



# FOR LEASE

## THE SHOPPES AT JAMESTOWN

2619 8TH AVENUE SW | JAMESTOWN, ND



### SPACE AVAILABLE:

SUITE 103B: 1,200 SF

SUITE 107: 1,200 SF

### PRICE:

**\$13.00 PSF + CAM**

### HIGHLIGHTS:

- Full Glass Storefronts
- Open Floorplans with a Restroom in Each Suite
- Mop Sink in Each Suite | Rear Exits | Pylon Signage
- Large Parking Lot with Front Door Parking
- Neighborhood Shopping Center tenants include: Dollar Tree, AT&T, Edward Jones, Simply Home, City Nails & LaCaretta Mexican Restaurant
- Located off Highway 281 SE and less than a mile South of Interstate 94, near Buffalo Mall & Walmart
- Within walking distance to / from numerous major retailers, restaurants & hotels
- Year Built: 2009
- Term: 5 Year Minimum

### MICHAEL ILSE

Broker Associate | Partner  
Commercial REALTOR®

701.223.2450

mike@aspengrouprealestate.com

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424 South 3rd Street, Suite 2

Bismarck, ND 58504

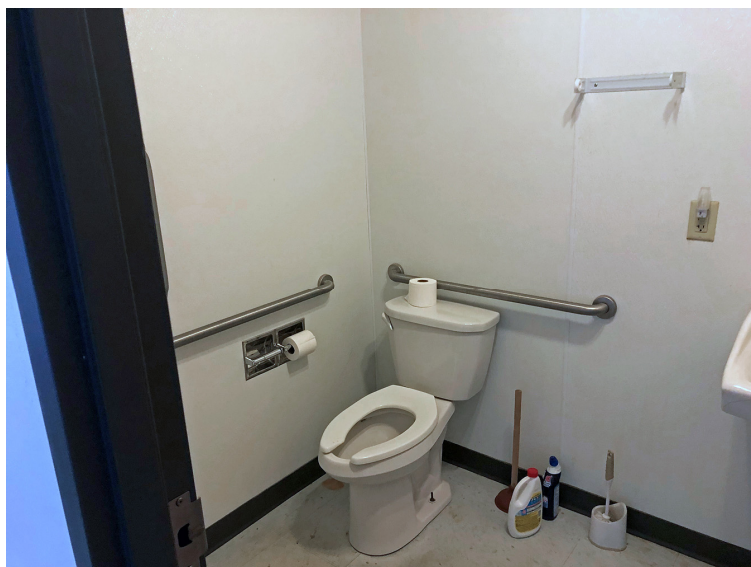
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## DEMOGRAPHICS

 2020 POPULATION	 2020 HOUSEHOLDS	 2020 MEDIAN AGE	 2020 AVG HH INCOME
5 MILE 16,456	5 MILE 7,099	5 MILE 42.1	5 MILE \$63,826
10 MILE 17,830	10 MILE 7,661	10 MILE 42.7	10 MILE \$65,566
20 MILE 19,793	20 MILE 8,463	20 MILE 43.4	20 MILE \$67,394

Source: ESRI. Based on 2619 8th Ave SW, Jamestown, ND.

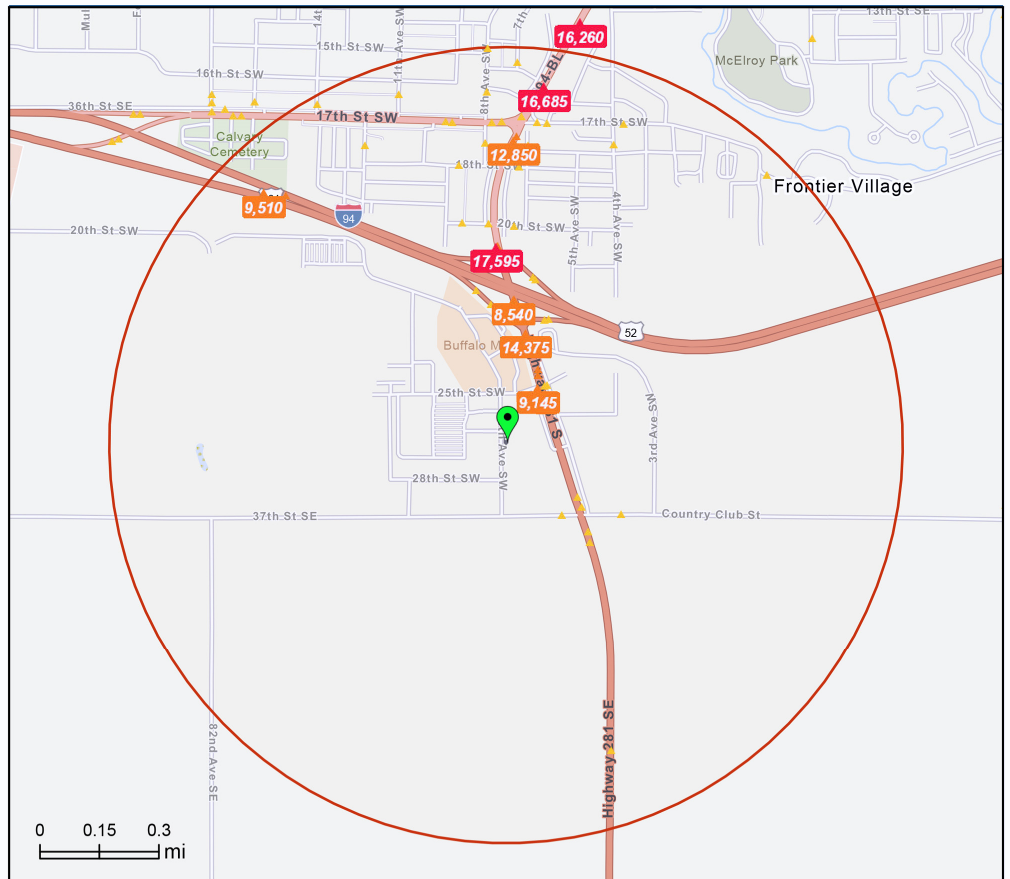
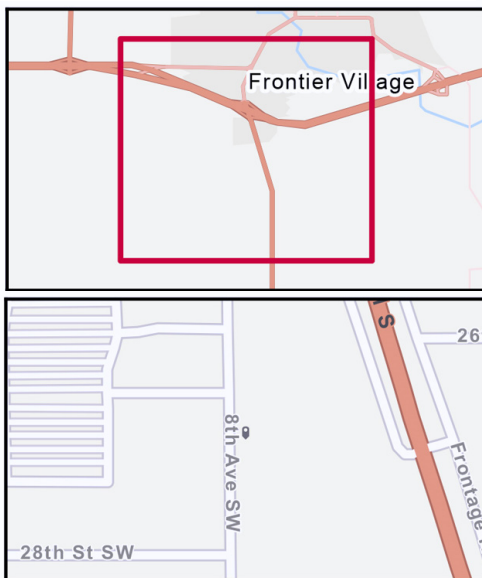
## TRAFFIC COUNTS

2619 8th Ave SW, Jamestown, North Dakota, 58401  
Rings: 1 mile radii

Prepared by Esri  
Latitude: 46.88018  
Longitude: -98.71831

**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q3 2020).

## LOCATION MAP

