



EOLA
Fargo, ND



COMMERCIAL SPACE AVAILABLE

ADDRESS

Anderson Park
45th St. S, Fargo, ND 58104

PROPERTY DETAILS

Lease Rate	\$24/SF
CAM	\$6.50/SF
Total Space	30,000± SF*
Space Available	16,800± SF*
Lease Term	5 Years
Date Available	2022
Floors	1st & 2nd
Fit-up Allowance	\$25/SF

*Total space of first two buildings.

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



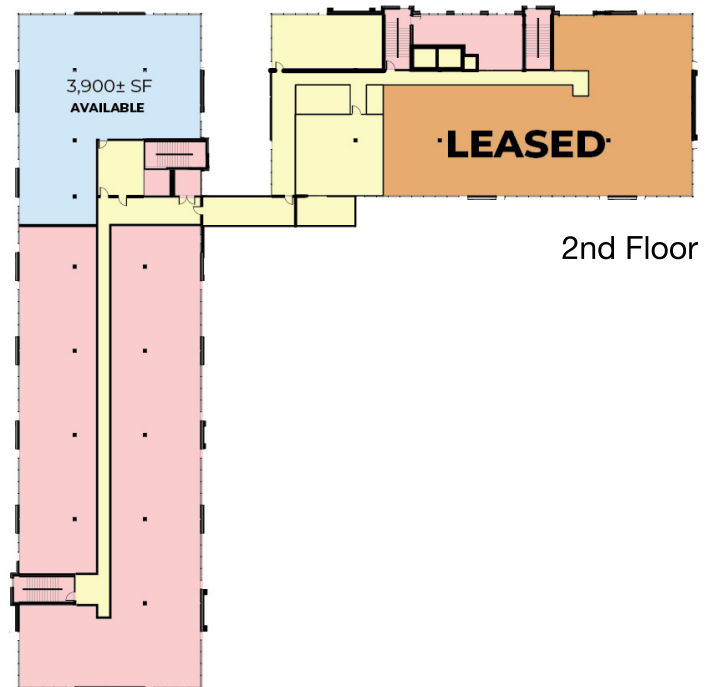
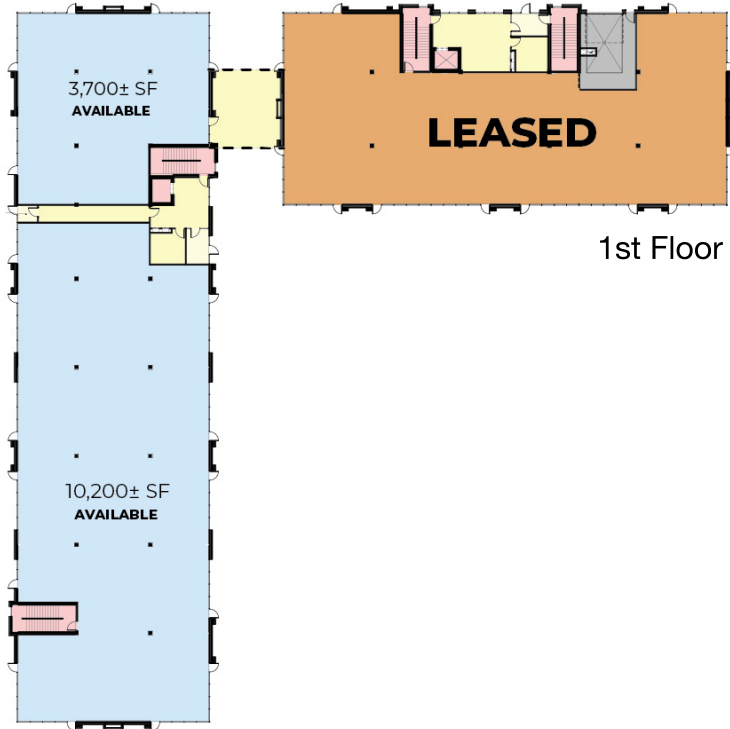
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EC EPIC
COMPANIES
Investment • Development • Management



EOLA Project Overview

Anderson Park, 45th St. S, Fargo, ND 58104



OVERVIEW

A mixed-use development located on 45th Street in South Fargo. EOLA features a wealth of exceptional design to create an inclusive living experience.

The EOLA buildings will all be approximately seven stories tall and surround a four acre urban public park with year-round features and programming. EPIC Companies looks forward to developing this project over the next five years with our friends in the Fargo metro community.



NEIGHBORHOOD FEATURES

Population (No. of People)		
.5 mile	1 mile	3 miles
2,361	12,497	101,820

Business (No. of Businesses)		
.5 mile	1 mile	3 miles
126	514	4,124

Employees (No. of Employees)		
.5 mile	1 mile	3 miles
2,031	9,804	70,656

Source: ESRI Business Analysis



EOLA by EPIC What's Nearby?

Anderson Park, 45th St. S, Fargo, ND 58104

BUSINESSES



YMCA of Cass & Clay Counties
Sanford Medical Center
CoBank Regional Banking Center
Holiday Gas Stations
Fargo Center For Dermatology
Northern Tool

RESTAURANTS



Applebee's
Pizza Ranch
Porter Creek
Smiling Moose Deli
The Tavern Grill
Mexican Village

HOTELS



Residence Inn by Marriott Fargo
La Quinta Inn & Suites
Four Points by Sheraton Fargo
Hampton Inn & Suites Fargo
Staybridge Suites Fargo



30,215

Daily Traffic on
45th St. SW, Fargo, ND



\$57,531

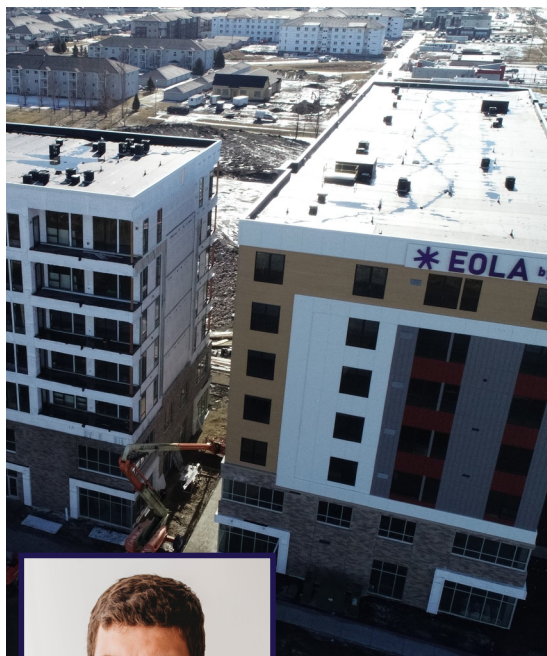
Median Household
Income



27

Median Age

1 mile radius of Makt
Source: ESRI Business Analysis



Unique Features & Amenities

Apartments & Condos
Commercial Space
Bar/Restaurants
Parking Options
Proposed Hotel
& Water Park
Monthly Events
Water Features
Community Park
Endless Possibilities!



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