



**Gateway**  
Fargo, ND



# COMMERCIAL SPACE AVAILABLE

## ADDRESS

310 Main Avenue, Fargo, ND 58103

## PROPERTY DETAILS

<b>Available</b>	Fit-up Ready 2021
<b>Commercial SF</b>	9,580 SF
<b>Building Size</b>	13,000 SF/5 Stories
<b>Lease Rates</b>	\$22-25.00 SF/yr+CAM
<b>Term</b>	5 Years
<b>Fit-up Allowance</b>	\$25.00

Subdivided space available. Details and rates are subject to change at any time. Contact for more information.



701.866.1006  
EPICCompaniesND.com





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## NEIGHBORHOOD FEATURES

### Population (No. of People)

.5 mile	1 mile	3 miles
<b>2,715</b>	<b>13,999</b>	<b>90,342</b>

### Business (No. of Businesses)

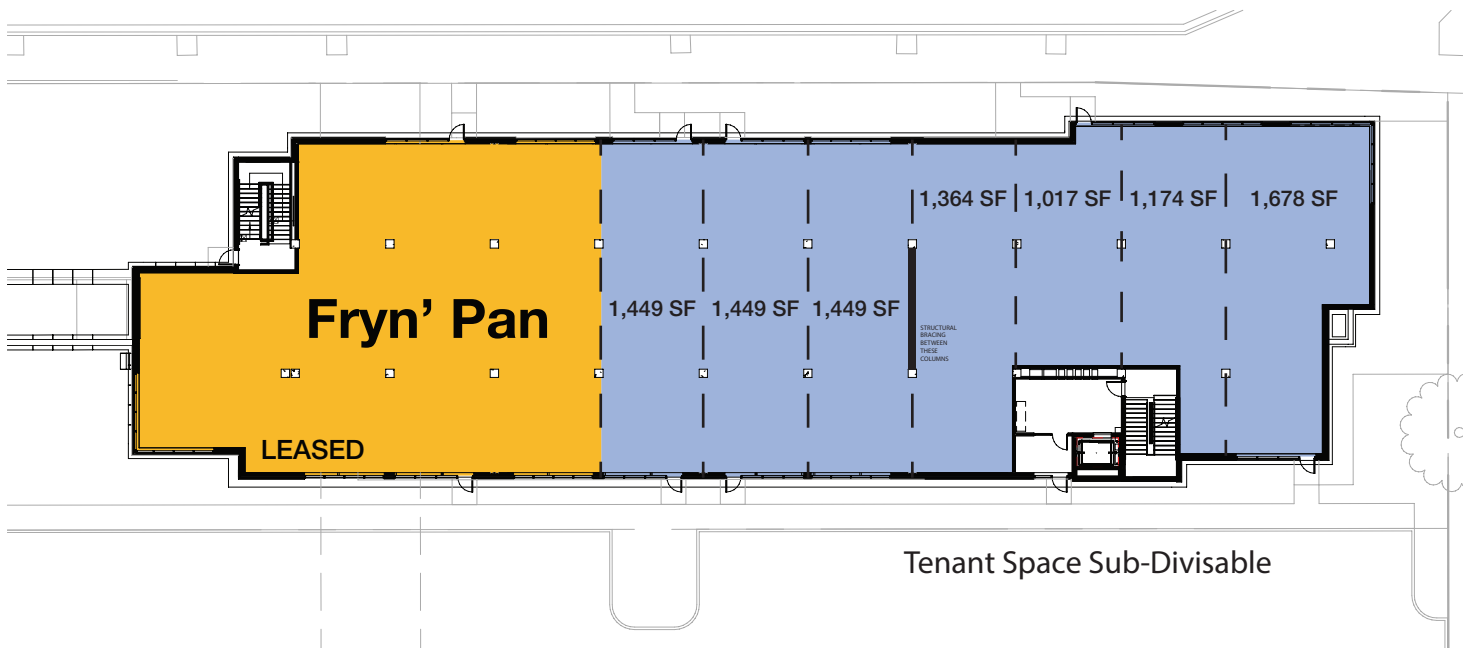
.5 mile	1 mile	3 miles
<b>762</b>	<b>11,532</b>	<b>4,818</b>

### Employees (No. of Employees)

.5 mile	1 mile	3 miles
<b>8,813</b>	<b>24,849</b>	<b>76,948</b>



Source: ESRI Business Analysis





# Gateway Project Overview

310 Main Avenue, Fargo, ND 58103



PHASE I - Gateway North

## OVERVIEW

Gateway North is currently in construction. This property that will be complete in the fall of 2021. The building will be 5-stories tall with a built-in customer base.

This high-traffic street is known as Gateway Center because it connects Fargo and Moorhead with a prime location just past the river.

Gateway North, phase I, is in construction and will be complete in Fall 2021. The Arch, phase II, is scheduled to begin construction in July 2021. Surrounded by patrons, this prominent location will be sure to benefit any type of business whether retail, office, customer service, and more.



**Zach Frappier**

Commercial Sales

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## WALK SCORE

**76**

310 Main Avenue has a Walk Score of 76 out of 100. This location is **Very Walkable**, most errands can be accomplished on foot.

This location is in Fargo. Nearby parks include Liberty Park, Island Park and Dike East Park.

Source: Walkscore.com



PHASE II - The Arch (Gateway East)