



# VANNÉ

EST. 2020

Vanné  
by EPIC



## COMMERCIAL SPACE AVAILABLE

### ADDRESS

1530 1st Ave. N Moorhead, MN 56560

### PROPERTY DETAILS

<b>Available:</b>	2021
<b>Square Feet:</b>	8,763 SF
<b>Building Size:</b>	5 Stories
<b>Lease Rate:</b>	\$16.50 + CAM
<b>Fit-up Allowance</b>	\$25/SF





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## NEIGHBORHOOD FEATURES

### POPULATION

.5 mi.  
2,432  
people

1 mi.  
12,100  
people

3 mi.  
76,793  
people

### BUSINESSES

.5 mi.  
158  
businesses

1 mi.  
611  
businesses

3 mi.  
3,381  
businesses

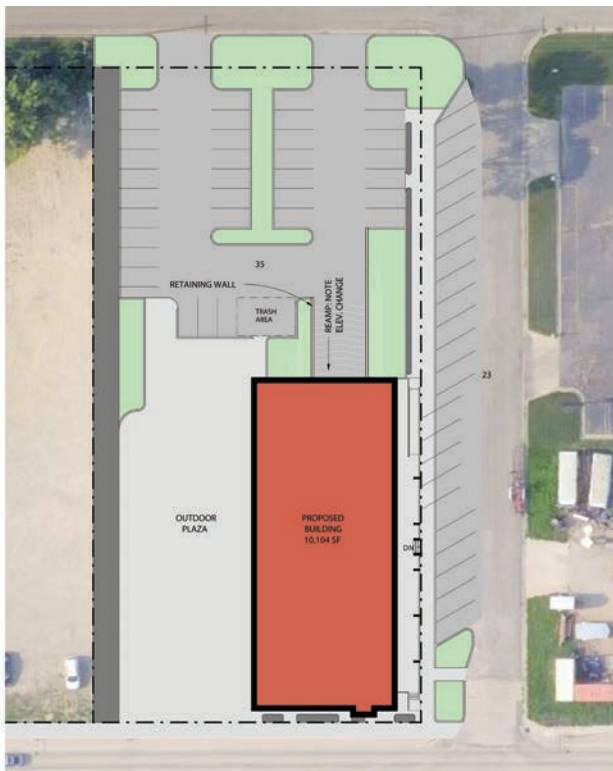
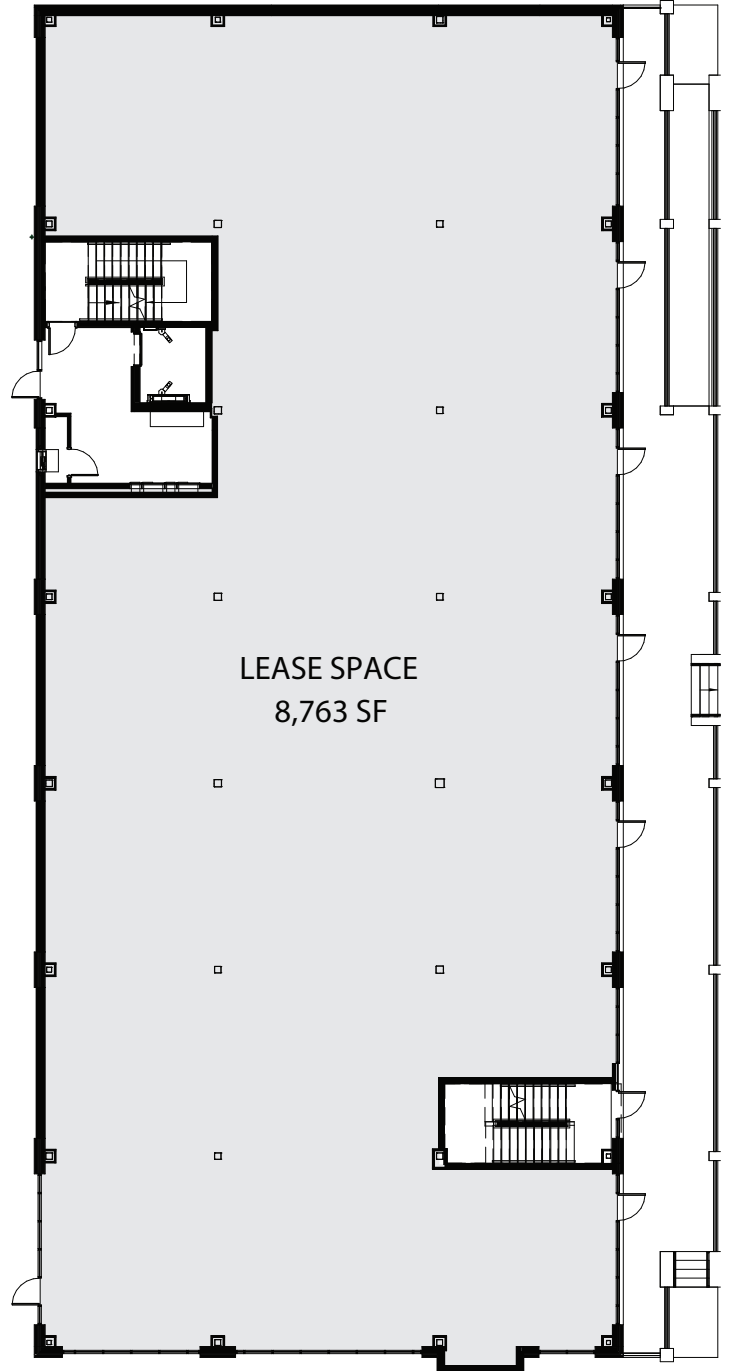
### EMPLOYEES

.5 mi.  
1,397  
employees

1 mi.  
6,055  
employees

3 mi.  
52,734  
employees

Source: ESRI Business Analysis



Investment • Development • Management

# 701.866.1006

EPICCompaniesND.com



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## OVERVIEW

EPIC Companies is excited to bring **Vanné**, a mixed-use building on 1st Avenue in Moorhead Minnesota. It is a combination of residential and commercial, creating a community within a community.

Right next to Moorhead's own Junkyard Brewing and Sol Ave. Kitchen, and more! This active space will be out your front door.

The Community of Moorhead is currently working on a downtown study that will create a downtown location to enhance the lives of its residents.



## CONTACT



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Board of Directors

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