

# SOUTHMOOR SQUARE

800 30th Avenue S, Moorhead, MN 56560



**CONVENIENTLY LOCATED OFF I-94 AND 8TH STREET S**

## PRIME RETAIL SPACE FOR LEASE

Conveniently located off of I-94 and 8th Street South, Southmoor Square features suites ranging from 1,252 to 11,594 square feet.

Surrounded by new development, Southmoor Square is a hub of South Moorhead, neighboring 211 new multifamily apartment homes; it's easily accessible to three higher education facilities and provides immediate interstate access to the broader metro.

Don't miss your chance to be a part of this retail center that will continue to be a hub of South Moorhead for decades!



Just 11,594 SF remaining for lease

FOR LEASE

701-212-4144 | [corepropertygroup.com](http://corepropertygroup.com)

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## LOCATION FEATURES

- Prime location; easily accessible from I-94
- 11,594 SF end cap featuring expanded ceiling height
- Great visibility for future tenants
- Well-parked and easy for customers to access
- 26,305 vehicles per day on 8th Street alone
- Unemployment Rate - 1.7%
- Labor Force - 145,441
- 6.6% taxable sales increase in Clay County

## PROPERTY EXTERIOR






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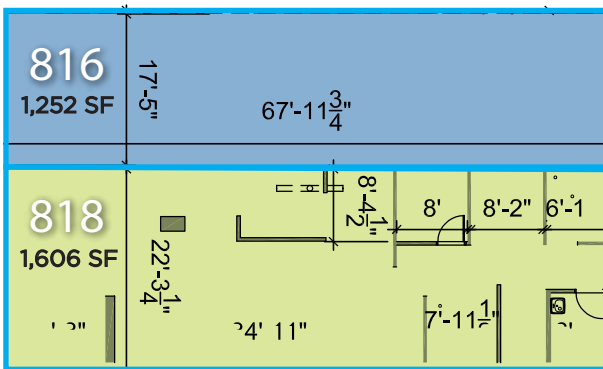
## SPACE AVAILABLE

#	SPACE	RENTABLE SF	BASE RENT
	816	1,252 SF	\$20 PSF
	818	1,606 SF	\$20 PSF
	824	<b>11,594 SF</b>	\$18 PSF

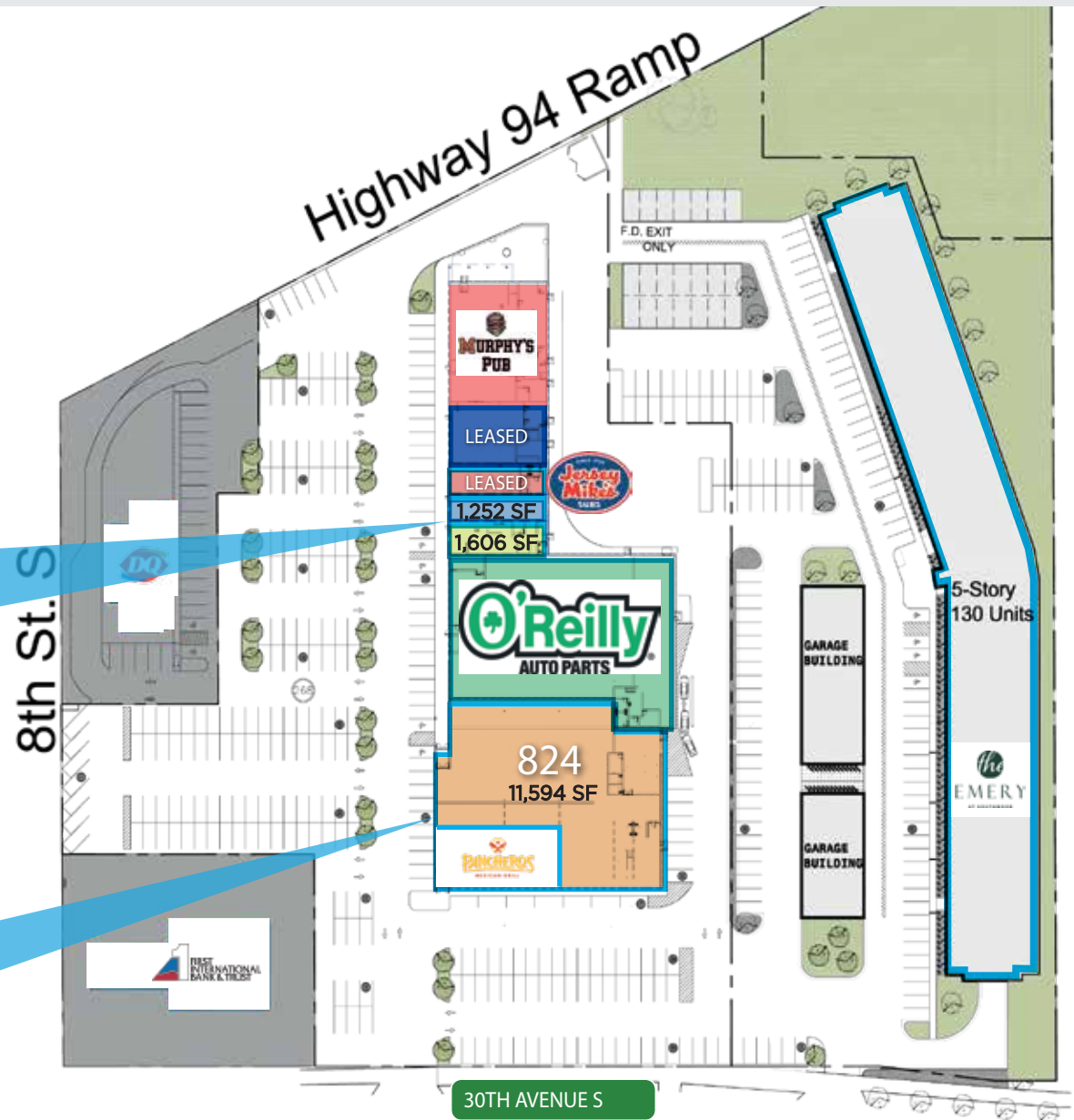
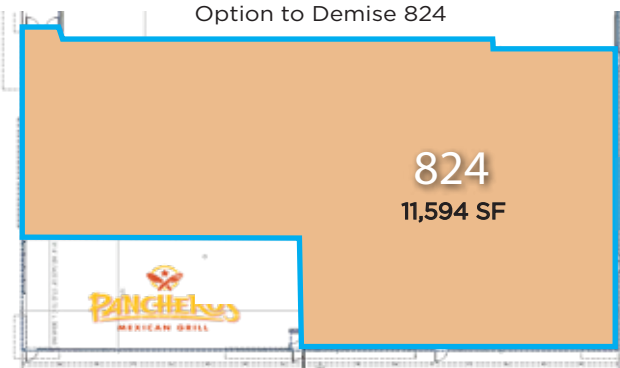
Estimated CAM \$5 PSF

Tenant Expenses: Utilities, Janitorial, Phone & Internet

Option to Combine 816-818 for 2,858 SF



Option to Demise 824



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## NEIGHBORING BUSINESSES

- Walgreens
- Dairy Queen
- Wells Fargo
- Starbucks Coffee
- And So Much More!



BUILD-TO-SUIT TENANT INTERIORS

WITH OVER 25 YEARS OF COMBINED EXPERIENCE,  
COMMERCIAL REAL ESTATE IS WHAT WE DO



**JEREMY HORST**

701-212-4107

[jeremy@corepropertygroup.com](mailto:jeremy@corepropertygroup.com)



**JOHN LILLESTOL**

701-212-4117

[john@corepropertygroup.com](mailto:john@corepropertygroup.com)