

OFFICE BUILDING FOR LEASE



THE SHOPPES ON 10

2901 Frontage Road, Moorhead, MN 56560



ANTHONY LAVOY

218.261.1137

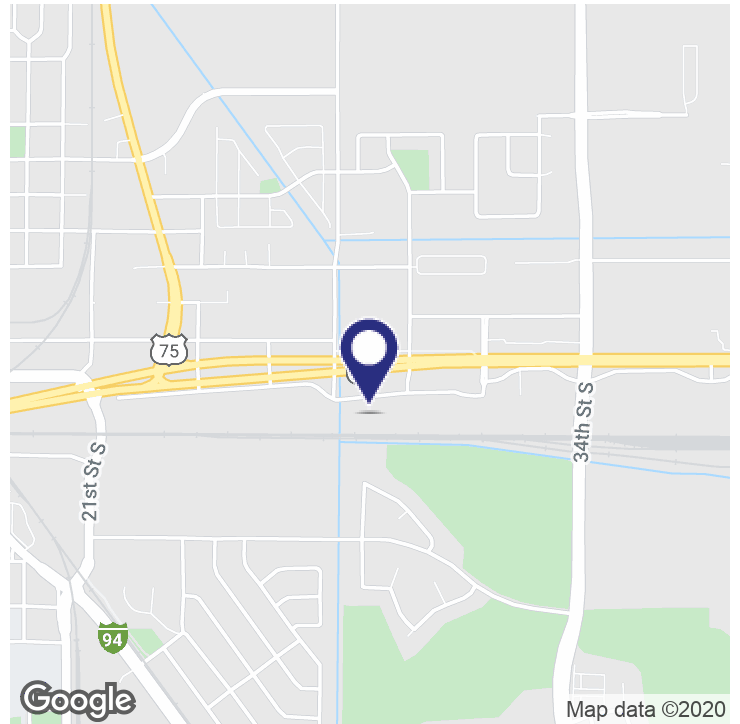
anthony.lavoy@jbccommercial.com

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OFFERING SUMMARY

Lease Rate:	\$8.00 - 15.00 SF/yr (MG)
Building Size:	10,000 SF
Available SF:	580 - 3,940 SF

PROPERTY OVERVIEW

Located near many traffic generating businesses including Target, Super Walmart, CashWise, McDonald's, Arby's, Taco Bell, Ward Muscatell and much more!

PROPERTY HIGHLIGHTS

- Great End Cap Space Available
- 3 Months Free Rent with a 5+ Year Lease
- Visible Signage From Highway 10



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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Oppegard Law Firm Space	3,940 SF	Modified Gross	\$14.00 SF/yr	Ability to add 1,200 SF, Private Restrooms 5 Large Offices, 2 Conference Rooms Four Built-in Work Spaces Break Room



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
End Cap	Available	1,200 SF	Modified Gross	\$14.00 SF/yr	Drive Thru Capability 2 Large Offices Private Bathroom
Store Front with Office	Available	960 SF	Modified Gross	\$15.00 SF/yr	-
Store Front with Office	Available	1,120 SF	Modified Gross	\$15.00 SF/yr	-
Garage / Wash Bay	Available	580 SF	Modified Gross	\$8.00 SF/yr	-
Store Front	Available	1,200 SF	Modified Gross	\$15.00 SF/yr	-



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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Garage Unit	1,090 SF	Modified Gross	\$8.00 SF/yr	2 - 10' Overhead Garage Doors Floor Drain Within the Space Hot Water



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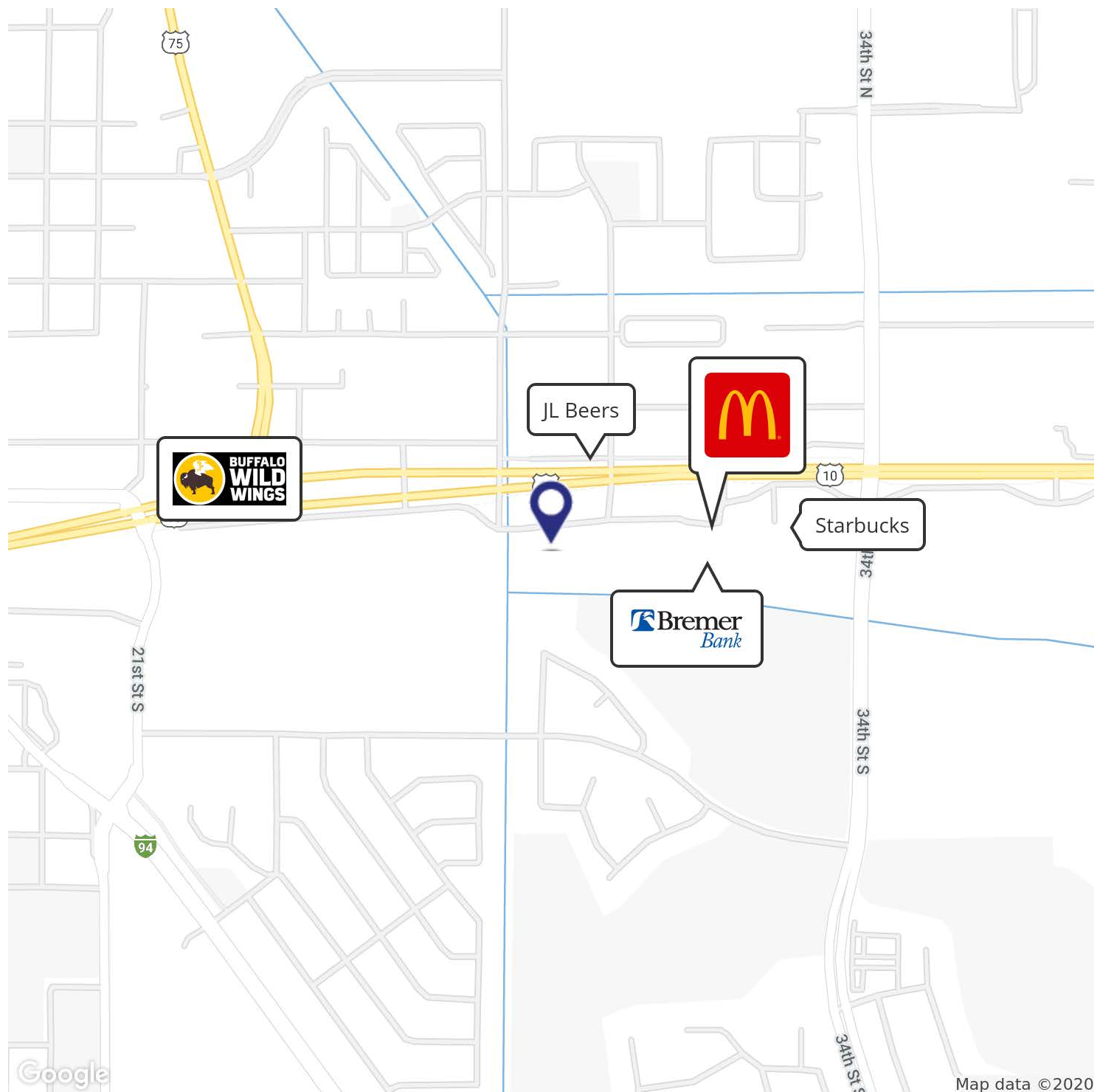
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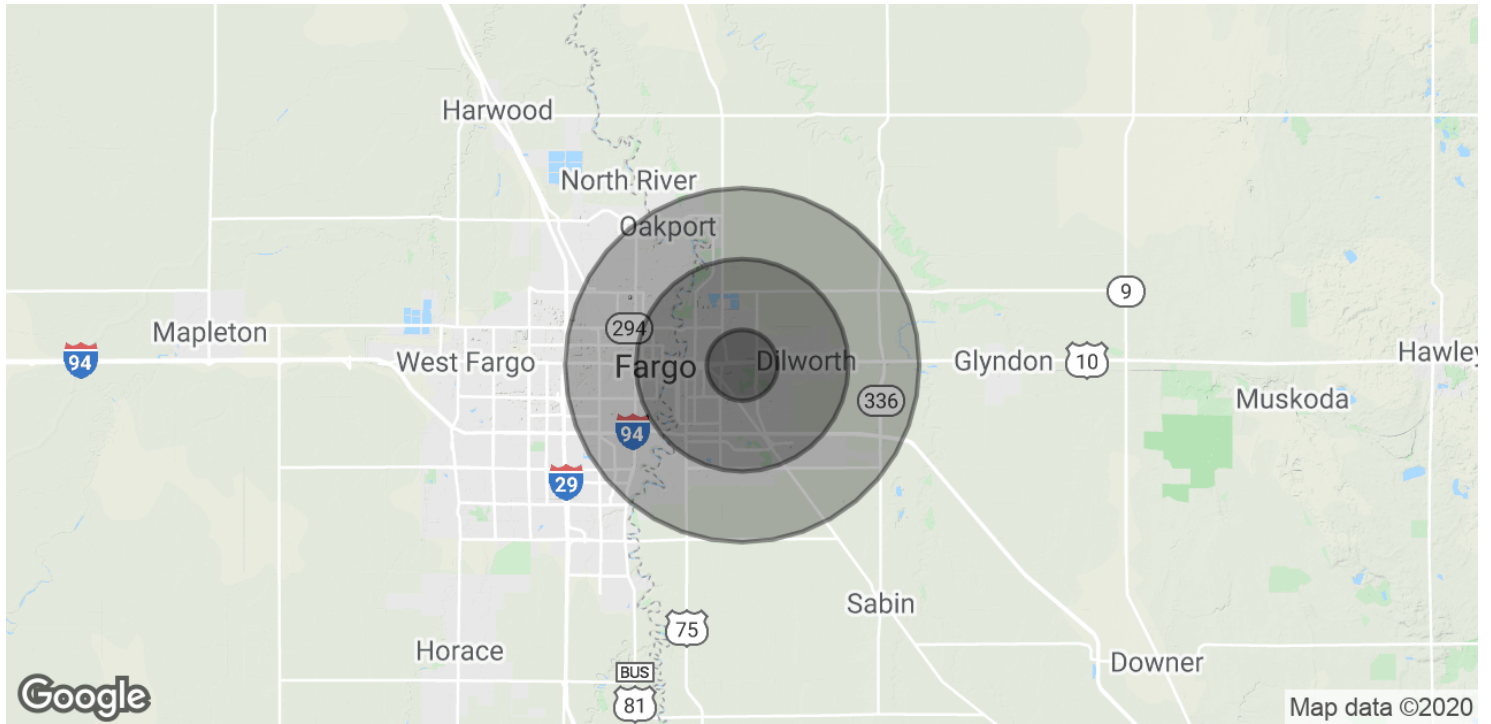
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JBC Commercial
real estate

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,865	44,424	105,995
Median age	33.5	30.5	33.8
Median age (Male)	30.5	29.2	32.7
Median age (Female)	35.5	31.6	35.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,470	16,704	45,718
# of persons per HH	2.8	2.7	2.3
Average HH income	\$59,448	\$52,060	\$54,876
Average house value		\$143,367	\$155,491

* Demographic data derived from 2010 US Census



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