



GATEWAY BY EPIC



20.07.20

COMMERCIAL SPACE AVAILABLE

ADDRESS

310 Main Ave. Fargo, ND 58103

PROPERTY DETAILS

Available:	Fit-up ready 2021
Commercial SF:	13,000 SF
Building Size:	5 Stories
Lease Rate:	\$18-22.00 SF/yr +CAM
Term:	5 Years
Fit-up Allowance:	\$25.00

Subdivided space available, Contact for more Information



Investment • Development • Management

701.866.1006

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NEIGHBORHOOD FEATURES

POPULATION

.5 mi. 2,715 people	1 mi. 13,999 people	3 mi. 90,342 people
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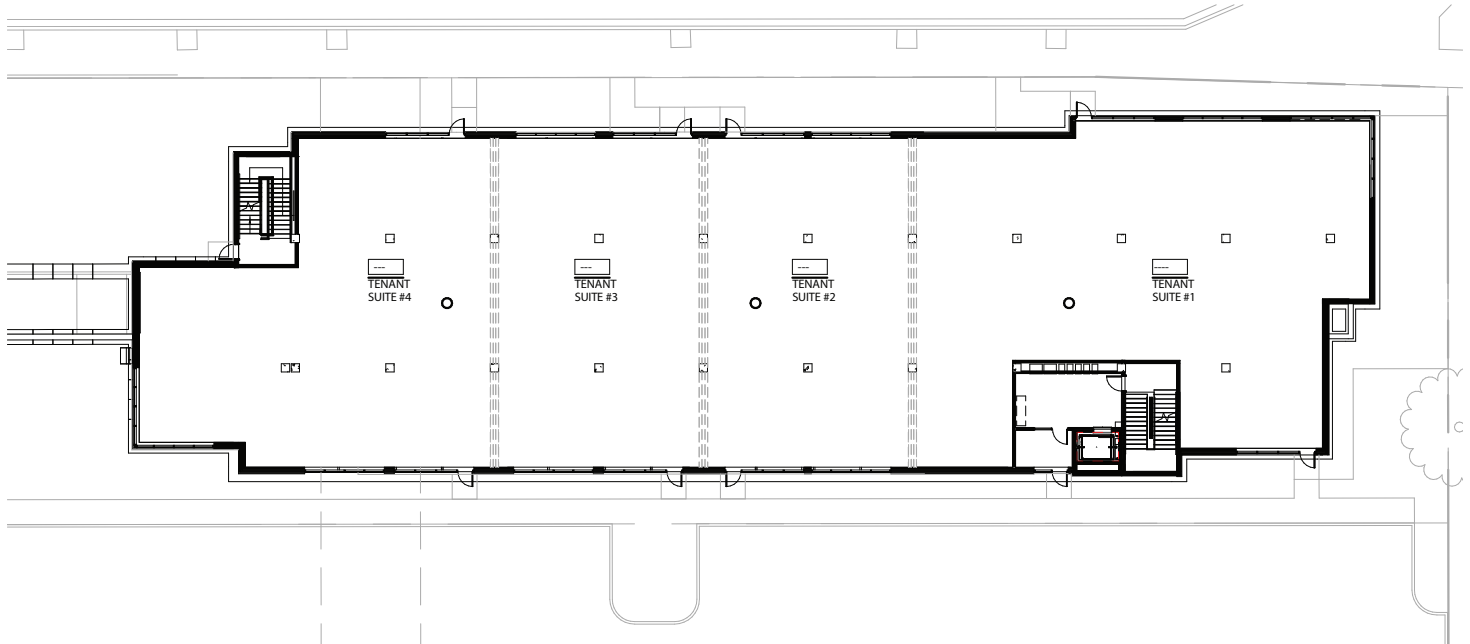
BUSINESSES

.5 mi. 762 businesses	1 mi. 11,532 businesses	3 mi. 4,818 businesses
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EMPLOYEES

.5 mi. 8,813 employees	1 mi. 24,849 employees	3 mi. 76,948 employees
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Source: ESRI Business Analysis





EPIC GATEWAY

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OVERVIEW

EPIC Gateway North is a developing property that will be complete in the fall of 2021. The building is planned to be 5 stories tall with a built in customer base.

This high-traffic street is known as a gateway because it connects Fargo and Moorhead with a prime location just past the river. Surrounded by patrons, this prominent location will be sure to benefit any type of business whether retail, office, customer serve and more. Be a part of the historic, and continuously growing, downtown Fargo area with your location right on Main Avenue.



CONTACT



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Board of Directors

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WALKSCORE

300 Main Ave. has a Walkscore of 79 out of 100. This location is **Very Walkable** so most errands can be accomplished on foot.

Source: Walkscore.com



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