

801 MAIN AVENUE, MOORHEAD, MN 56560

BLOCK E

OFFICE BUILDING FOR LEASE

DAN STURLAUGSON

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,095 - 2,449 SF

Lease Rate: \$20.00 - 23.00 SF/yr (NNN)

Lot Size: 0.0 Acres

Building Size: 32,000 SF

Zoning: Zone 4

PROPERTY OVERVIEW

This property is located along the highly populated corner of 8th Street and Main Avenue in Moorhead. This building will be home to office and retail space and will also have apartments on the 3rd and 4th floors.

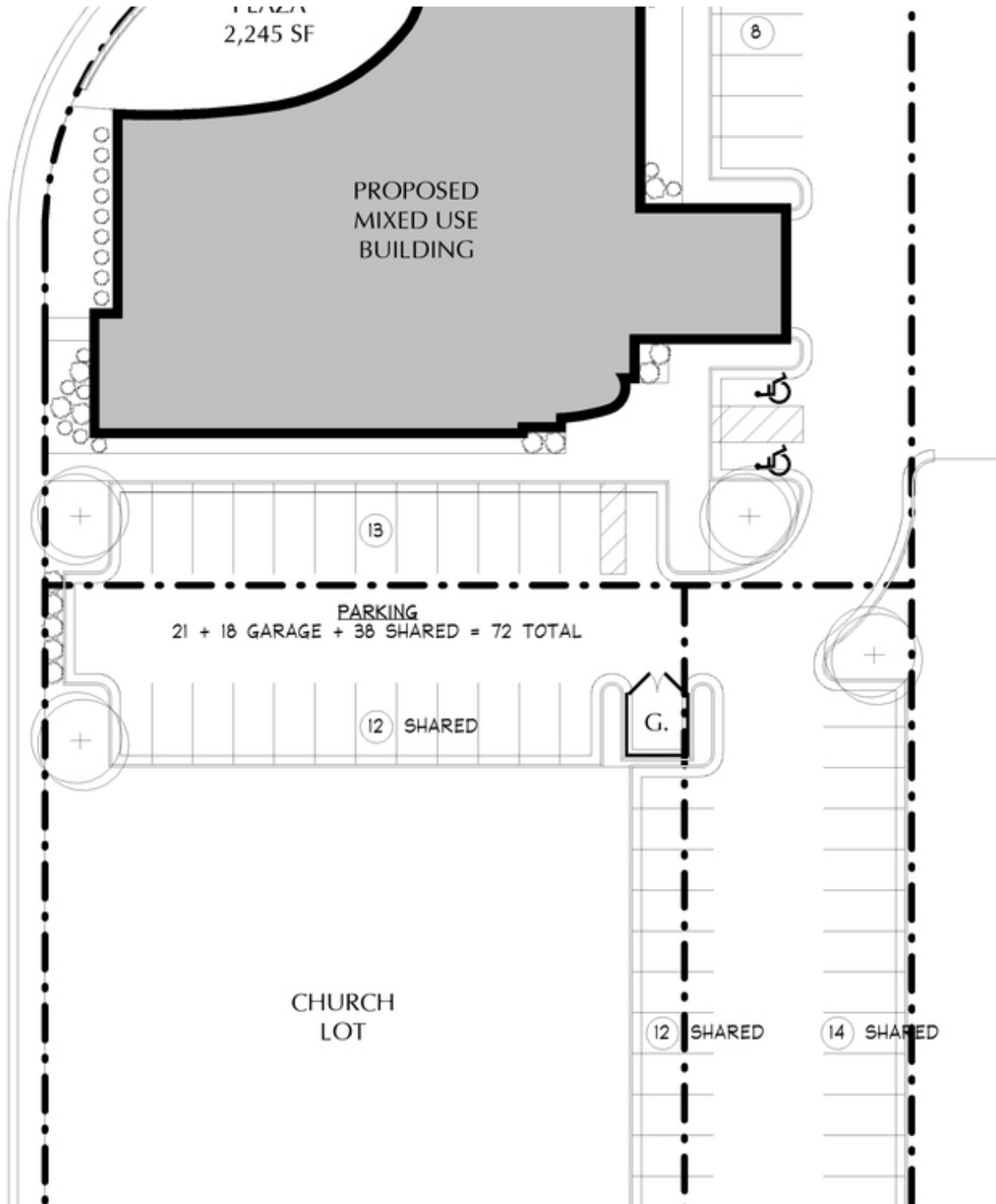
PROPERTY HIGHLIGHTS

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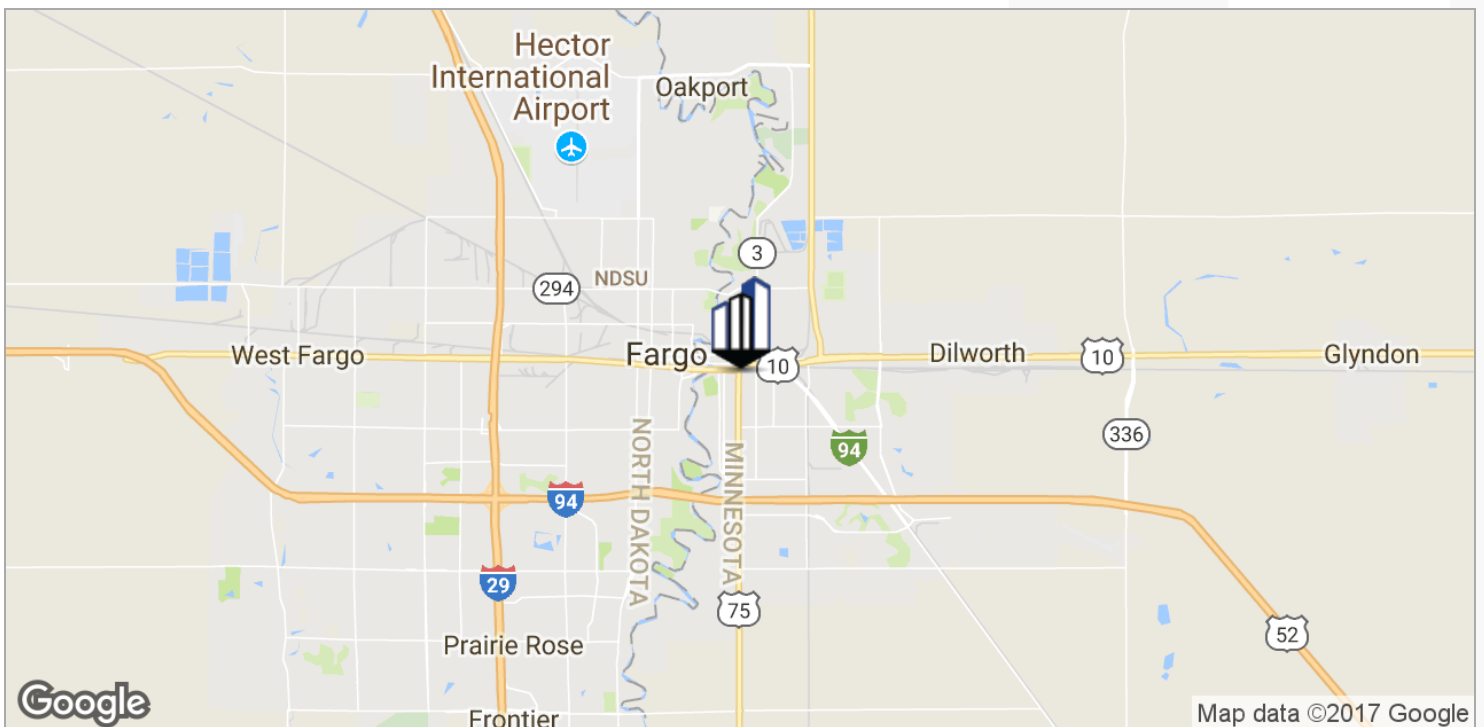
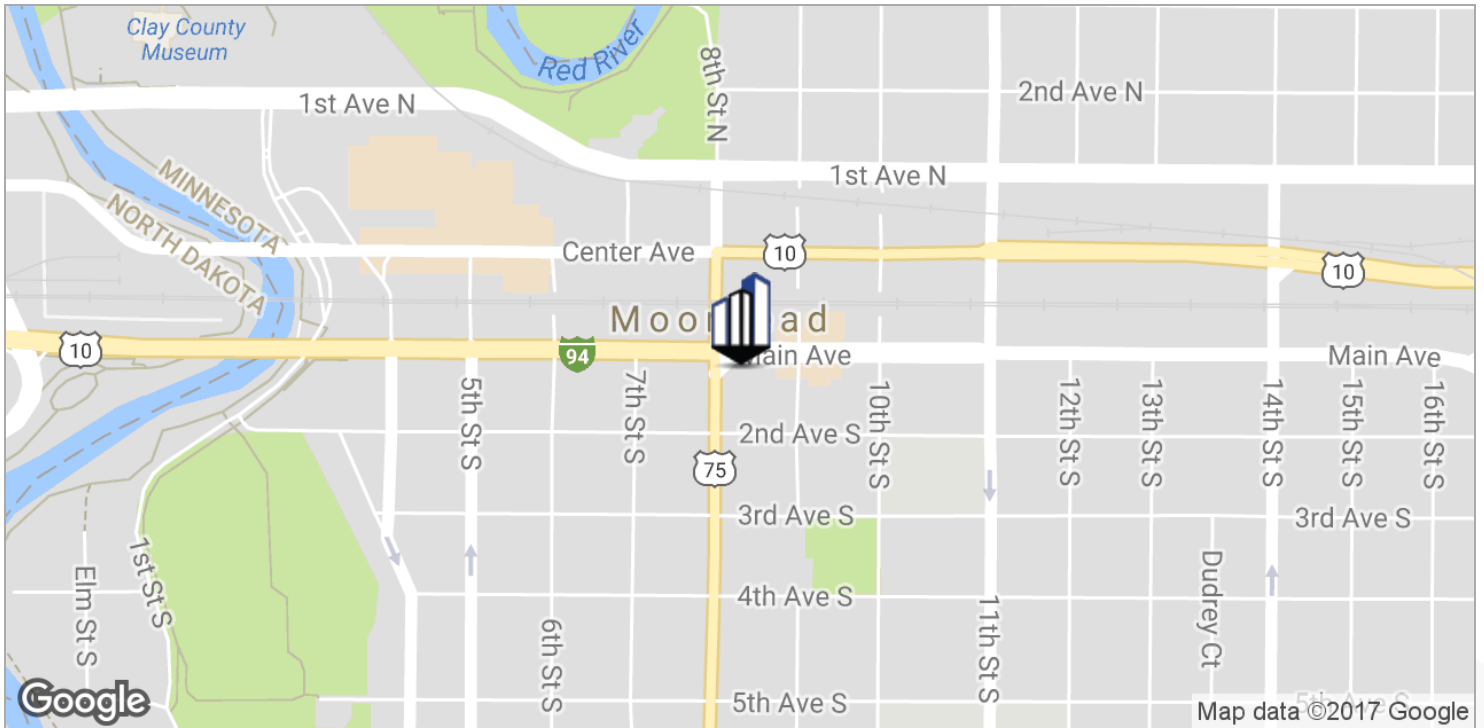
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ADDITIONAL PHOTOS



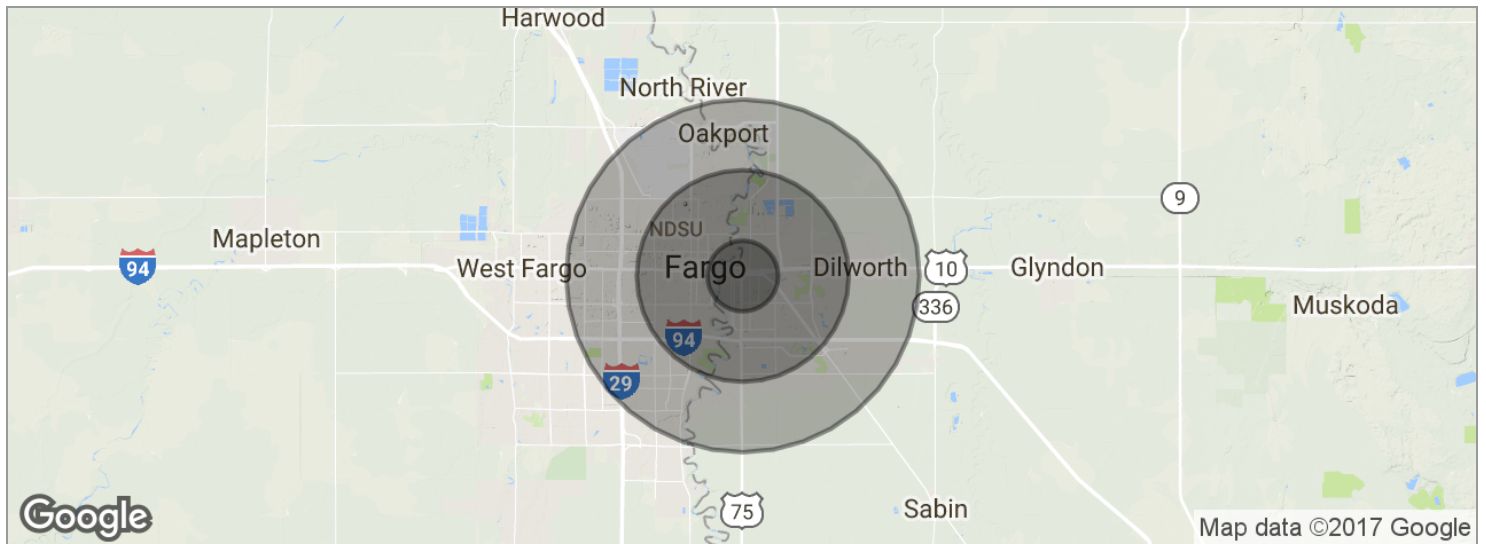
LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,844	85,599	146,091
Median age	28.4	33.0	33.9
Median age (male)	28.1	32.0	33.0
Median age (Female)	28.8	34.2	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,278	36,628	64,391
# of persons per HH	2.6	2.3	2.3
Average HH income	\$43,466	\$52,629	\$55,704
Average house value	\$122,203	\$148,565	\$158,294

* Demographic data derived from 2010 US Census