



COMMERCIAL SPACE AVAILABLE

the Grove

Curtis Regan

C: 218.289.1987

O: 701.772.3101

cregan@dakotacommercial.com



the Grove

4002 S. Washington St.
Grand Forks, ND 58201

PROPERTY OVERVIEW

The Grove, a new retail development soon to be under construction located at a high traffic lighted intersection. Space is for lease ranging from 1,500 SF to 11,600 SF. The Grove is strategically located near a busy intersection on South Washington Street. It provides superior traffic exposure (11,000 AADT) and frontage with access from multiple points and ample parking. Over the last two years approximately 500 housing units have been added within 1/4 mile.

AMENITIES

Building Features

- Electric vehicle charging ports
- High customer traffic
- Flexible floorplans available
- Patio space and outdoor seating available
- Drive thru access

Nearby Locations of Interest

- Choice Health & Fitness
- Holiday Gas Station
- Altru Health System South Campus
- Rydell Honda Nissan
- Bars and Restaurants

Available Space

Minimum SF Available: 1,500 SF
Maximum SF Available: 11,600 SF

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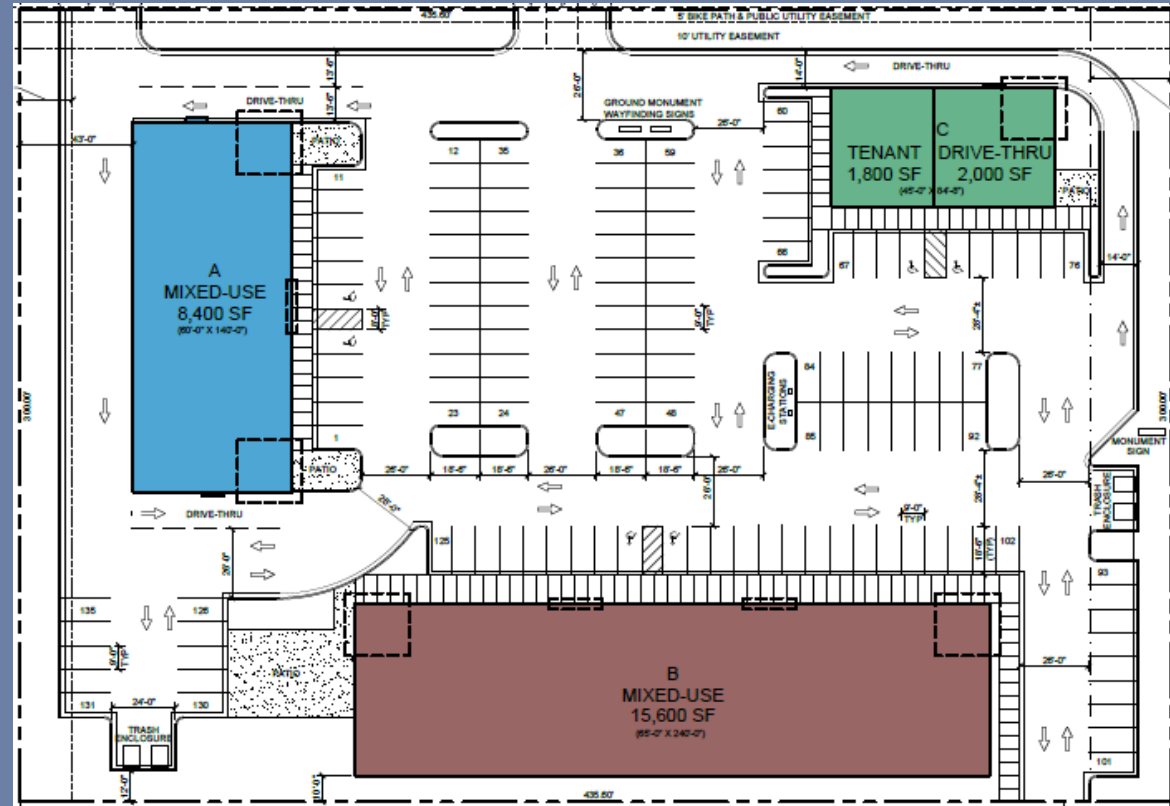
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PROPERTY DETAILS

The Grove	Opened/ Available	Commercial SF
A	2023	8,400 SF
B	2023	15,600 SF
C	2023	1,800 SF
		Drive Thru 2,000 SF

Lease Term 5 Year to 10 Year
Fit-up Allowance \$10/SF

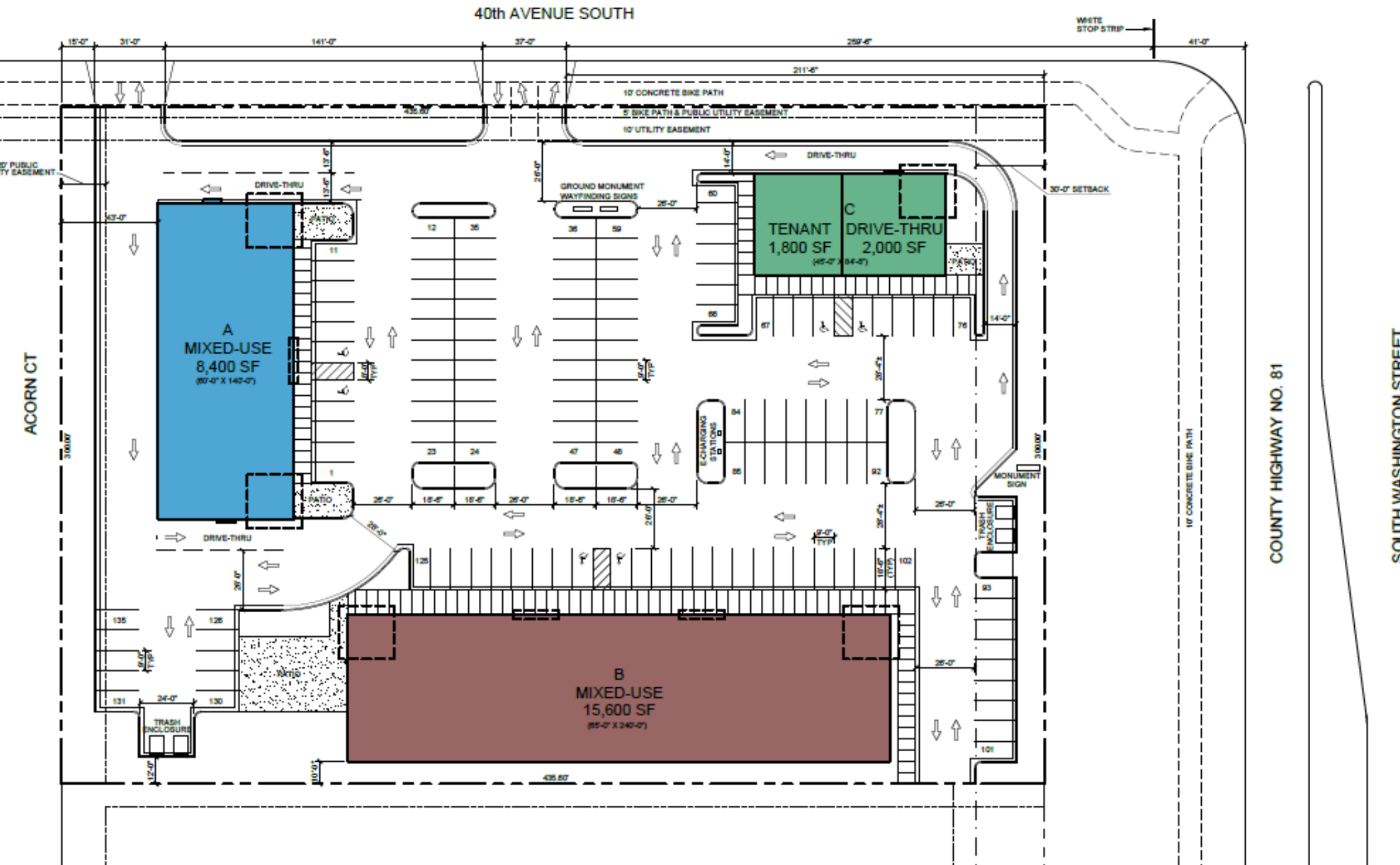


Subdivided space available. Details and rates are subject to change at any time.
Contact for more information.

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Potential Uses

Retail
Bar/Restaurants
Medical
Office
Bank
Spa/Salon Destination



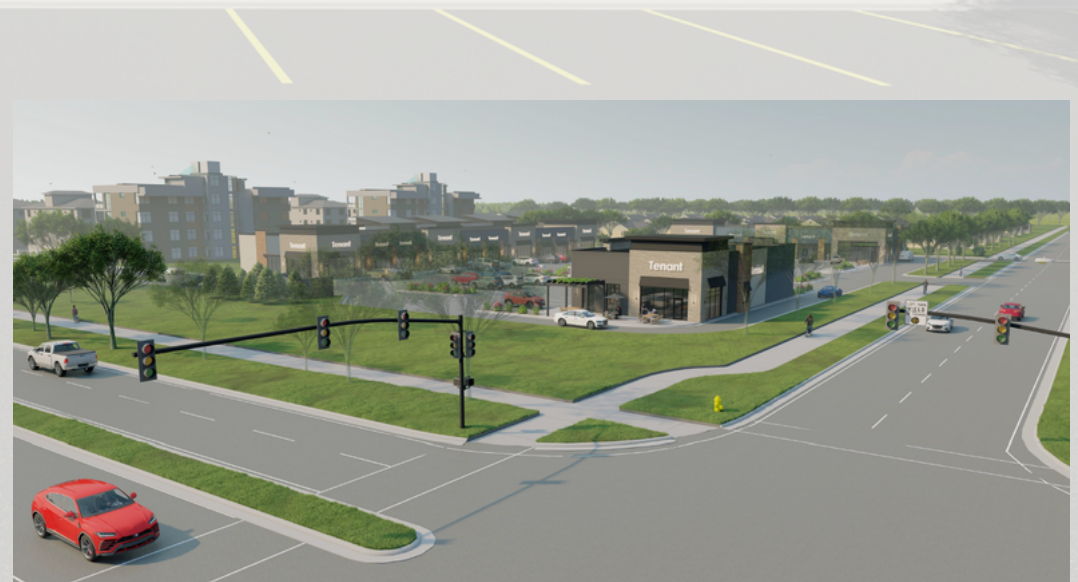
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