



FORMER DOLLAR TREE RETAIL PROPERTY For Lease



PROPERTY OVERVIEW

Former Dollar Tree store for lease in East Grand Forks. Block construction, concrete floor & large showroom floor. Building features tall ceilings with minimal obstructing columns. Includes 2 small offices and 2 restrooms Asking rent is \$5,333 per month NNN. NNN expenses are currently being calculated.

ADDRESS

224 Gateway Drive NE
East Grand Forks, MN 56721

BUILDING SIZE

8,000 SF

LEASE PRICE

\$8.00/SF NNN

MLS

#18-1933



Duane Wages

C: 701.330.9632

O: 701.772.3101

dwagesjr@dakotacommercial.com



**615 1st Ave North, Ste A
Grand Forks, ND 58203**

www.dakotacommercial.com



PROPERTY HIGHLIGHTS

BUILDING

Ceiling Height: 10'-16'
Current Use: Retail
Parking: Off Street
Owner to Remodel: Yes

UTILITIES

Electricity in Building
Gas: Natural
Heat: GFA
Sewer: City
Water: City
Utilities Paid By Tenant



Duane Wages

C: 701.330.9632

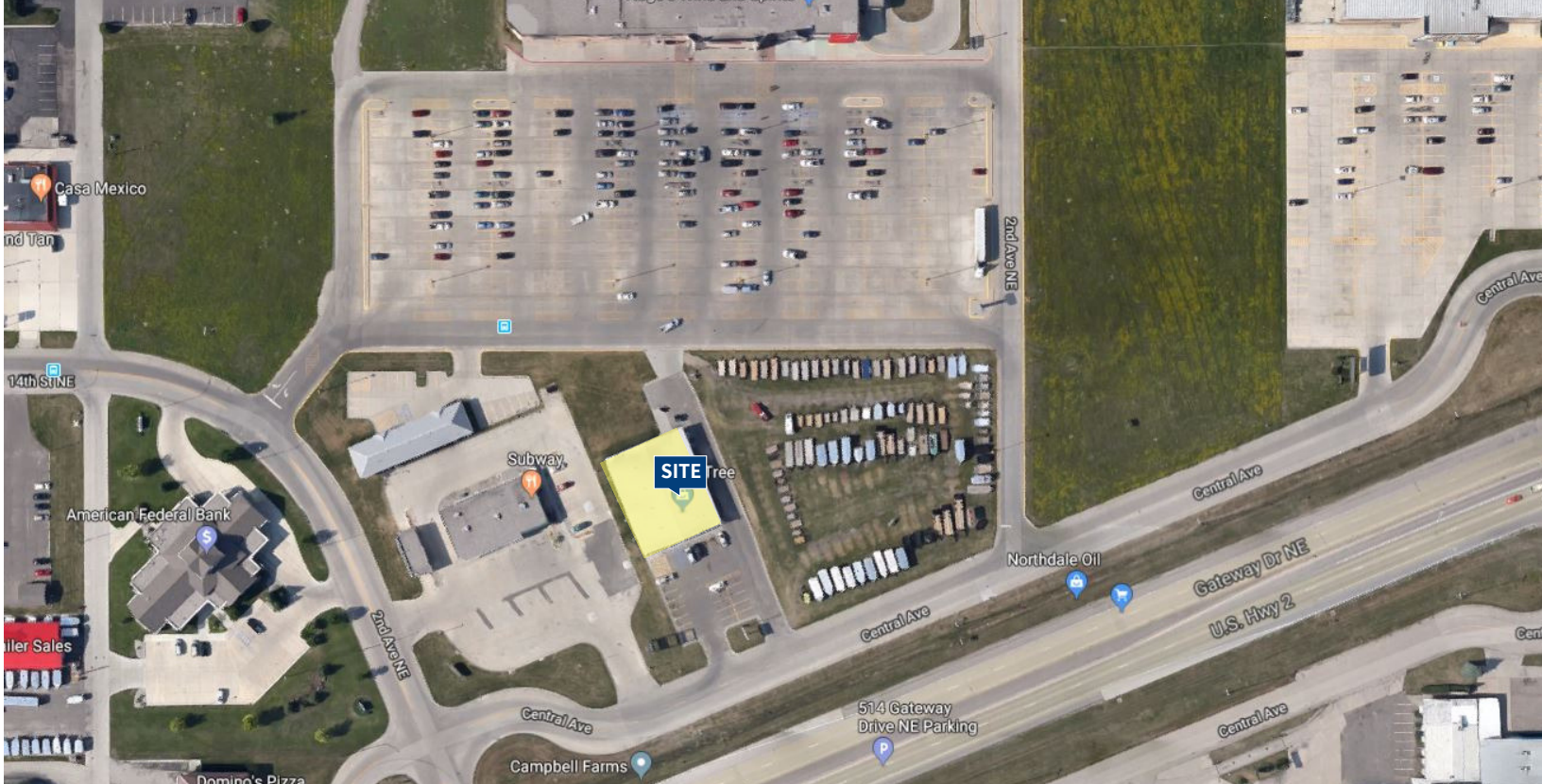
O: 701.772.3101



**615 1st Ave North, Ste A
Grand Forks, ND 58203**

www.dakotacommercial.com

dwagesjr@dakotacommercial.com



LOCATION HIGHLIGHTS

- Located on frontage road adjacent to Central Avenue (Highway 220) which is the primary north-south traffic route serving the community and intersects with Highway 2 several blocks to the south. Highway 2 is a major east-west traffic route for northern Minnesota and North Dakota.
- East Grand Forks, Minnesota and adjacent Grand Forks, North Dakota make up the nucleus of a metropolitan area known as the Grand Cities Area
- This metro area is a center for retail and wholesale trade, transportation, finance, industry, education, culture, medicine and conventions for the northwest portion of Minnesota and northeast portion of North Dakota.



Duane Wages

C: 701.330.9632

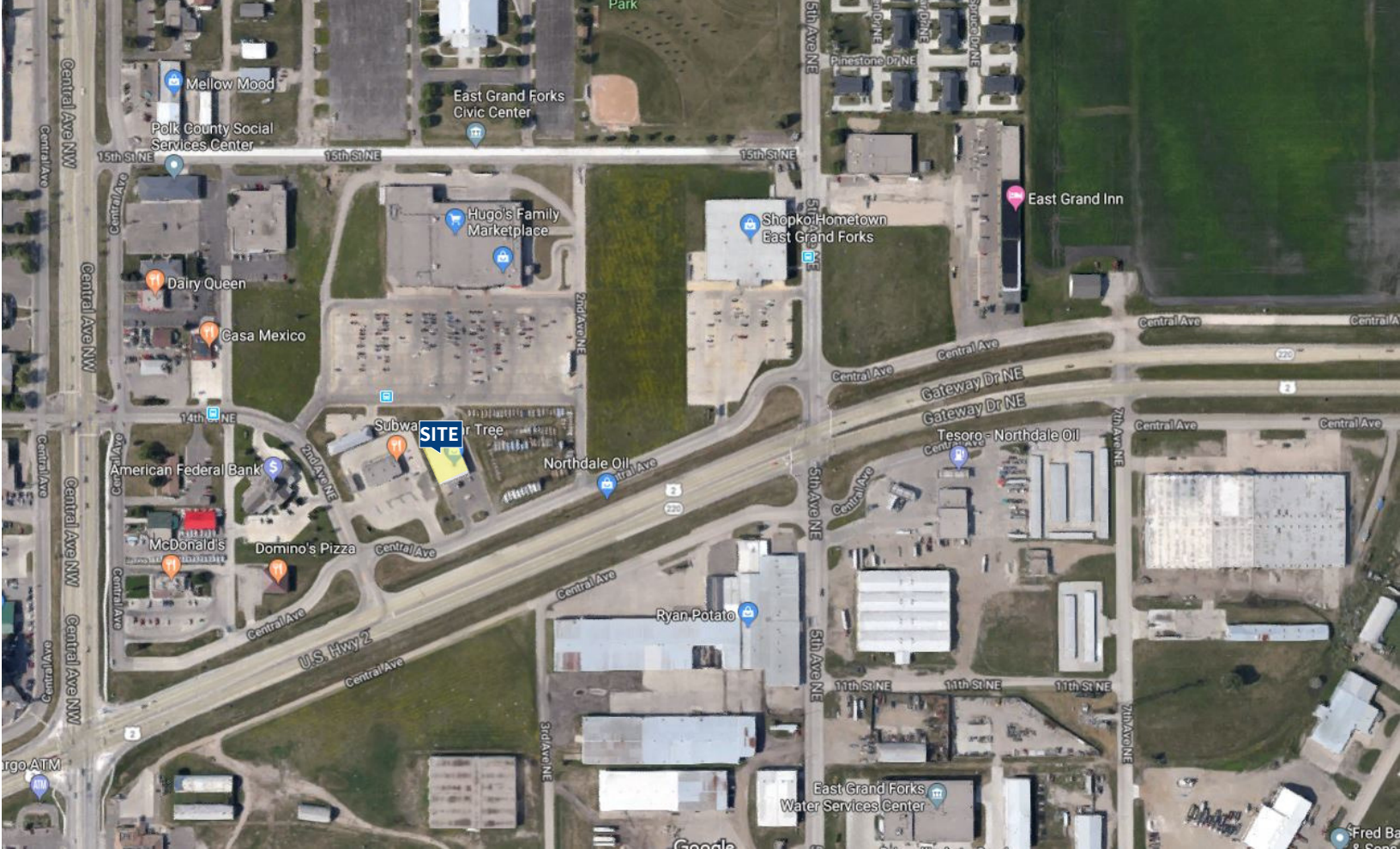
O: 701.772.3101

dwagesjr@dakotacommercial.com



**615 1st Ave North, Ste A
Grand Forks, ND 58203**

www.dakotacommercial.com



DEMOGRAPHICS

Population

Grand Forks	Grand Forks County	East Grand Forks	Polk County
57,339	71,083	8,699	31,660

Grand Forks MSA Employment

Labor Force	Employed	Unemployed	Rate
56,246	54,668	1,578	2.8%

Traffic Count

Highway 220, North of 14th Street	10,000
Highway 220, Between 220 and 14th	12,400



Duane Wages

C: 701.330.9632

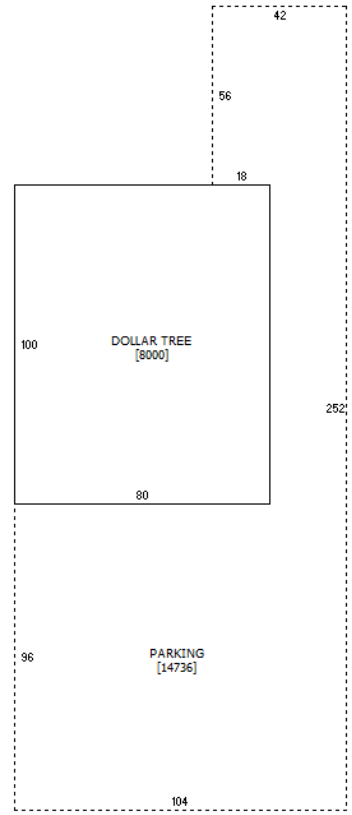
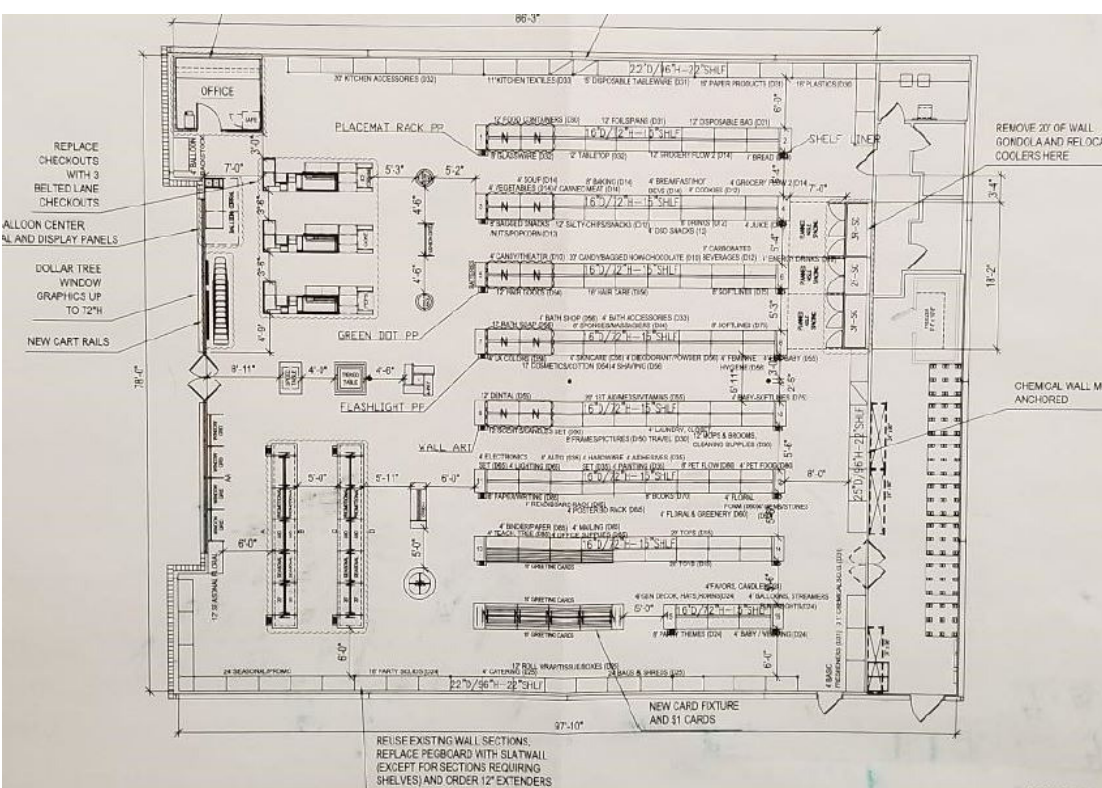
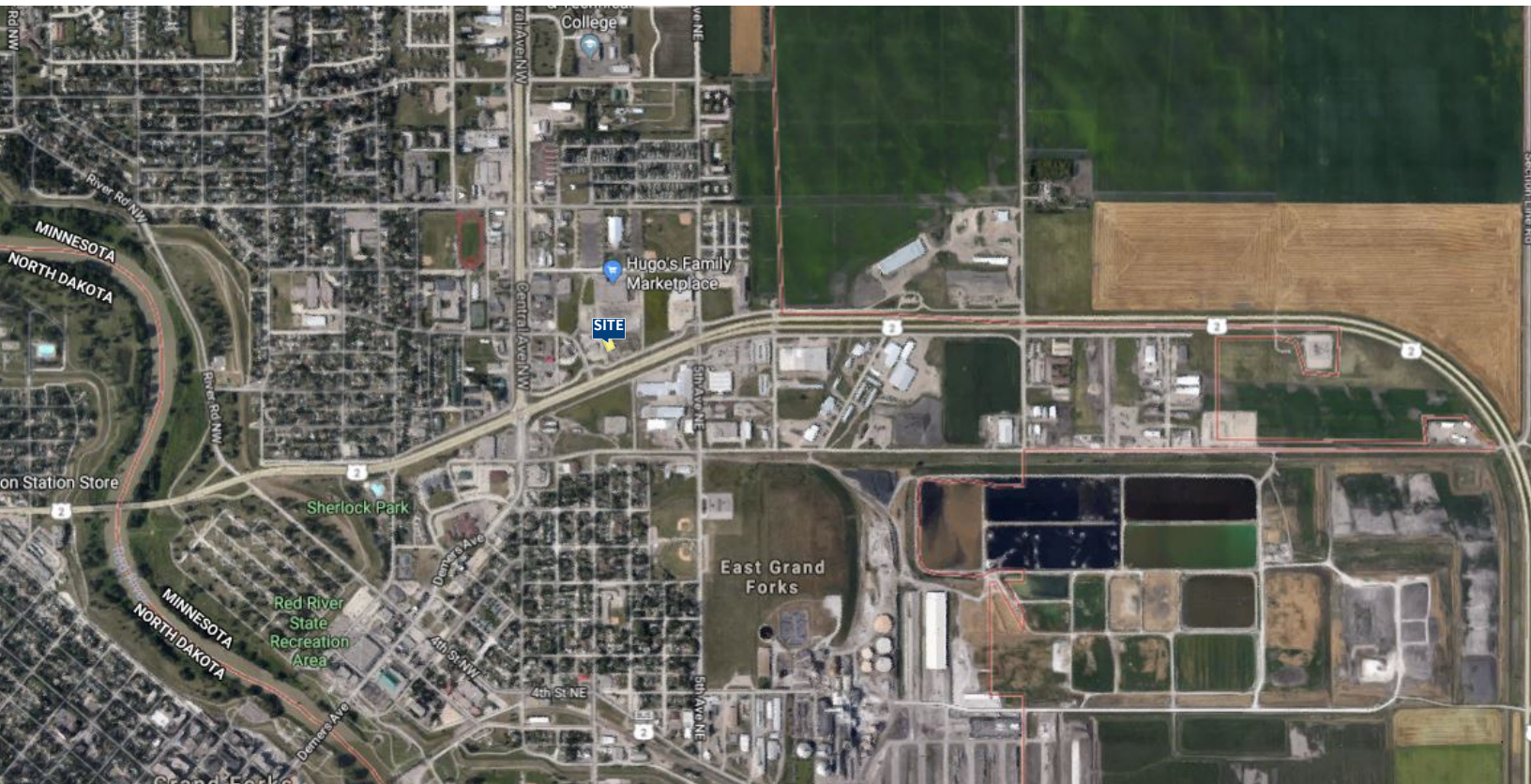
O: 701.772.3101

dwagesjr@dakotacommercial.com



**615 1st Ave North, Ste A
Grand Forks, ND 58203**

www.dakotacommercial.com



Duane Wages
 C: 701.330.9632
 O: 701.772.3101

dwagesjr@dakotacommercial.com



615 1st Ave North, Ste A
Grand Forks, ND 58203

www.dakotacommercial.com