



# Liberty Town Center

Fargo, ND



# Liberty

TOWN CENTER

## COMMERCIAL SPACE AVAILABLE

### ADDRESS

- The Don | 5652 36th Ave S
- Lincoln | 3680 Veterans Blvd
- Falcon | 3670 Veterans Blvd
- South Commercial Space | 3650 Veterans Blvd
- Tupperware Store | 3630 Veterans Blvd
- North Commercial Space | 3620 Veterans Blvd
- Scooters Coffee | 3610 Veterans Blvd

### PROPERTY DETAILS

<b>CAM</b>	\$6.50/SF
<b>Total Space</b>	53,000± SF
<b>Space Available</b>	41,800± SF
<b>Lease Term</b>	5 Years
<b>Date Available</b>	2022
<b>Style</b>	Office/Retail
<b>Fit-up Allowance</b>	\$25/SF



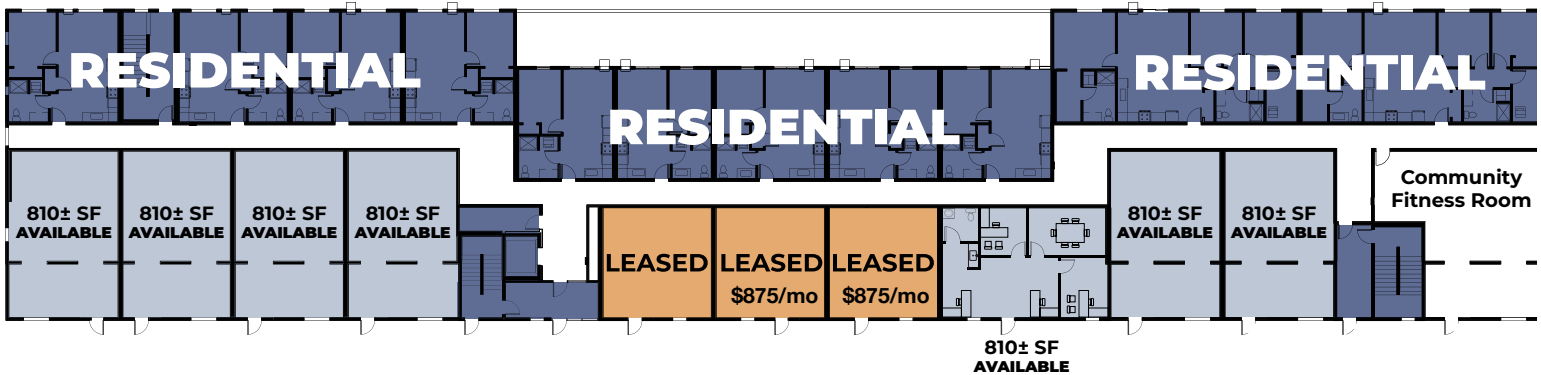
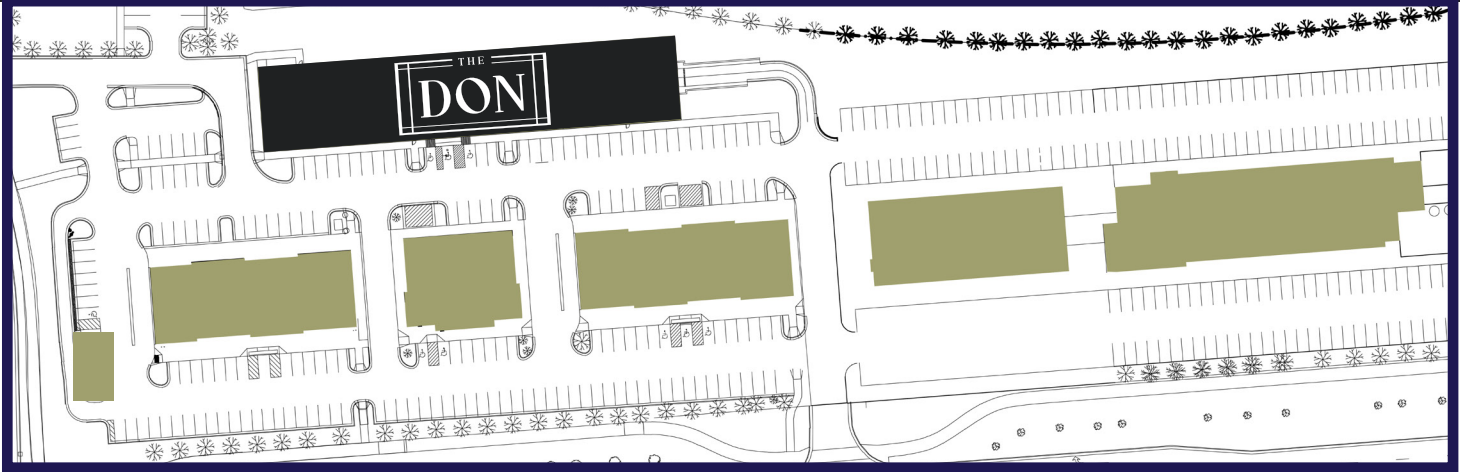
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# Liberty Town Center

The Don - 5652 36th Ave S



The Don Lease Rate: \$18/SF

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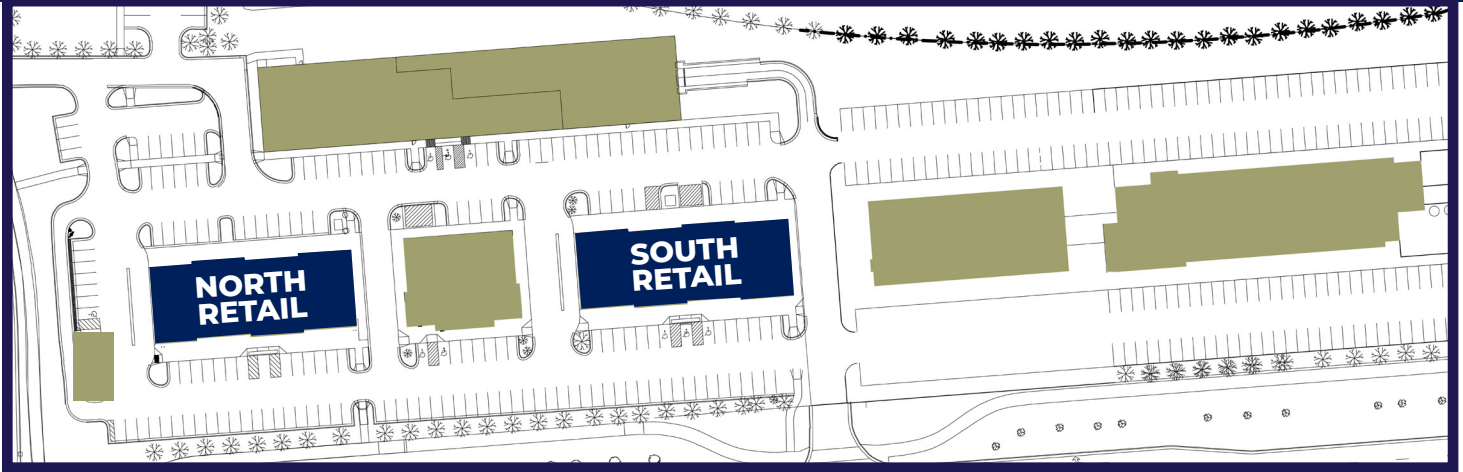
North Retail - 3620 Veterans Blvd

South Retail - 3650 Veterans Blvd

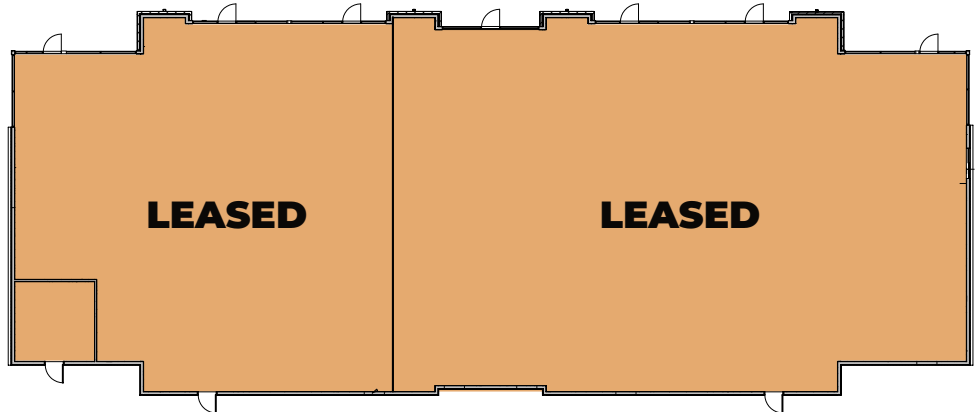


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TOWN CENTER



**North Retail Space**  
*FULLY LEASED*



**South Retail Space**



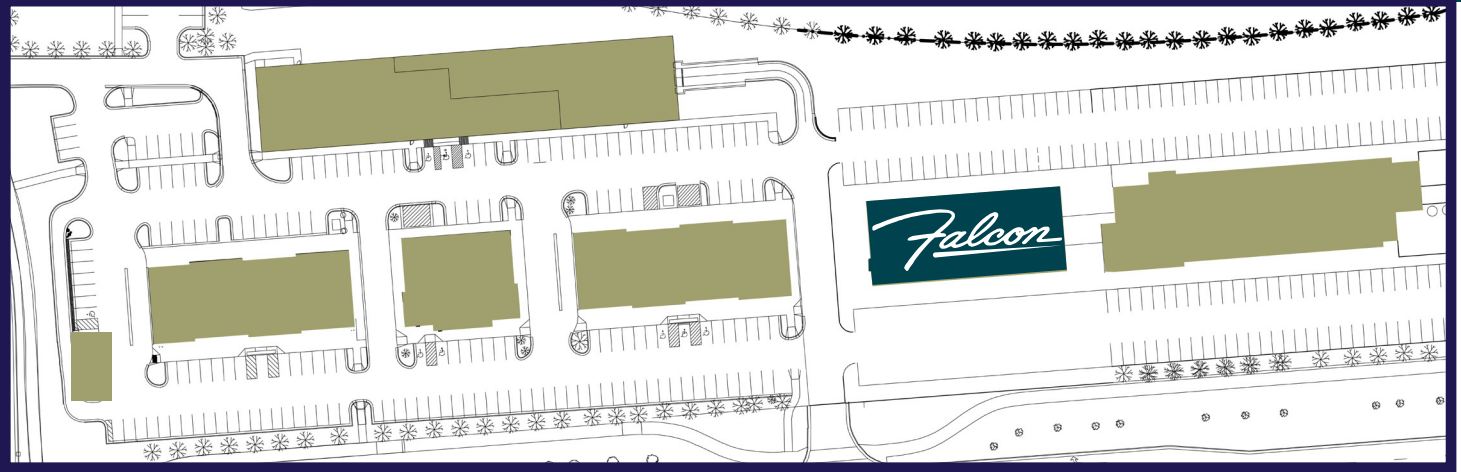
\*Subdividing available

**North & South Retail Space Lease Rate: \$22/SF**



# Liberty Town Center

Falcon - 3670 Veterans Blvd



\*Subdividing available

**Falcon Lease Rate: \$23/SF**

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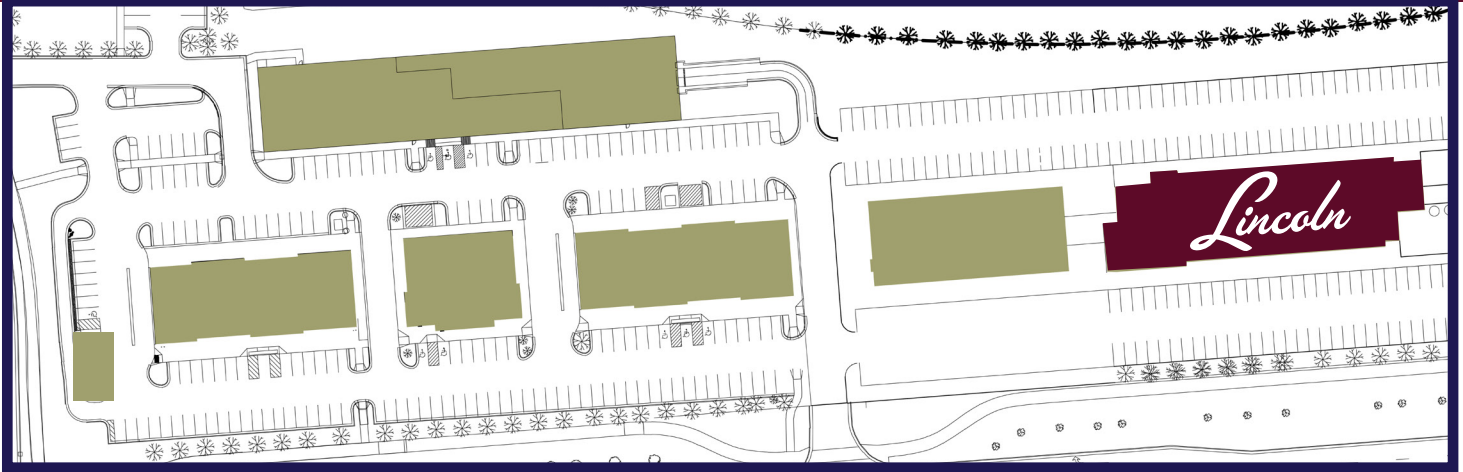




# Liberty Town Center

Lincoln - 3680 Veterans Blvd

*Lincoln*



**Lincoln Lease Rate: \$23/SF**

\*Subdividing available

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# Liberty Town Center



## NEIGHBORHOOD FEATURES

Population (No. of People)		
.5 mile	1 mile	3 miles
<b>1,204</b>	<b>6,103</b>	<b>54,493</b>

Business (No. of Businesses)		
.5 mile	1 mile	3 miles
<b>33</b>	<b>163</b>	<b>1,922</b>

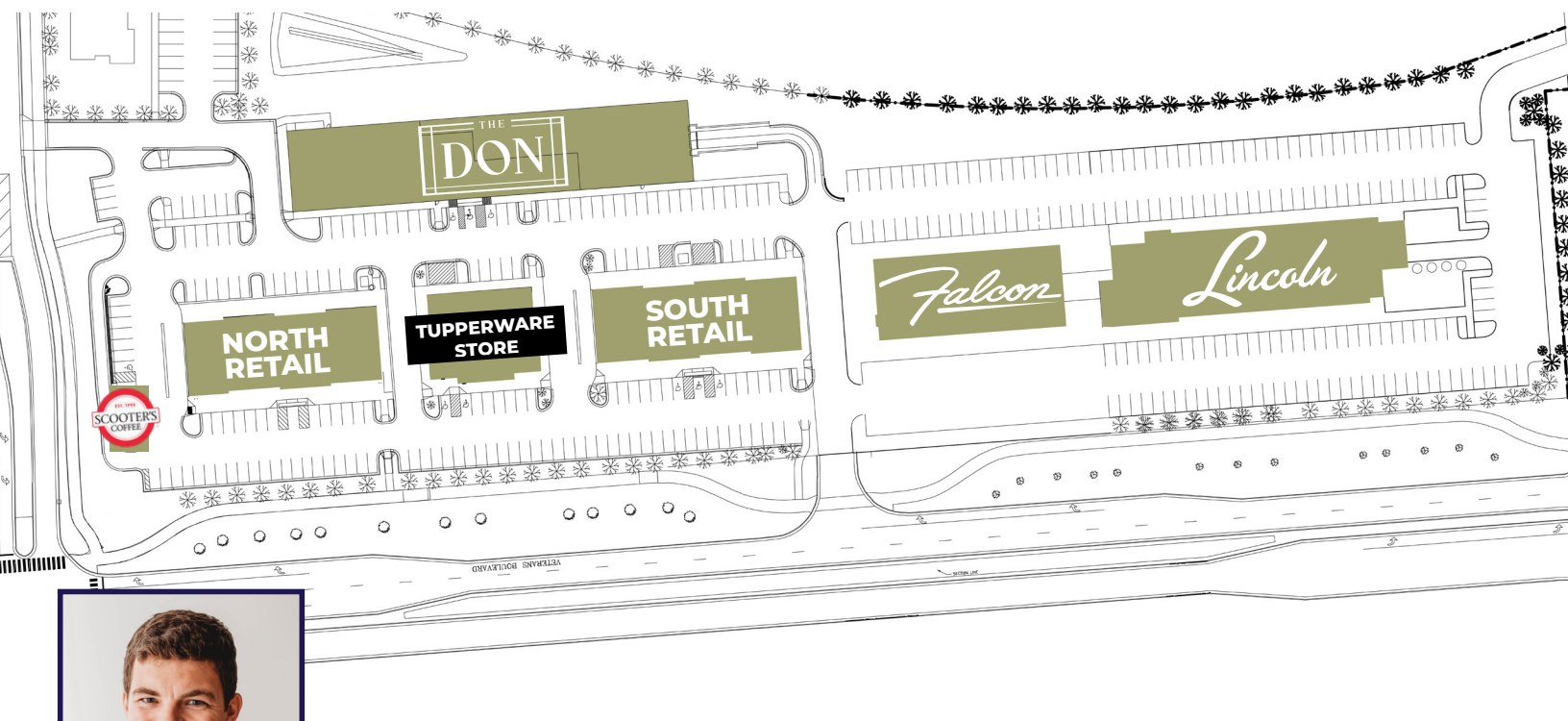
Employees (No. of Employees)		
.5 mile	1 mile	3 miles
<b>505</b>	<b>2,493</b>	<b>30,553</b>

Source: ESRI Business Analysis

## OVERVIEW

Liberty Town Center is a planned, 6-building development on Veterans Boulevard in Fargo, ND. The Don, Lincoln, and Falcon will be mixed-use buildings offering first floor commercial space and residential units on the floors above. There will be two, strip-small style commercial buildings that include office and retail space. With the combination of housing and retail, LTC will create a community within a community on this 8-acre lot.

Two additional commercial buildings will border the existing Tupperware store. This retail space will feature a drive-thru and have room for an outdoor patio. Ample parking spaces wrap around the development. As a rapidly growing neighborhood, these retail shops on Veterans Boulevard will provide an opportunity to serve residents and commuters. The mixed-used buildings will have a clientele base neighboring the retail center.



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