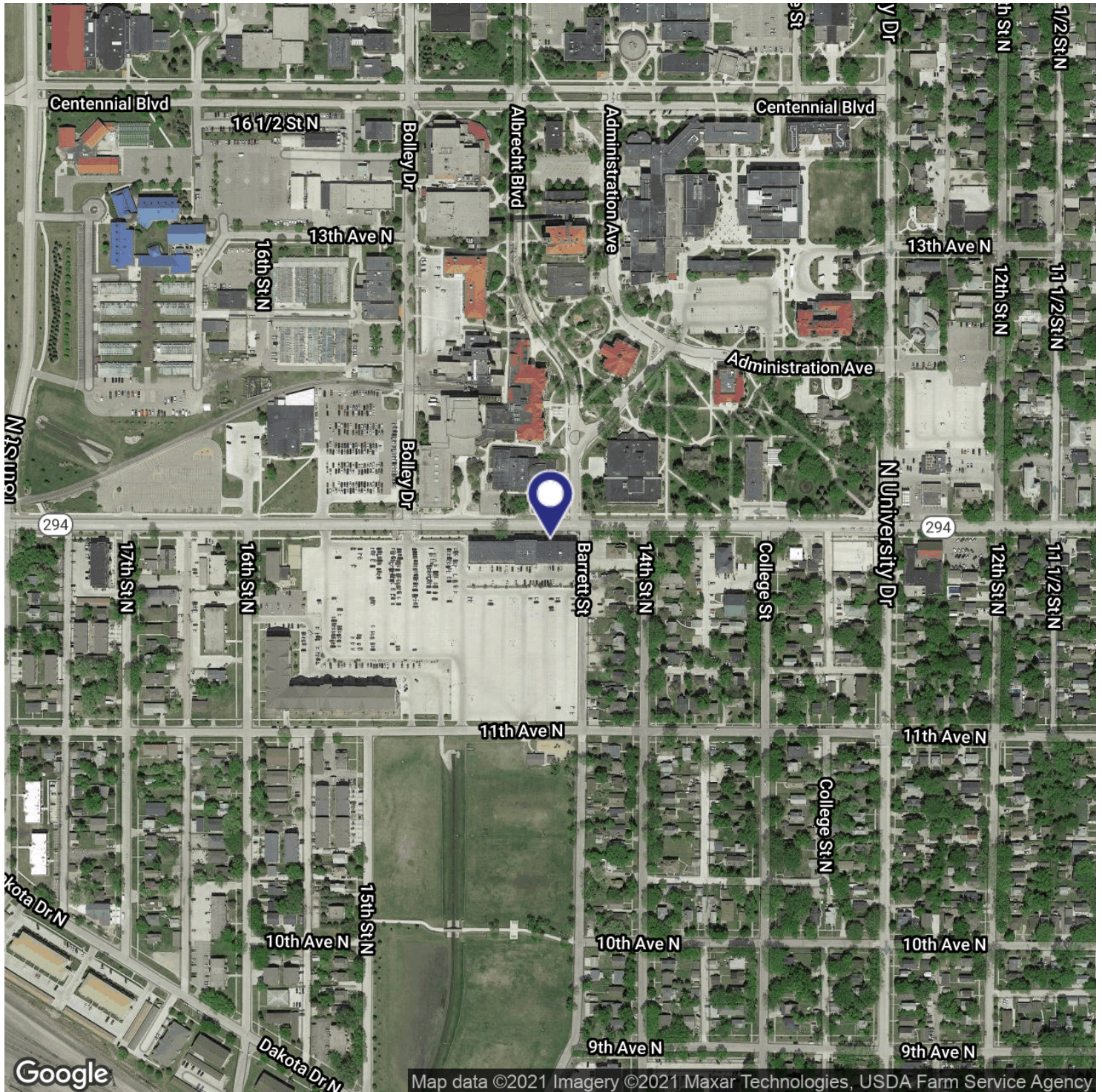
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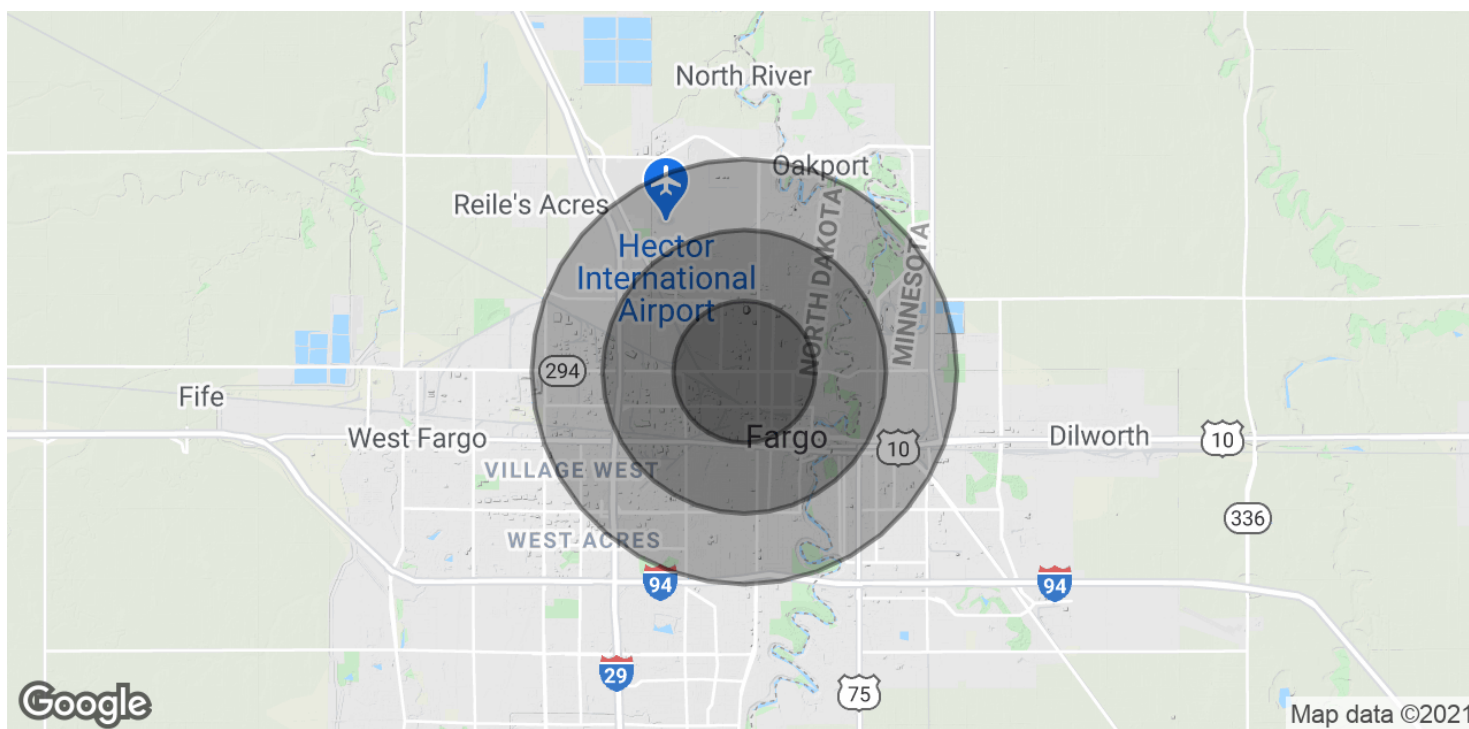
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,785	36,249	75,211
Average age	27.2	31.2	33.2
Average age (Male)	27.2	31.3	32.9
Average age (Female)	28.2	32.0	34.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,521	17,954	35,475
# of persons per HH	2.2	2.0	2.1
Average HH income	\$38,501	\$43,971	\$49,638
Average house value	\$127,571	\$138,827	\$144,012

* Demographic data derived from 2010 US Census



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