



**EOLA By EPIC**  
Fargo, ND



**Makt by EPIC**  
Phase I

**MAKT**  
BY EPIC

**COMMERCIAL SPACE AVAILABLE**

**ADDRESS**

4474 24th Ave S & 4460 24th Ave S  
Fargo, ND 58104

**PROPERTY DETAILS**

<b>Lease Rate</b>	\$24+CAM
<b>Total Space</b>	20,813+ SF*
<b>Space Available</b>	≥20,813 SF*
<b>Lease Term</b>	5 Years
<b>Date Available</b>	2022
<b>Floors</b>	1st & 2nd
<b>Fit-up Allowance</b>	\$25/SF

Subdivided space available. Contact for more information.  
\*Total space of first two buildings.



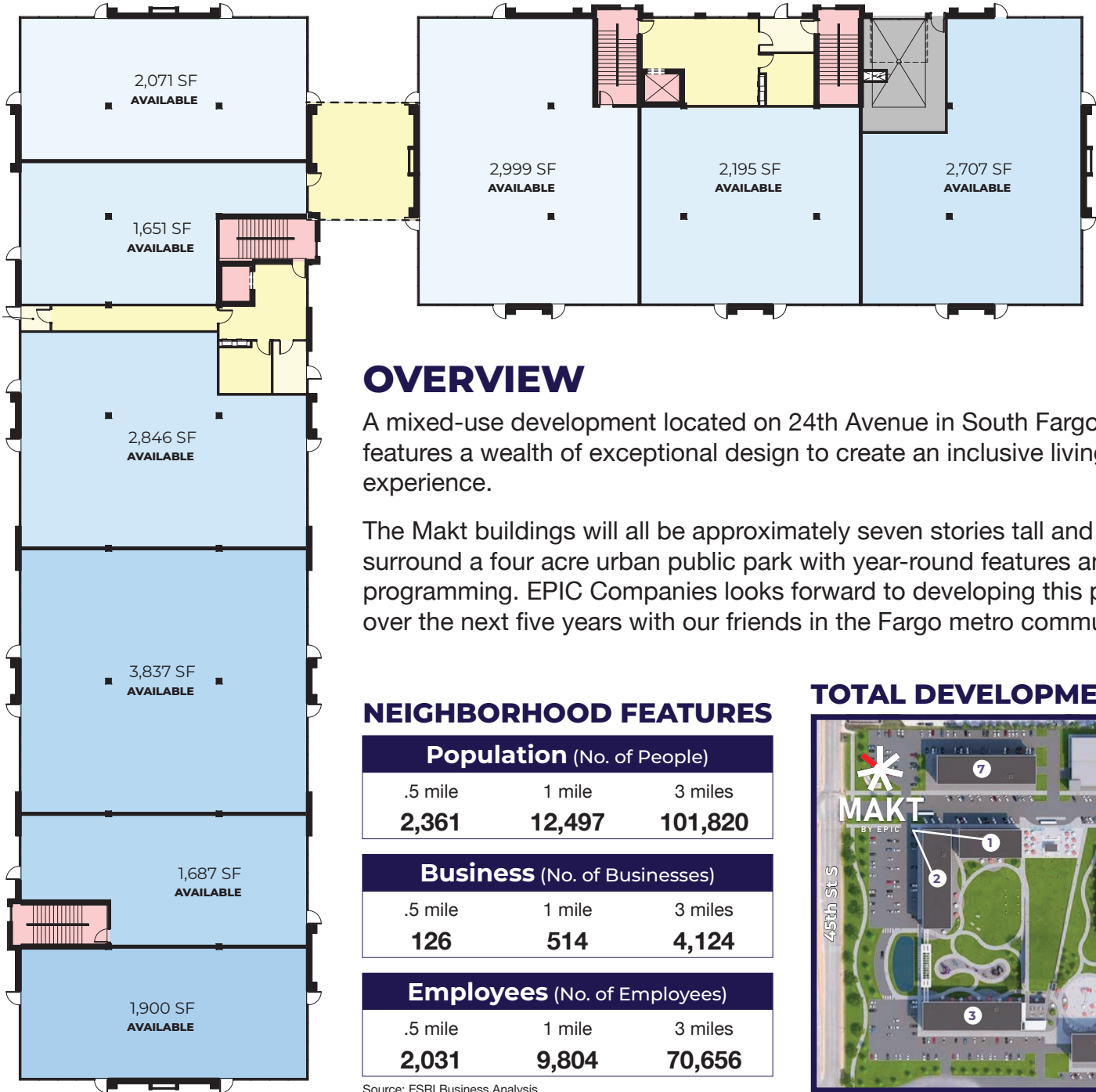
701.866.1006  
EPICCompaniesND.com





# Makt by EPIC Project Overview

4474 24th Ave S & 4460 24th Ave  
S Fargo, ND 58104



## OVERVIEW

A mixed-use development located on 24th Avenue in South Fargo. Makt features a wealth of exceptional design to create an inclusive living experience.

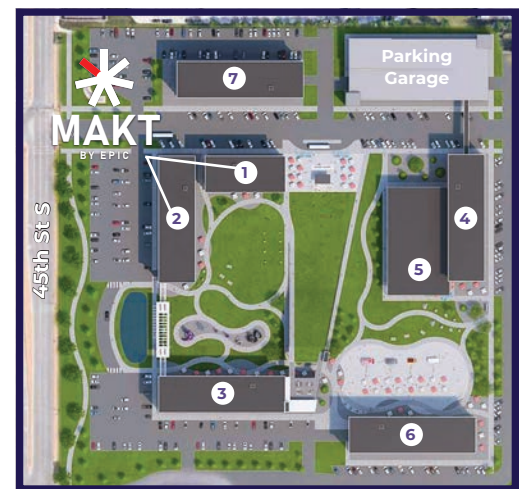
The Makt buildings will all be approximately seven stories tall and surround a four acre urban public park with year-round features and programming. EPIC Companies looks forward to developing this project over the next five years with our friends in the Fargo metro community.

## NEIGHBORHOOD FEATURES

Population (No. of People)			
	.5 mile	1 mile	3 miles
	2,361	12,497	101,820
Business (No. of Businesses)			
	.5 mile	1 mile	3 miles
	126	514	4,124
Employees (No. of Employees)			
	.5 mile	1 mile	3 miles
	2,031	9,804	70,656

Source: ESRI Business Analysis

## TOTAL DEVELOPMENT







# Makt by EPIC What's Nearby?

4474 24th Ave S & 4460 24th Ave  
S Fargo, ND 58104

## BUSINESSES



YMCA of Cass & Clay Counties  
Sanford Medical Center  
CoBank Regional Banking Center  
Holiday Gas Stations  
Fargo Center For Dermatology  
Northern Tool

## RESTAURANTS



Applebee's  
Pizza Ranch  
Famous Dave's  
Smiling Moose Deli  
The Tavern Grill  
Mexican Village

## HOTELS



Residence Inn by Marriott Fargo  
La Quinta Inn & Suites  
Four Points by Sheraton Fargo  
Hampton Inn & Suites Fargo  
Staybridge Suites Fargo



**30,215**

Daily Traffic on  
45th St. SW, Fargo, ND



**\$57,531**

Median Household  
Income



**27**

Median Age

1 mile radius of Makt  
Source: ESRI Business Analysis



## Unique Features & Amenities

- Apartments & Condos
- Commercial Space
- Bar/Restaurants
- Parking Options
- Proposed Hotel & Water Park
- Monthly Events
- Water Features
- Community Park
- Endless Possibilities!



**Zach Frappier**

Commercial Sales

701.388.6919 | Zach@EPICCompaniesND.com



Investment • Development • Management