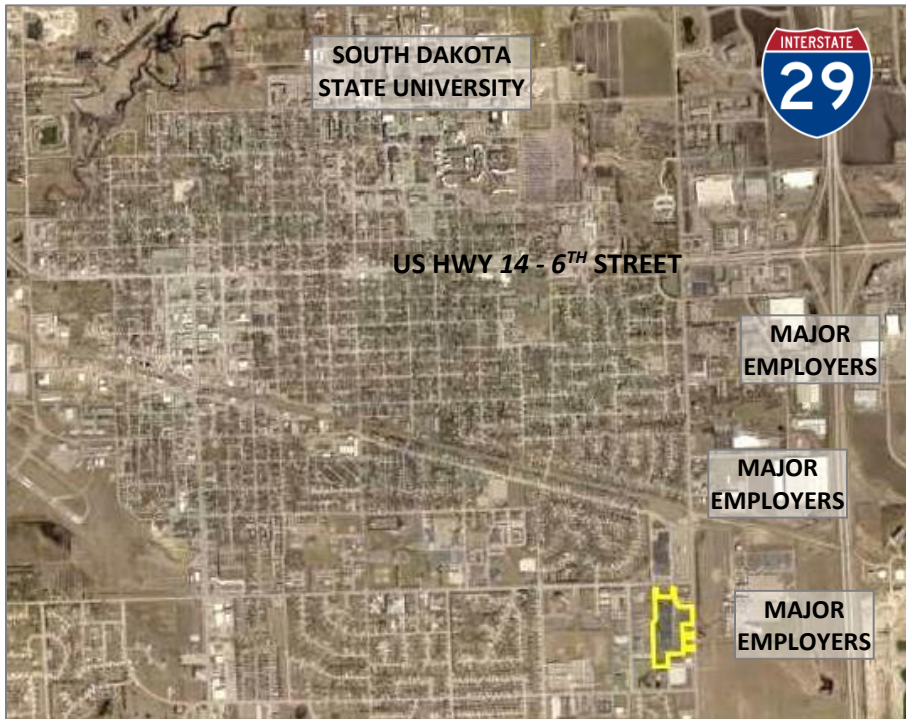


UNIVERSITY MALL



SIZE & LOCATION

920 22nd Ave S

Three options for lease:

1,781 SF drive-thru

- \$12.00/SF NNN
- Est. NNN - \$3.15/SF

3,331 SF endcap

- drive-thru possibility
- \$11.00/SF NNN
- Est. NNN - \$3.15/SF

4,941 SF pad site

- \$11.00/SF NNN
- Est. NNN - \$3.15/SF

Negotiable tenant improvement allowances on all options.

Interstate 29 – 1 mile
US Hwy 14 – 3/4 mile



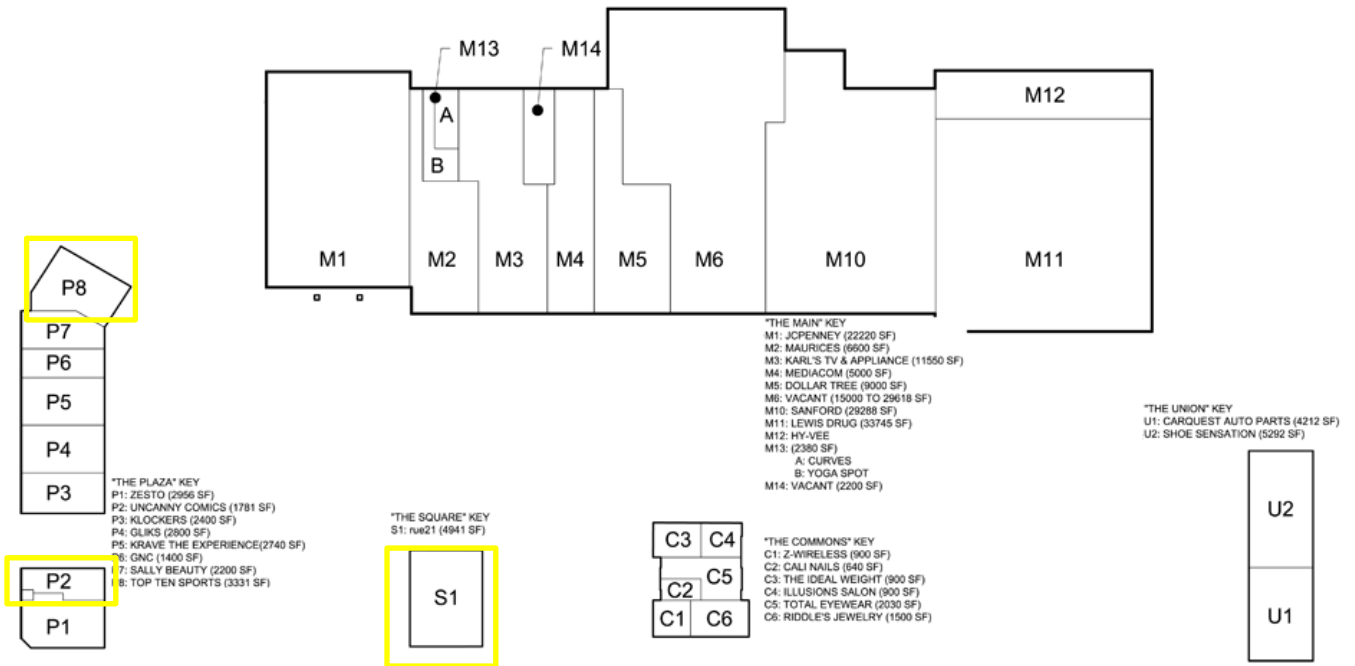
TRAFFIC COUNT

11,565 (front), 8,676 (side)

TENANTS

JoAnn	Maurices
JCPenny	Lewis Drug
Dollar Tree	Verizon
Zesto's	Riddle's
Karl's TV	GNC
Glik's	Mediacom
Sanford Clinic	KRAVE Spa
Sally Beauty	Shoe Sensation
Illusions Salon	Cali Nails
Total Eyewear	Carquest Auto
Curves	The Ideal Weigh

TENANT PLAN



END CAP – 3,331 SF (P8)



DRIVE-THRU – 1,781 SF (P2)



PAD SITE – 4,941 SF (S1)