

OFFICE BUILDING FOR LEASE



CALLENDER PROFESSIONAL BUILDING

120 1st Street, West Fargo, ND 58078



JIM BUUS

701.306.7093
jim.buus@jbccommercial.com



JESSIE EVANSON

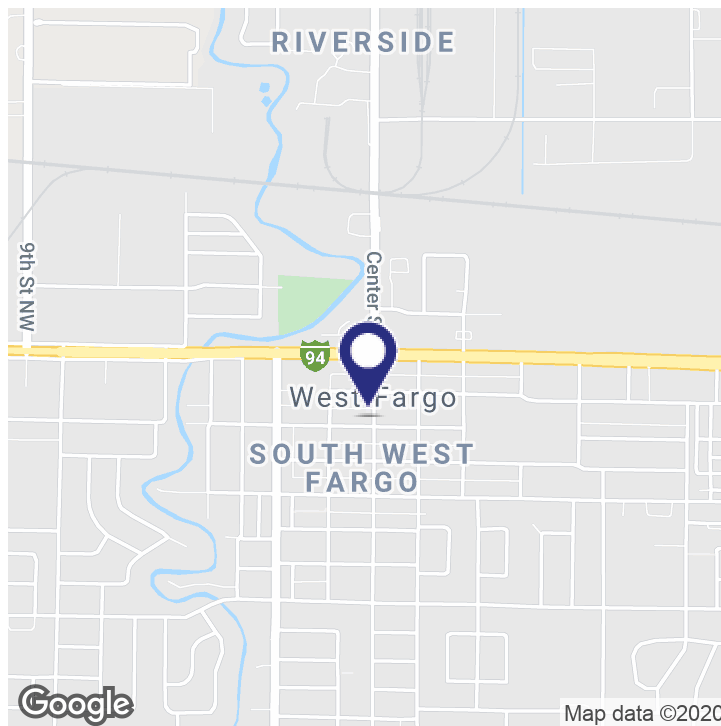
218.779.0758
jessie.evanson@jbccommercial.com

OFFICE BUILDING FOR LEASE

JBC Commercial
real estate

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OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (MG)
Building Size:	1,800 SF
Available SF:	1,800 SF



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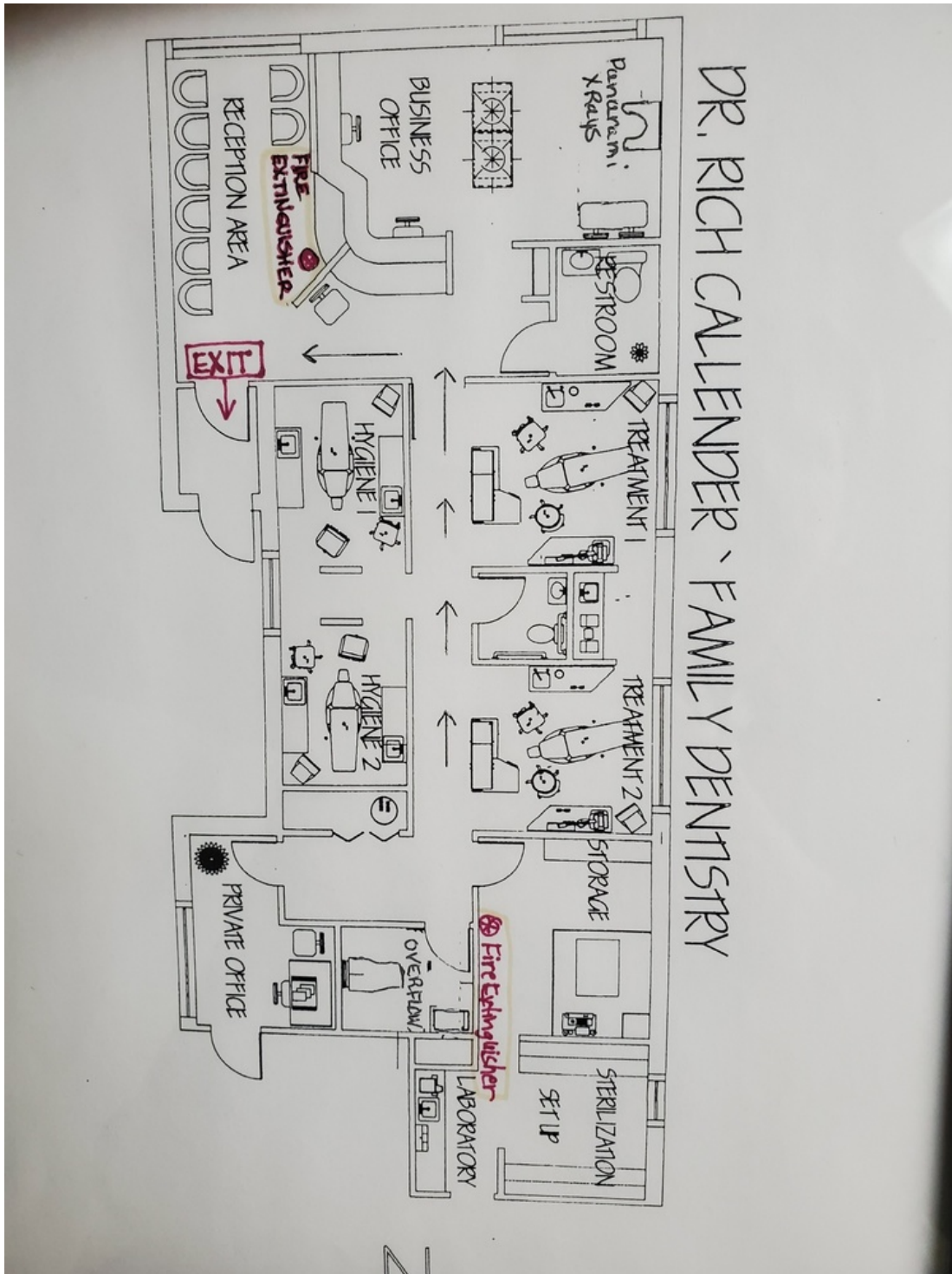
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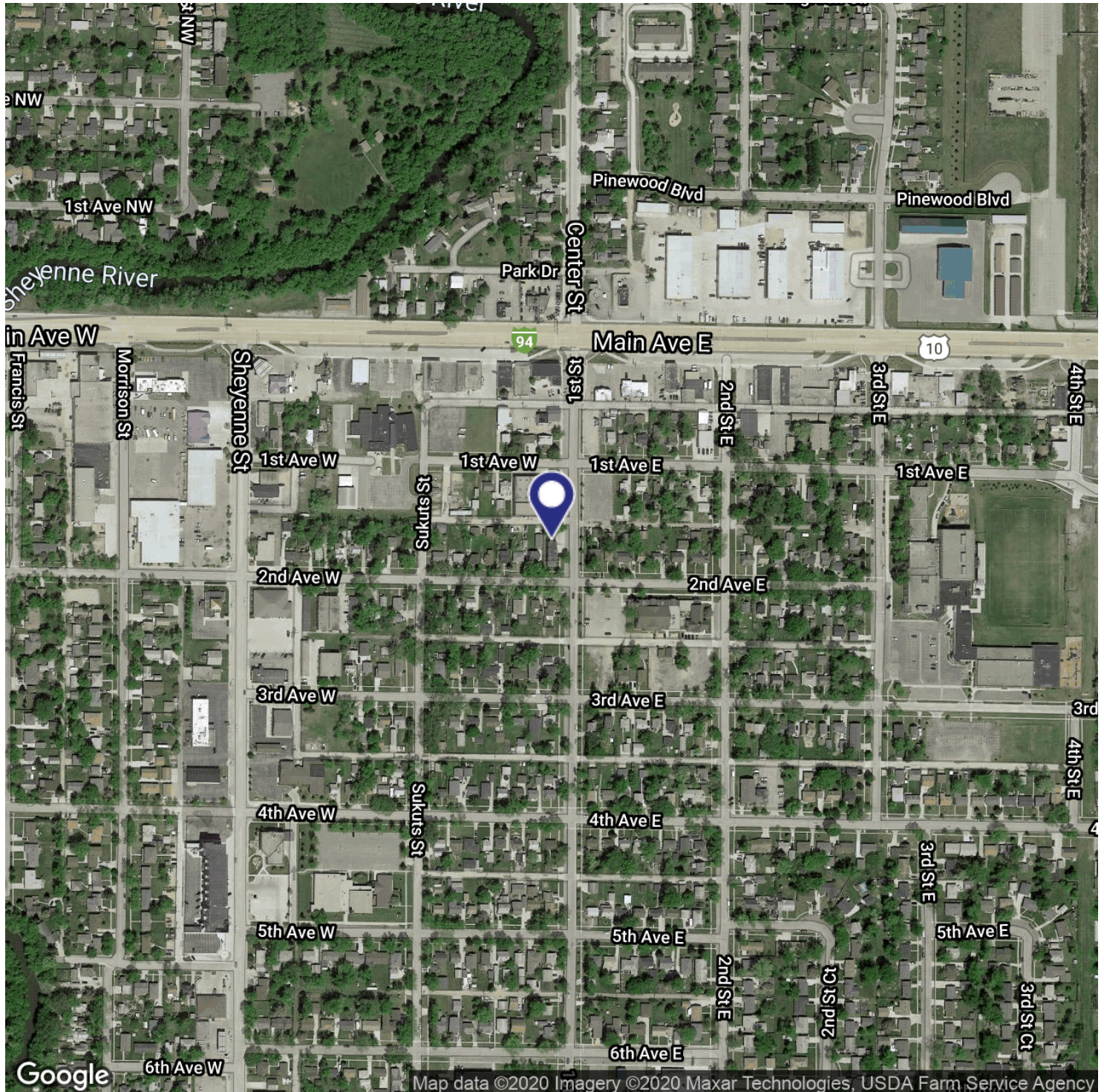
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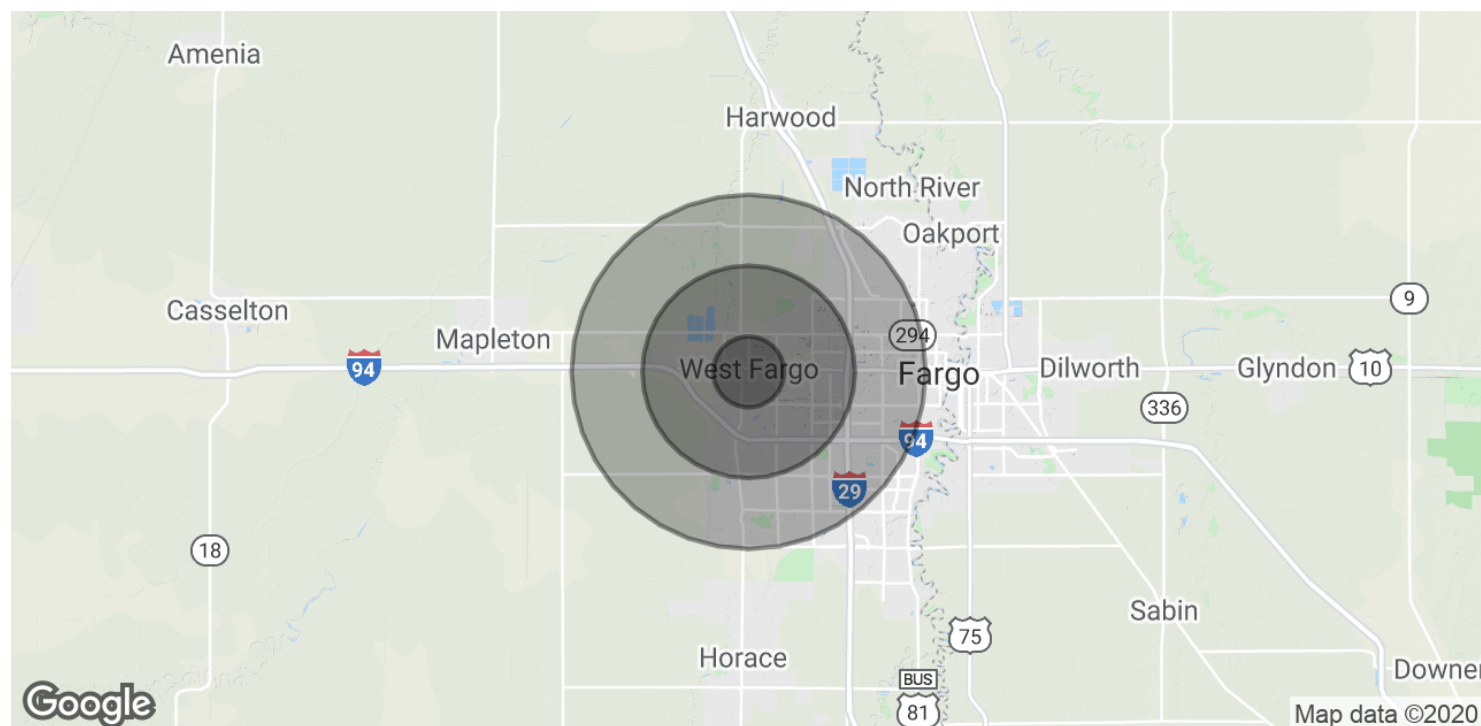
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,854	35,635	64,277
Average age	34.2	32.9	31.3
Average age (Male)	33.1	32.3	31.1
Average age (Female)	34.8	33.3	31.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,939	15,328	28,656
# of persons per HH	2.3	2.3	2.2
Average HH income	\$58,433	\$61,994	\$59,010
Average house value	\$141,802	\$162,320	\$168,525

* Demographic data derived from 2010 US Census



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