



FORMER BURGER KING
3765 Gateway Dr
Grand Forks, ND 58203
For Lease or Sale



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

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Properties & People Unite!*

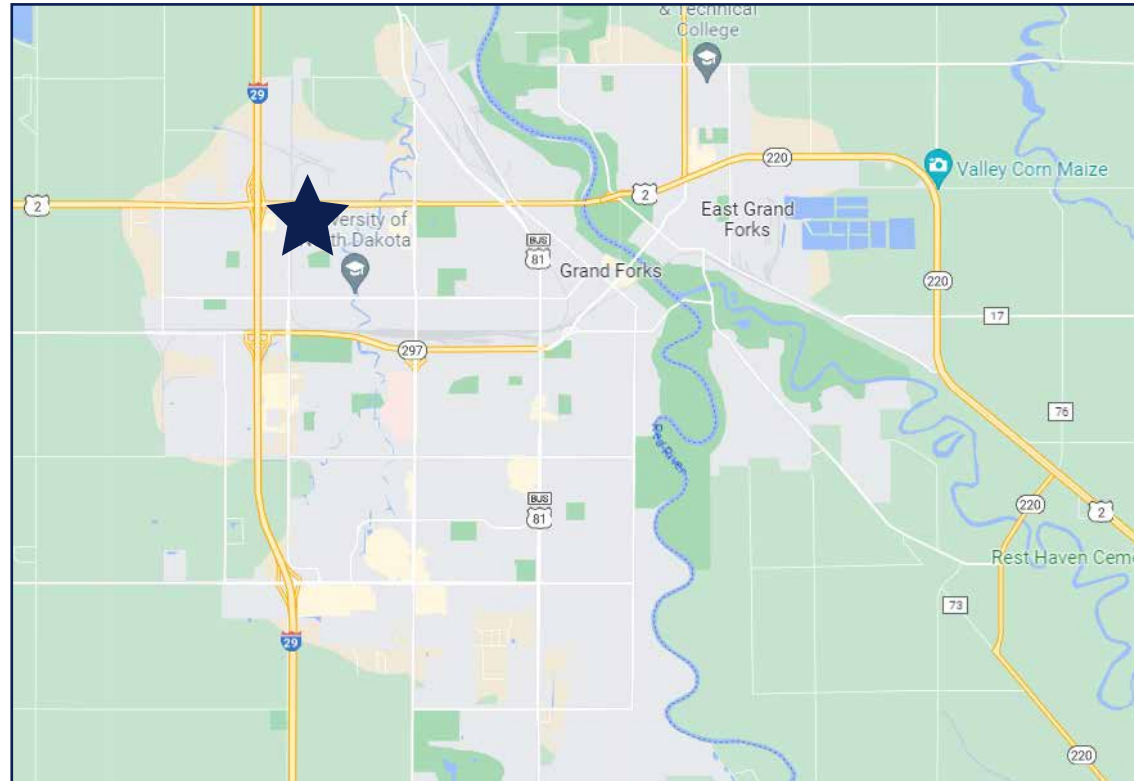
ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

Broker of Record: Keith Sturm

ADDRESS	3765 Gateway Dr
CITY, STATE	Grand Forks, ND 58203
SPACE AVAILABLE	4,000 SF
SALE PRICE	Negotiable
LEASE RATE	Negotiable
TAX 2023	\$18,691.22
YEAR BUILT	1984 / 2000
COUNTY	Grand Forks
LOT SIZE	1.23 Acres

HIGHLIGHTS

- 1 mile away from the University of North Dakota with over 14,000 students
- High traffic counts of 22,250 vehicles per day in front of the property
- #1 place in North Dakota with the Best Public Schools according to Niche
- Near River City Speedway
- 5 miles away from Grand Forks Airport
- Down the street from Greater Grand Forks Fair
- The Grand Forks Air Force Base is home to more than 3,000 active-duty military and civilian employees.



2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	8,651	45,664	68,230
MEDIAN AGE	22.1	30.1	32.2
MEDIAN HH INCOME	\$47,299	\$59,430	\$66,764
AVERAGE HH INCOME	\$56,494	\$77,453	\$90,345





UPLAND

REAL ESTATE GROUP, INC.

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