

# NORTHERN LIGHTS

2920 Sheyenne Street | West Fargo, ND



## COMMERCIAL SPACE FOR LEASE 2,000-9,900



ADVANTAGE  
ONE

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The Northern Lights is a 5-story mixed-use project located in West Fargo's fastest growing commercial and residential areas. Located on Sheyenne Street in West Fargo, ND, the project offers 196 residential apartments and 11,253 square feet of office and commercial retail space. A sky bridge connects Northern Lights to a parking ramp and the entire Essentia Health Plaza at The Lights.

## FEATURES

- Excellent Visibility
- Fast Growth Area
- Large Windows
- Store Front Parking
- Great Arterial Access

## DETAILS

- 2,360 - 9,922 SF Available
- Rent: \$24/SF
- CAM: \$6/SF
- TI Allowance: \$40/SF

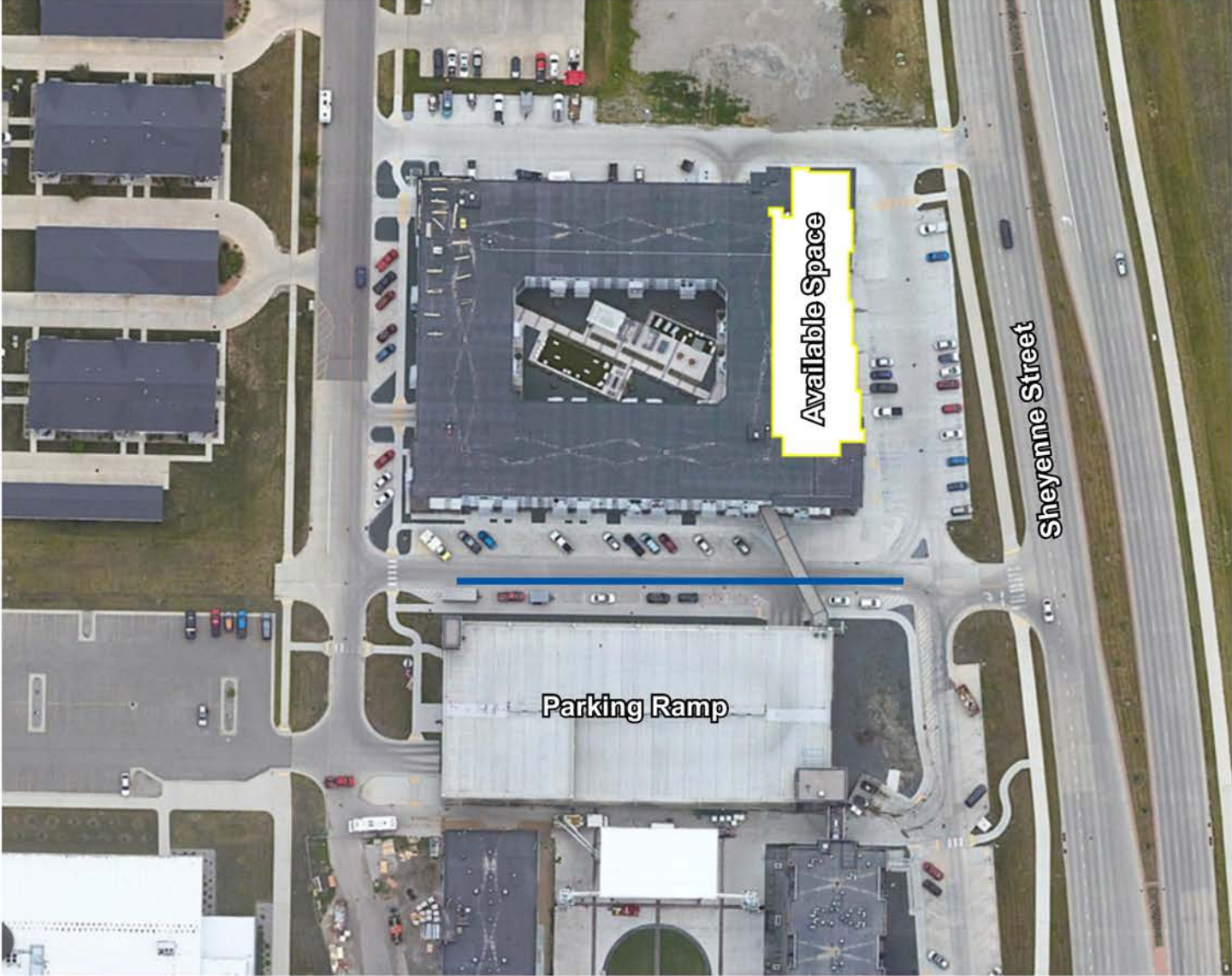
## TENANT EXPENSES

- Janitorial
- Phone & Internet
- Utilities

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## SITE PLAN



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## TRAFFIC COUNTS

There are approximately 15,755 cars that drive past Northern Lights each day.\*



\*Source: 2021 Fargo-Moorhead Metropolitan Area Average Daily Traffic Volumes Urban Map.

## DEMOGRAPHICS

Demographics**	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	8,872	61,569	113,460
Median Household Income	\$107,772	\$81,499	\$72,212
Mean Household Income	\$135,489	\$105,053	\$96,234
Household Incomes			
Less than \$25,000	231 (7%)	3,418 (13%)	6,975 (14%)
\$25,000 to \$49,999	486 (14%)	4,340 (17%)	9,535 (19%)
\$50,000 to \$74,999	418 (12%)	4,201 (16%)	8,954 (18%)
\$75,000 to \$99,999	522 (15%)	3,918 (15%)	7,050 (14%)
\$100,000 to \$199,999	1,052 (30%)	7,192 (28%)	12,064 (25%)
\$200,000 or more	788 (23%)	2,886 (11%)	4,464 (9%)
Median Age	30	32	33
Housing Units	3,599	27,190	51,965

\*\*Source: U.S. Census Bureau, 2021 Community Survey

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## DIMENSIONS

