



# VANNÉ

EST. 2020

**Vanné** by EPIC

## COMMERCIAL SPACE AVAILABLE



### ADDRESS

1530 1st Ave. N Moorhead, MN 56560

### PROPERTY DETAILS

<b>Available:</b>	2021
<b>Available Square Feet:</b>	9,334 SF
<b>Building Size:</b>	5 Stories
<b>Lease Rate:</b>	\$17.95 + 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
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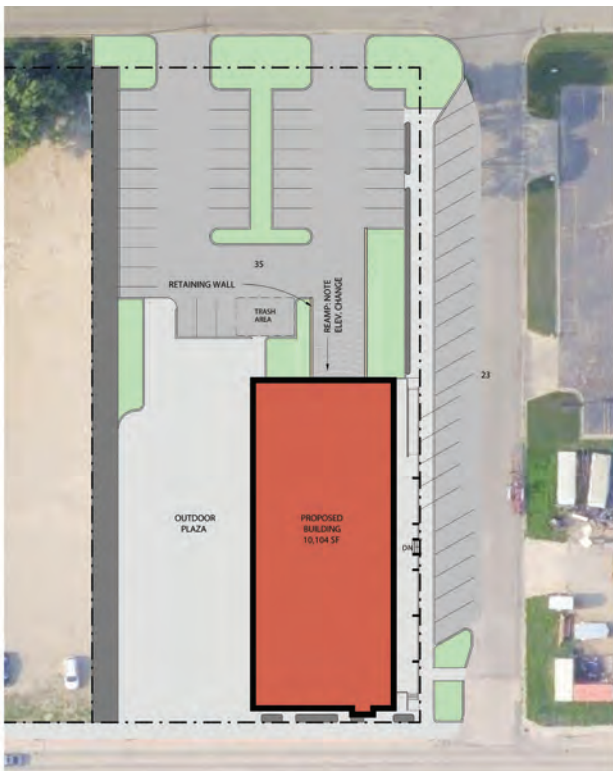
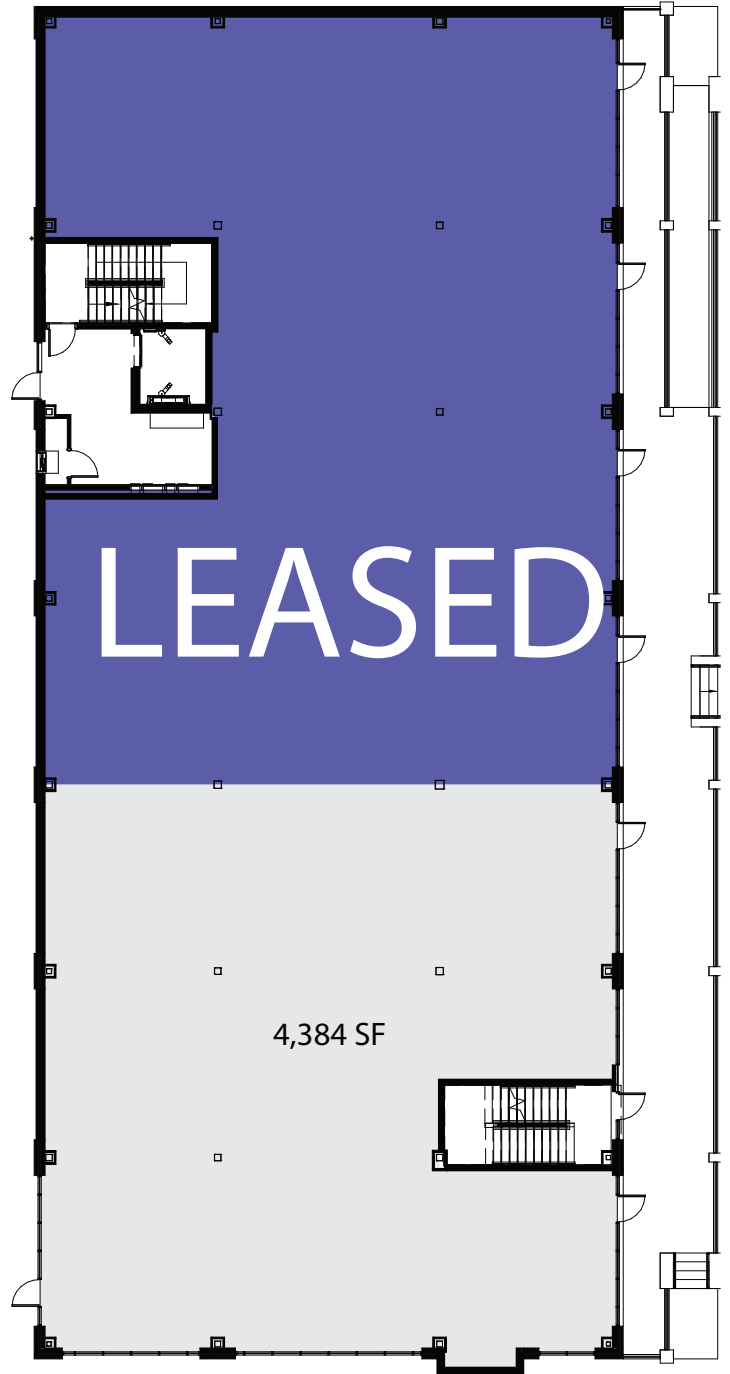
### BUSINESSES

.5 mi. 158 businesses	1 mi. 611 businesses	3 mi. 3,381 businesses
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### EMPLOYEES

.5 mi. 1,397 employees	1 mi. 6,055 employees	3 mi. 52,734 employees
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Source: ESRI Business Analysis







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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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