

# WOODHAVEN PLAZA

4040 42<sup>ND</sup> ST. S, FARGO, ND 58104

  
**GOLDMARK**<sup>™</sup>  
COMMERCIAL REAL ESTATE INC

## BANK BRANCH FOR LEASE



## BEAUTIFUL, TURN-KEY BANK SPACE IN SOUTH FARGO

Space Available: 2,385 SF + Drive-Thru

Monthly Rent + CAM: \$7,900.31

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**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

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## SPACE AVAILABLE

2,385 SF

## MONTHLY BASE RENT

\$6,757.50

## MONTHLY CAM CHARGE

\$1,142.81

## TENANT EXPENSES

Phone/Internet  
Electric  
Janitorial

## CAM EXPENSES

Heat  
Taxes/Specials/Insurance  
Snow/Lawn  
Water/Sewer/Garbage  
Building Maintenance

## PROPERTY DESCRIPTION:

Now leasing prime end-cap bank space with drive-thru in a great location on 42nd St S at Woodhaven Plaza near the Microsoft and Aldevron campuses. Space includes offices, teller counter, drive-thru lanes, conference room, breakroom and storage with high end fit-up!

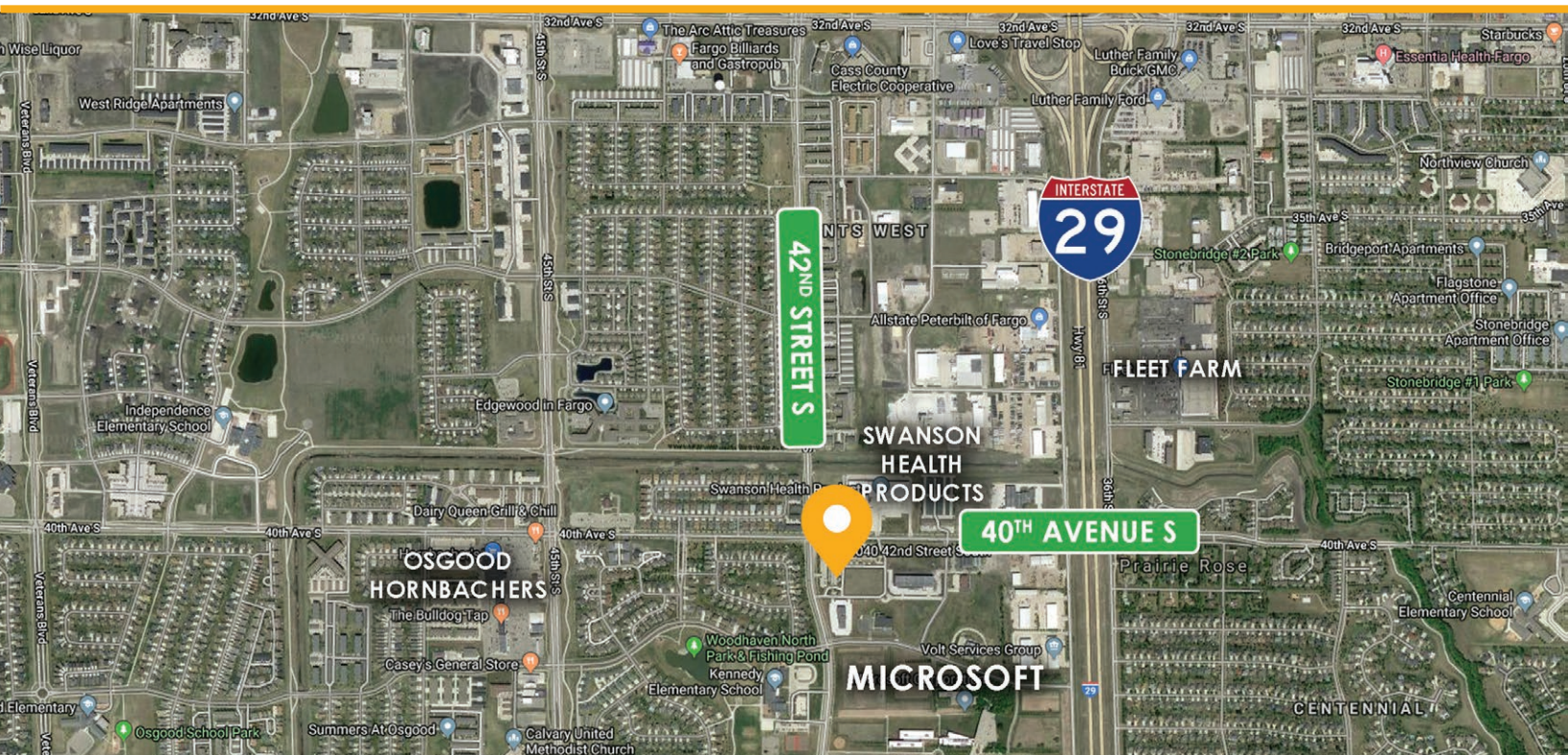
This beautiful building has ample surface parking and optional underground heated parking. Heat is also included in CAM!

This location offers great pylon signage at the intersection of 42nd St and 40th Ave S and dedicated signage at the 42nd St entrance. The property is close to many amenities just north and south along the 42nd St corridor. Over 17,000 vehicles pass by on these arterial streets every day, and thousands of residential homes are in the immediate area, making this a convenient location to work and live for employees.

## FEATURES:

- Beautiful, turn-key bank space
- Great location off 42nd St near Aldevron/Microsoft
- 2 drive-thru lanes + ATM lane
- Underground parking
- High-end fit-up

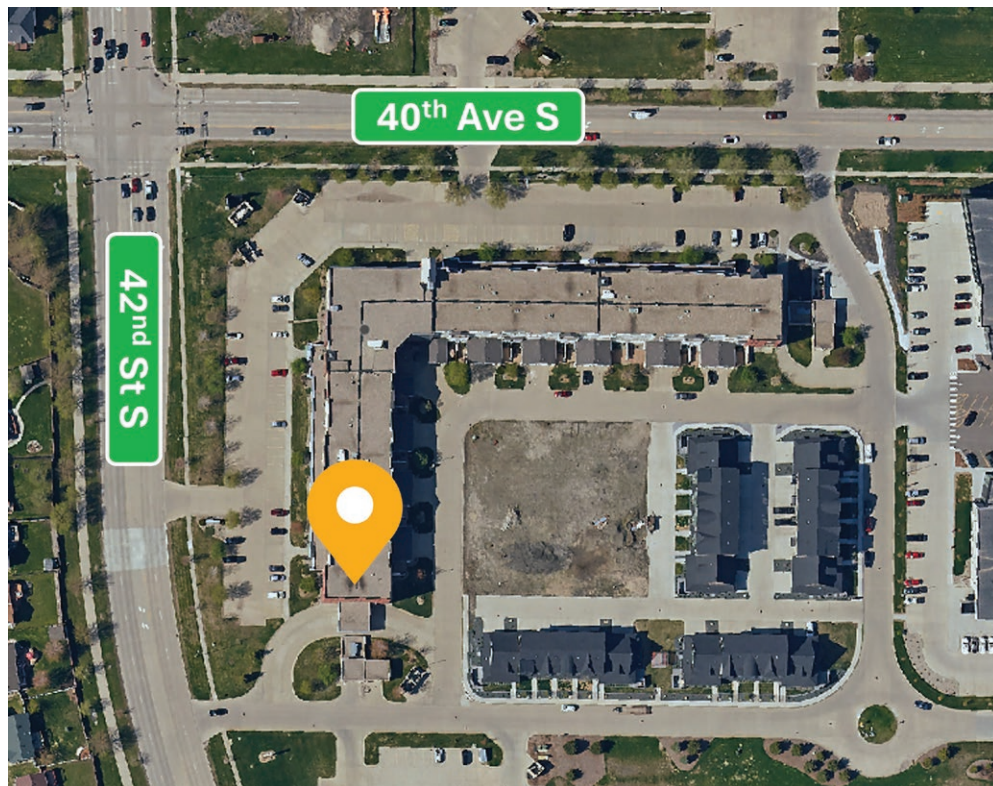
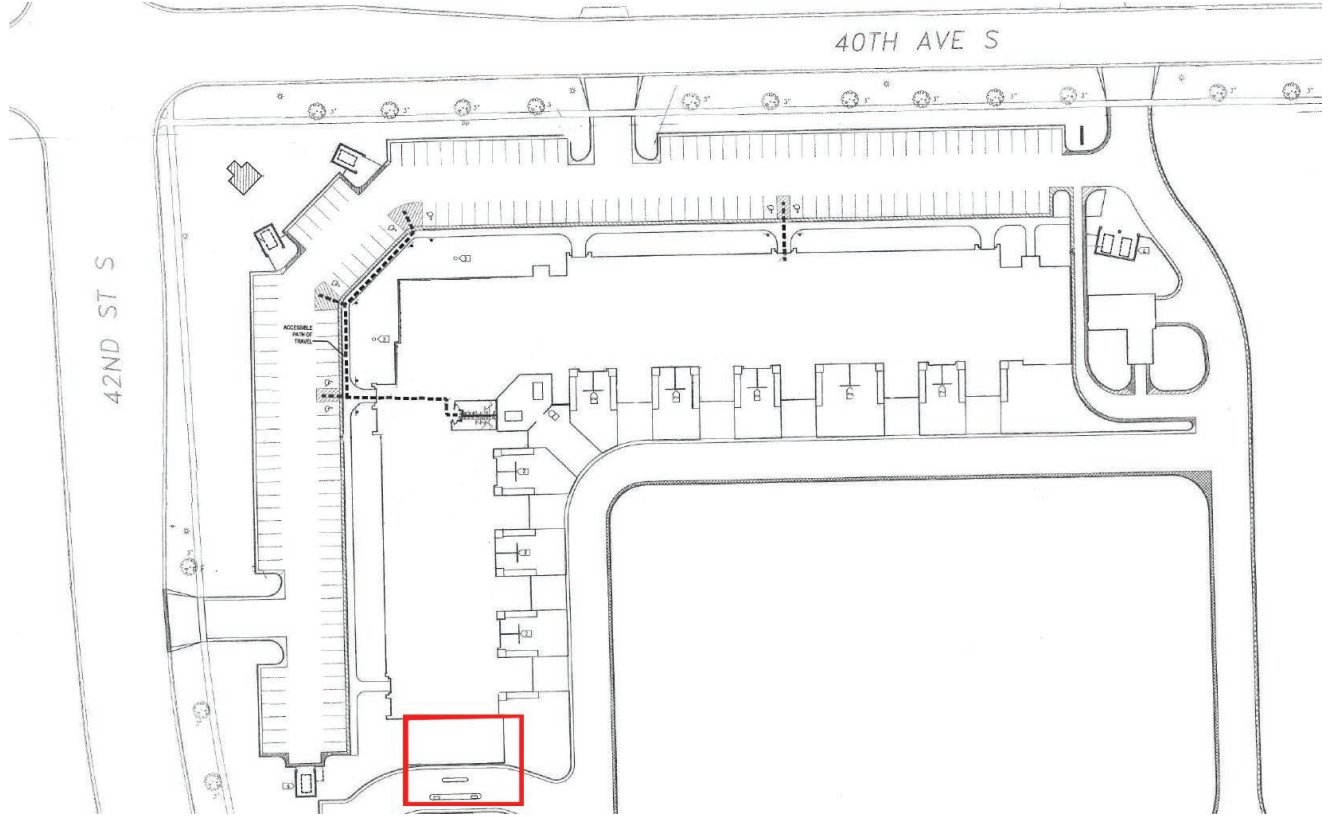
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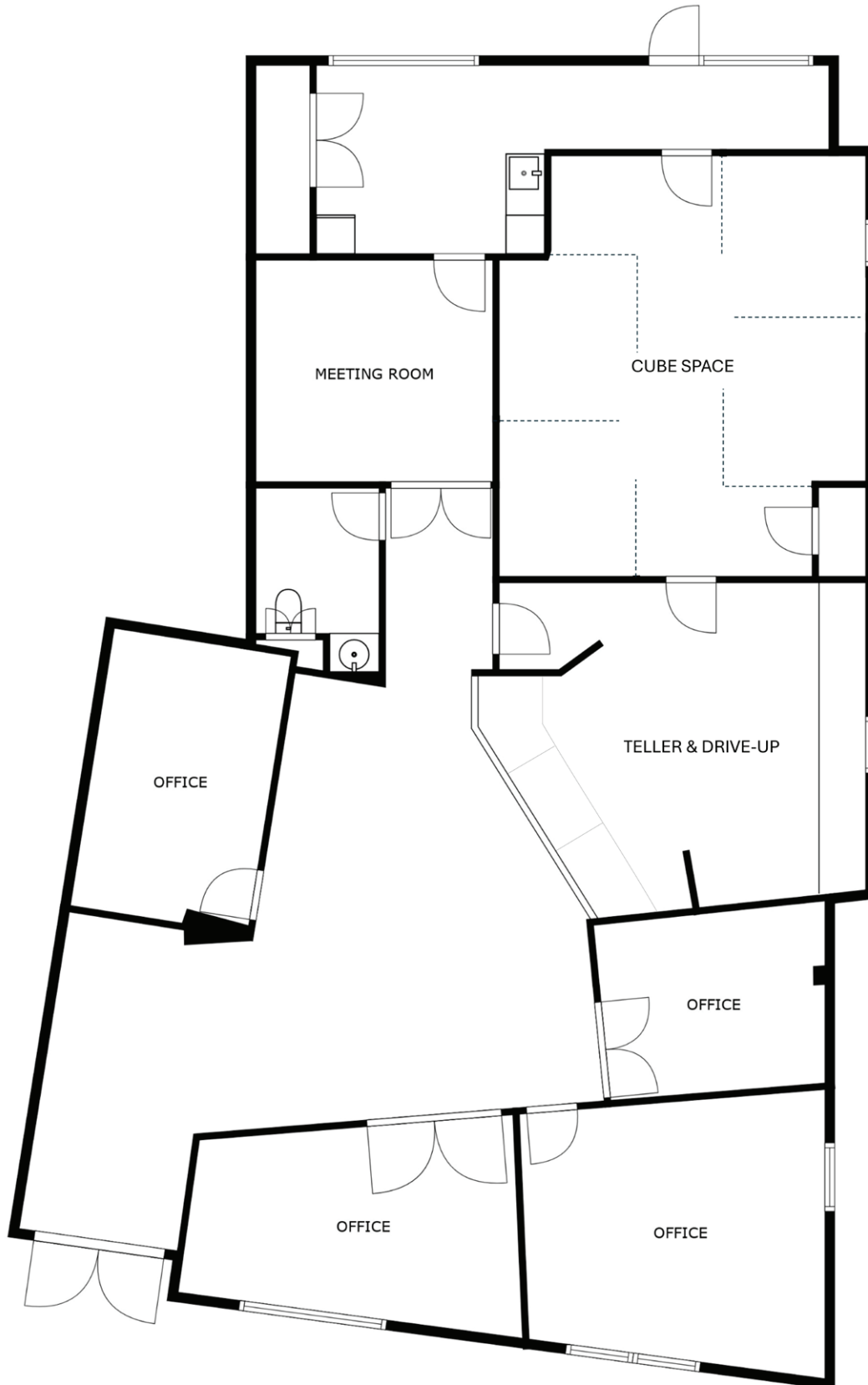
SITEPLAN



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FLOORPLAN



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INTERIOR PHOTOS



# WOODHAVEN PLAZA

EXTERIOR PHOTOS



# WOODHAVEN PLAZA

DEMOGRAPHICS

## 1-MILE RADIUS

### KEY FACTS

13,024  
Population

32.7  
Median Age

2.3  
Average Household Size

\$75,069  
Median Household Income

### BUSINESS



467  
Total Businesses



8,011  
Total Employees

### INCOME



\$75,069  
Median Household Income



\$49,021  
Per Capita Income



\$132,054  
Median Net Worth

### EDUCATION

3.2%  
No High School Diploma



15.7%  
High School Graduate



33.8%  
Some College/  
Associate's Degree



47.3%  
Bachelor's/Grad/  
Prof Degree

### EMPLOYMENT



White Collar

69.1%



Blue Collar

16.8%



Services

14.1%

1.8%  
Unemployment Rate

### 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (24.0%)

The smallest group: <\$15,000 (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	3.3%	-5.8%	
\$15,000 - \$24,999	4.7%	-1.3%	
\$25,000 - \$34,999	6.0%	-0.2%	
\$35,000 - \$49,999	12.0%	+0.3%	
\$50,000 - \$74,999	24.0%	+4.7%	
\$75,000 - \$99,999	12.1%	-1.0%	
\$100,000 - \$149,999	17.0%	+1.8%	
\$150,000 - \$199,999	5.7%	-2.1%	
\$200,000+	15.3%	+3.7%	

Bars show deviation from Cass County

## 3-MILE RADIUS

### KEY FACTS

85,181  
Population

32.9  
Median Age

2.3  
Average Household Size

\$71,841  
Median Household Income

### BUSINESS



2,823  
Total Businesses



42,684  
Total Employees

### INCOME



\$71,841  
Median Household Income



\$47,508  
Per Capita Income



\$102,170  
Median Net Worth

### EDUCATION

3.0%  
No High School Diploma



17.6%  
High School Graduate



33.0%  
Some College/  
Associate's Degree



46.4%  
Bachelor's/Grad/  
Prof Degree

### EMPLOYMENT



White Collar

67.1%



Blue Collar

17.0%



Services

15.9%

1.7%  
Unemployment Rate

### 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.1%)

The smallest group: \$15,000 - \$24,999 (5.4%)

Indicator ▲	Value	Diff	
<\$15,000	7.7%	-1.4%	
\$15,000 - \$24,999	5.4%	-0.6%	
\$25,000 - \$34,999	6.3%	+0.1%	
\$35,000 - \$49,999	12.3%	+0.6%	
\$50,000 - \$74,999	20.1%	+0.8%	
\$75,000 - \$99,999	12.3%	-0.8%	
\$100,000 - \$149,999	15.5%	+0.3%	
\$150,000 - \$199,999	7.8%	0	
\$200,000+	12.6%	+1.0%	

Bars show deviation from Cass County

## 5-MILE RADIUS

### KEY FACTS

164,547  
Population

34.0  
Median Age

2.3  
Average Household Size

\$72,841  
Median Household Income

### BUSINESS



6,487  
Total Businesses



100,176  
Total Employees

### INCOME



\$72,841  
Median Household Income



\$44,942  
Per Capita Income



\$122,845  
Median Net Worth

### EDUCATION

4.0%  
No High School Diploma



19.4%  
High School Graduate



33.9%  
Some College/  
Associate's Degree



42.7%  
Bachelor's/Grad/  
Prof Degree

### EMPLOYMENT



White Collar

65.1%



Blue Collar

19.4%



Services

15.5%

1.7%  
Unemployment Rate

### 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.0%)

The smallest group: \$25,000 - \$34,999 (5.9%)

Indicator ▲	Value	Diff	
<\$15,000	8.6%	-0.5%	
\$15,000 - \$24,999	6.2%	+0.2%	
\$25,000 - \$34,999	5.9%	-0.3%	
\$35,000 - \$49,999	11.6%	-0.1%	
\$50,000 - \$74,999	19.0%	-0.3%	
\$75,000 - \$99,999	14.0%	+0.9%	
\$100,000 - \$149,999	15.9%	+0.7%	
\$150,000 - \$199,999	7.3%	-0.5%	
\$200,000+	11.6%	0	

Bars show deviation from Cass County