

THE STANDARD ON 32ND

3255 6th Street West | West Fargo, ND



COMMERCIAL SPACE FOR LEASE
6,600 SF up to 10,000 SF with Mezzanine



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The Standard on 32 is located in the fast growth area of 32nd Avenue and Sheyenne Street in West Fargo, ND near The Lights, Mas Tequila, Hooligans, and several residential communities. The mixed use building features 6,600 SF of commercial space.

DETAILS

6,600 SF Available (Will Subdivide)

Up to 10,000 SF with Mezzanine

\$22/SF

Estimated CAM \$6

FEATURES

33 Surface Parking Stalls (1 per 200 SF)

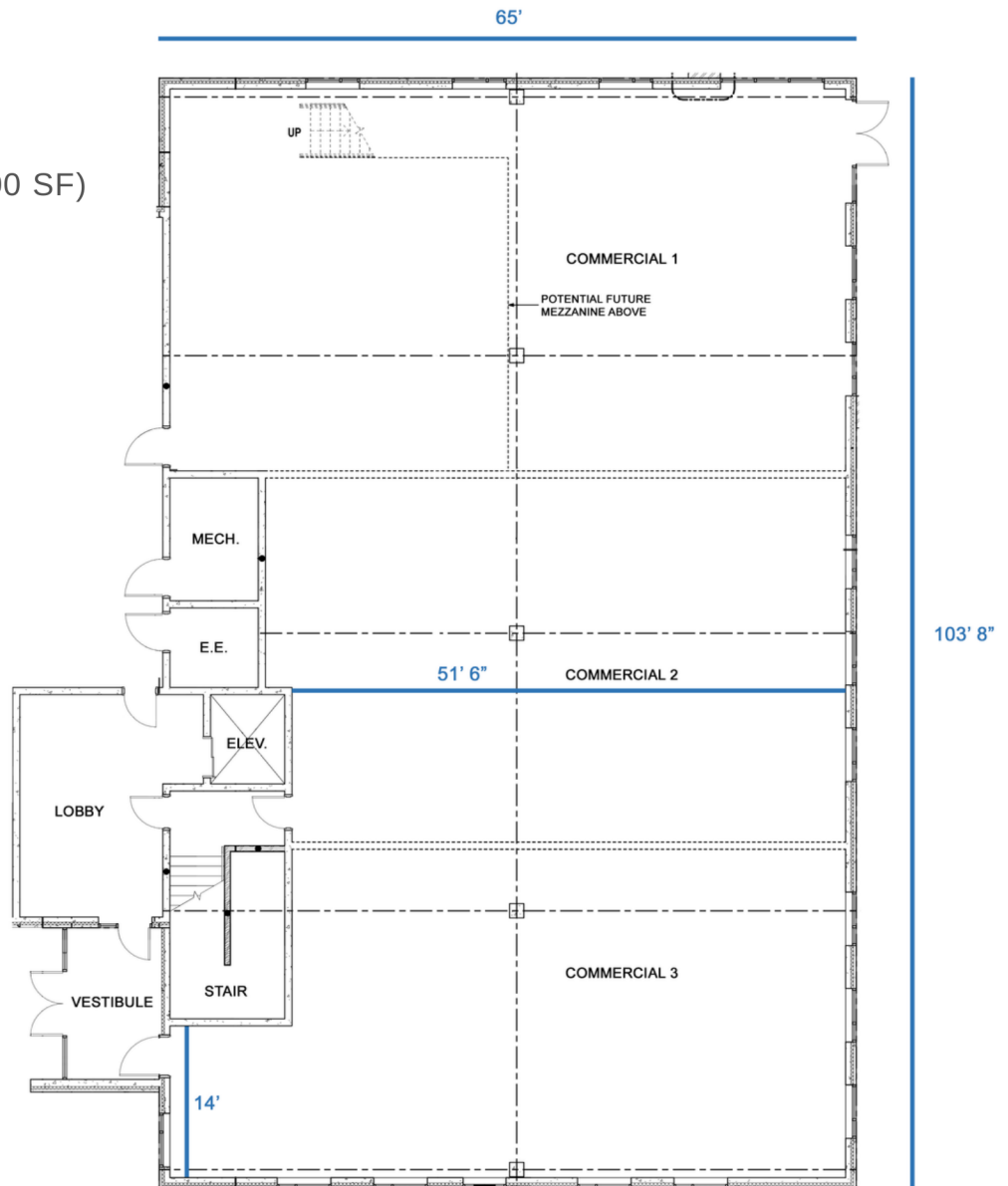
Mezzanine Option

Mixed-Use Building

Vibrant Neighborhood

Fast Growth Area

Large Windows

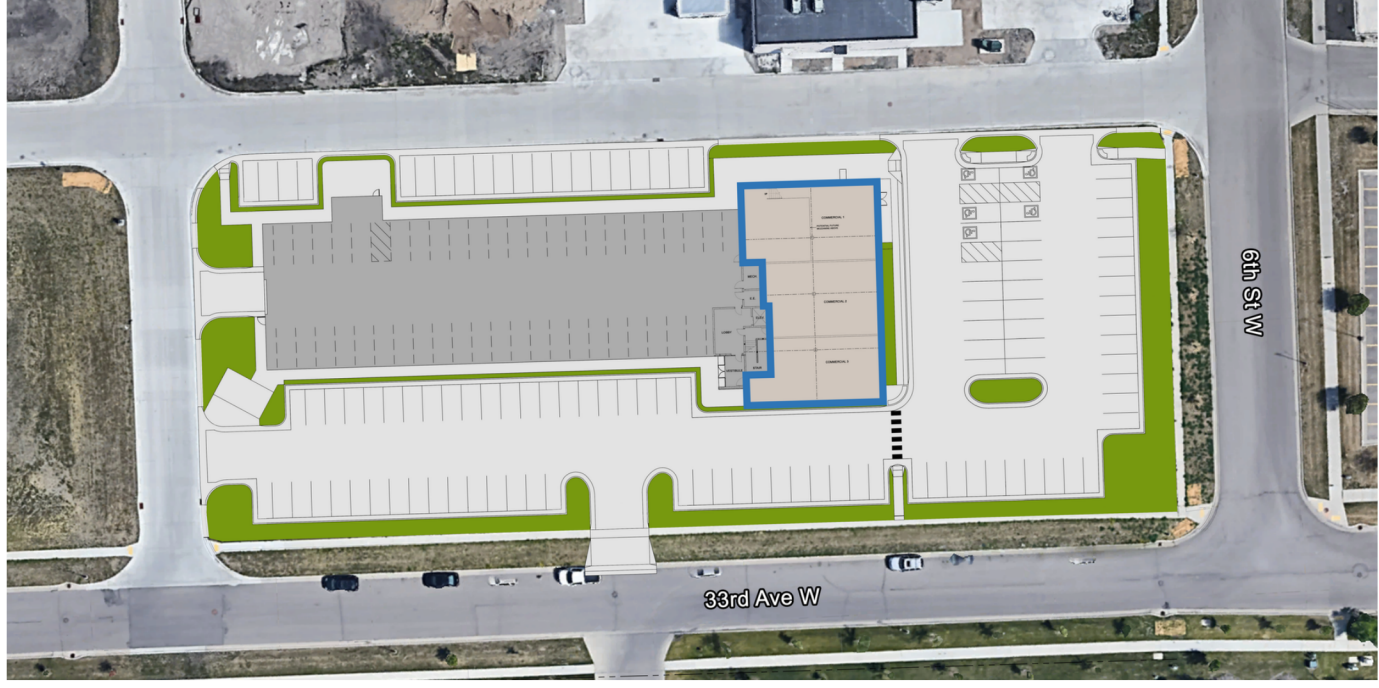


Floor Plan Subject to Change

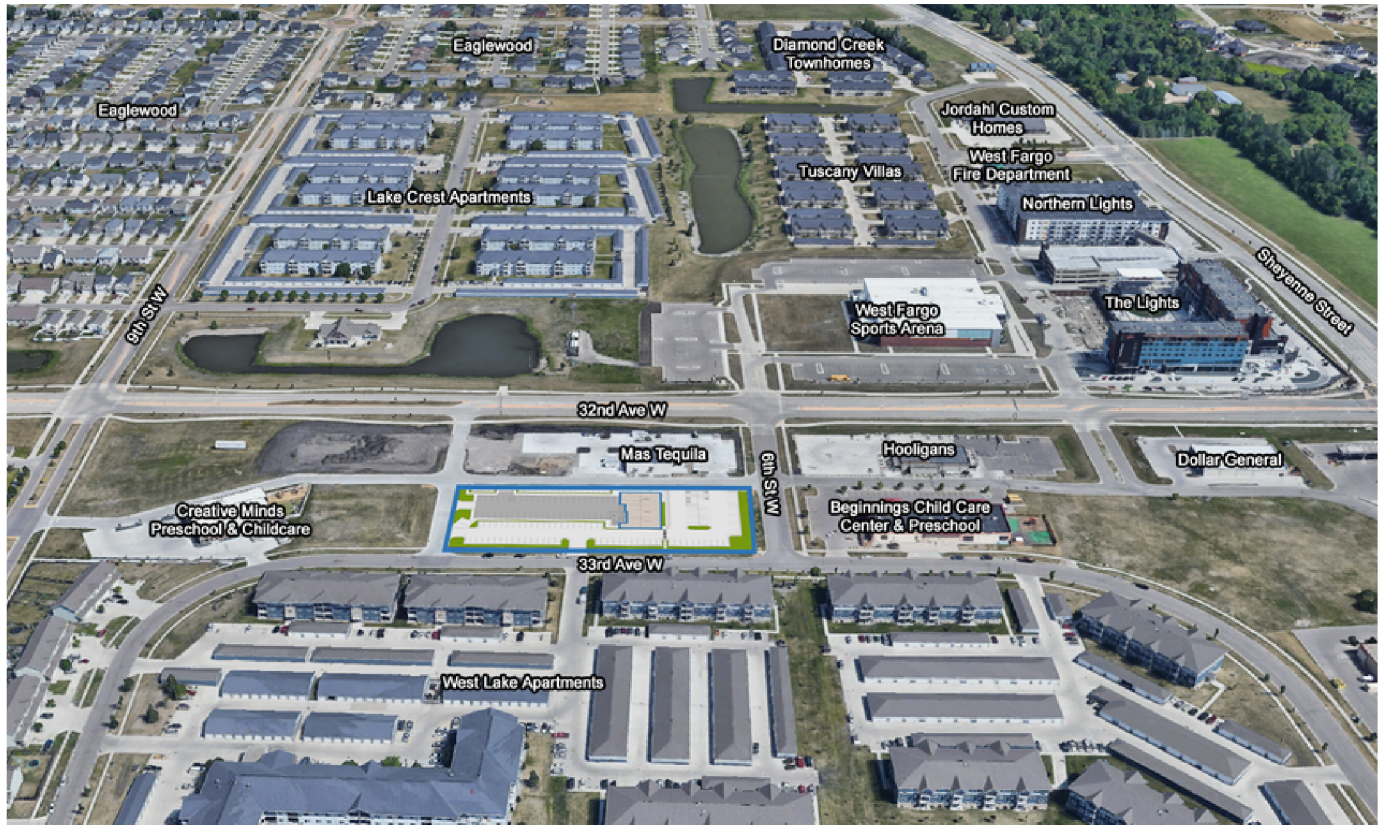
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SITE PLAN



LOCATION

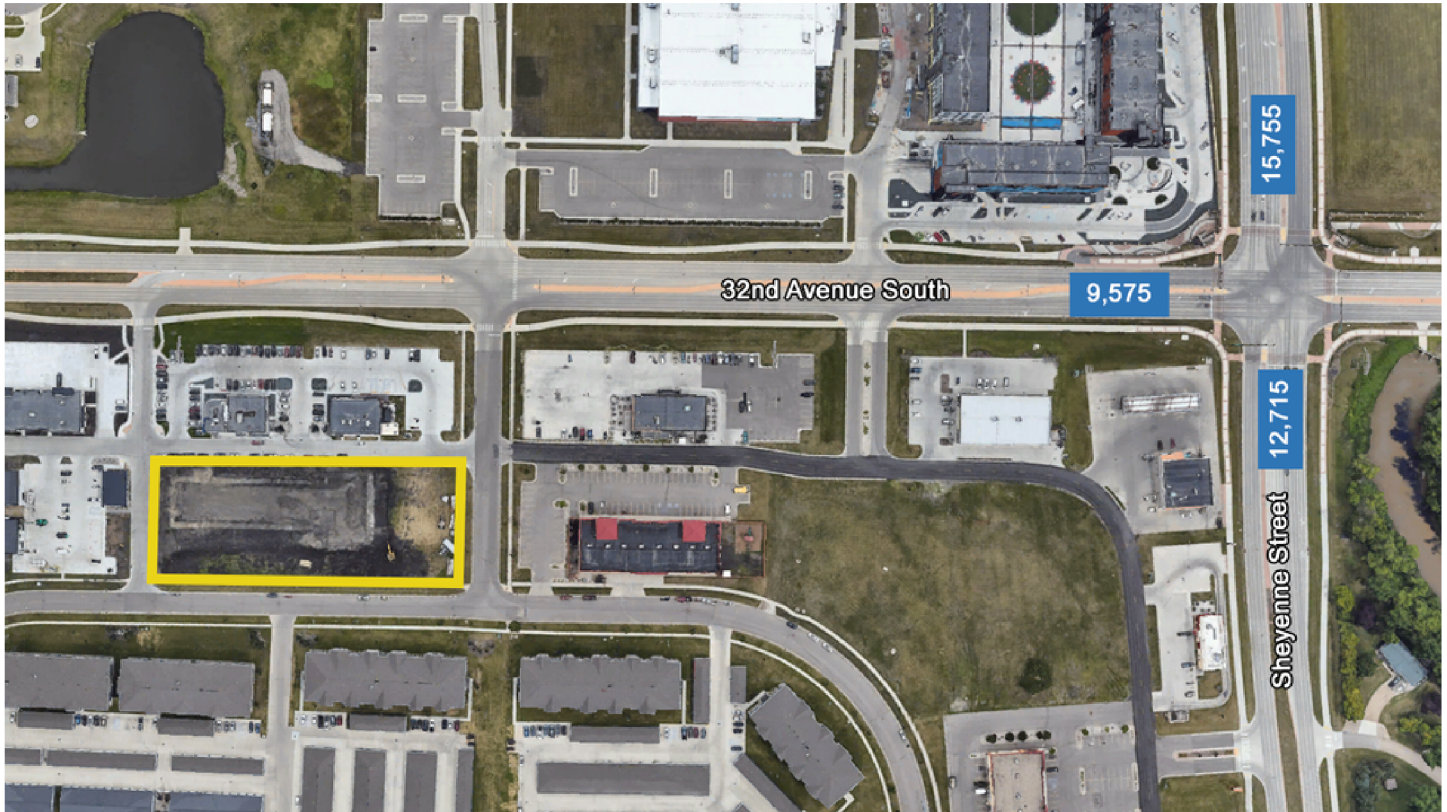


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TRAFFIC COUNTS

There are approximately 9,575 cars that drive along 32nd Avenue South by The Standard on 32nd 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	8,930	56,230	107,281
Median Household Income	\$112,555	\$85,881	\$73,901
Mean Household Income	\$137,803	\$109,928	\$98,158
Household Incomes			
Less than \$25,000	256 (7%)	2,869 (12%)	6,451 (14%)
\$25,000 to \$49,999	476 (14%)	3,733 (16%)	8,714 (19%)
\$50,000 to \$74,999	422 (12%)	3,644 (15%)	8,274 (18%)
\$75,000 to \$99,999	445 (13%)	3,562 (15%)	6,728 (15%)
\$100,000 to \$199,999	1,045 (30%)	6,900 (29%)	11,656 (25%)
\$200,000 or more	820 (24%)	2,886 (12%)	4,384 (9%)
Median Age	30	32	32
Housing Units	3,602	24,695	48,885

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