



The Mill
Grand Forks, ND



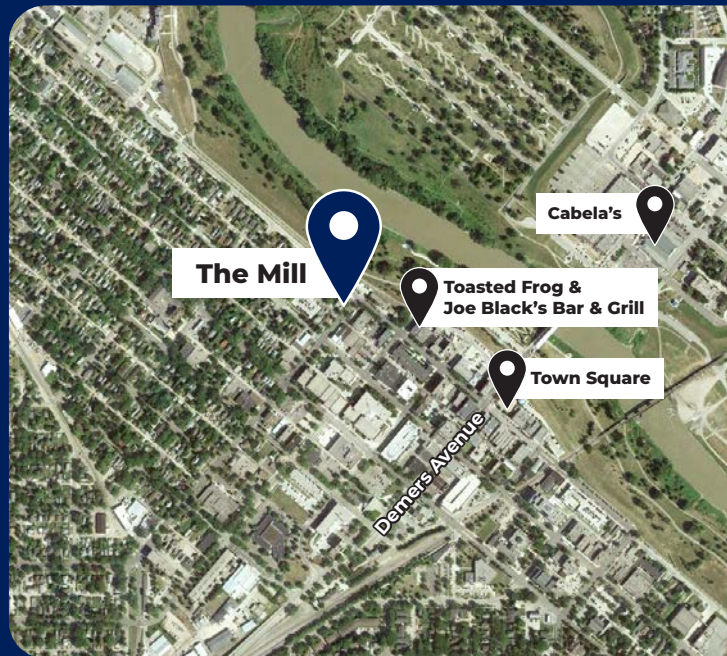
COMMERCIAL SPACE AVAILABLE

ADDRESS

301 N 3rd Street, Grand Forks, ND 58203

PROPERTY DETAILS

Lease Rate	\$7+CAM
Total Space	4,076+ SF
Space Available	Basement Storage
Date Available	2021



701.866.1006
EPICCompaniesND.com





The Mill PROJECT OVERVIEW

301 N 3rd Street, Grand Forks, ND 58203



OVERVIEW

The Mill was acquired by EPIC Companies in 2019 and construction completed in 2020. This building is located right in the heart of downtown Grand Forks and is very walkable with nearby parks, bars, restaurants, grocery and more.

Built in 1895, the structure was originally used as the Grand Forks Woolen Mills building. It contained office, retail, wool scouring, cloth finishing and weaving operations on the first floor, carding and mule spinning on the second floor, and cloth dying and sewing on the third floor*.

The recent redevelopment of the building makes it a usable structure in the modern era that will bring a sense of character and charm to any business.



* Information retrieved from The Grand Forks Herald

Zach Frappier

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**WALK
SCORE**

83

301 N 3rd St has a Walk Score of 83 out of 100. This location is **Very Walkable**, most errands can be accomplished on foot.

This location is in Grand Forks. Nearby parks include Sherlock Park, Greenway and Hylden Field.

Source: Walkscore.com

NEIGHBORHOOD FEATURES

Population (No. of People)

.5 mile	1 mile	3 miles
2,402	9,994	52,971

Business (No. of Businesses)

.5 mile	1 mile	3 miles
372	693	2,302

Employees (No. of Employees)

.5 mile	1 mile	3 miles
4,992	8,575	39,630

Source: ESRI Business Analysis