

# 96,073 sf Building Available

## Former Kmart



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

1900 S Washington Street - Grand Forks, North Dakota

Grand Forks, North Dakota



## Competitive Lease Rate

## Property Information

- ◆ 96,073 sf building
- ◆ Connected to Grand Cities Mall
- ◆ 11.25 acres
- ◆ Zoned Commercial

## Area Information

- ◆ Pylon signage along S Washington Street
- ◆ Accessible by signalized intersection
- ◆ 23,890 vpd on S Washington Street



**Duemelands Commercial Real Estate**  
301 E. Thayer Avenue - Bismarck, ND 58501  
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# Area Information

Available

## Grand Forks Major Employers

⇒ Altru Health System	Healthcare
⇒ University of North Dakota	Education
⇒ Grand Forks Air Force Base	Government
⇒ Grand Forks Public Schools	Education
⇒ LM Wind Power	Manufacturing
⇒ City of Grand Forks	Government
⇒ Development Homes	Healthcare
⇒ Hugo's (4 locations)	Retail - Food
⇒ JR Simplot	Food Processing
⇒ Minnkota Power Cooperative	Energy
⇒ Rydell GM Auto	Motor Vehicle / Parts Retail

## Area Demographics

<i>1900 S Washington Street Grand Forks, North Dakota</i>	1-mile	3-mile	5-mile	7-mile
<b>Population</b>	15,524	62,858	68,612	69,882
<b>Number of Households</b>	7,302	26,959	29,194	29,643
<b>Average HH Income</b>	\$59,636	\$66,214	\$66,664	\$67,327
<b>Number of Households w/ Average Income of \$50K+</b>	3,254	12,606	13,799	14,130
<b>Percent of Population w/ Associates Degree +</b>	50.3%	50.1%	49.8%	49.6%
<b>Number of Businesses</b>	581	2,639	2,950	3,017
<b>Daytime Population</b>	6,846	46,724	51,042	51,869



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# → Pictures

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