



# The Mill

Grand Forks, ND

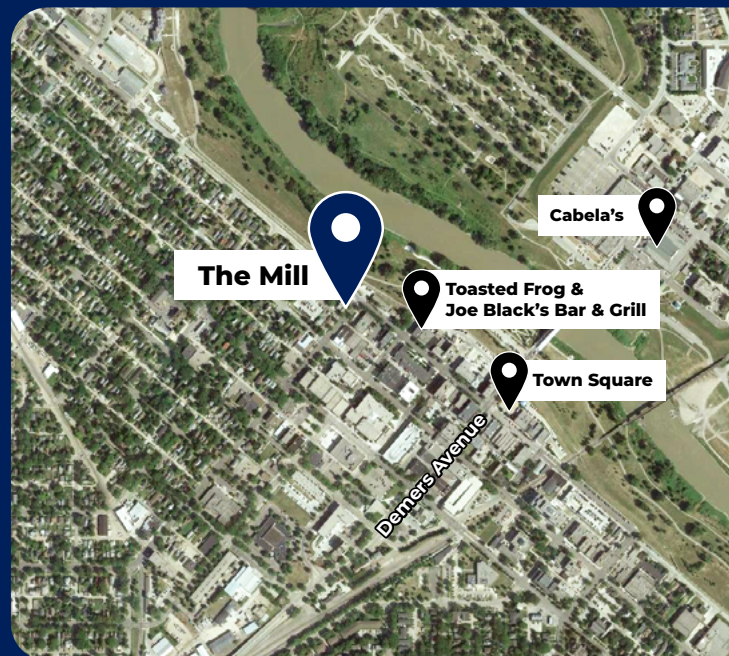
## COMMERCIAL SPACE AVAILABLE

### ADDRESS

301 N 3rd Street, Grand Forks, ND 58203

### PROPERTY DETAILS

Lease Rate	\$7/SF
CAM	\$6.50/SF
Total Space	4,000± SF
Space Available	Basement Storage
Date Available	2022



701.866.1006  
EPICCompaniesND.com







# The Mill PROJECT OVERVIEW

301 N 3rd Street, Grand Forks, ND 58203



This property has been placed on the NATIONAL REGISTER FOR HISTORIC PLACES by the UNITED STATES DEPARTMENT OF INTERIOR

## OVERVIEW

The Mill was acquired by EPIC Companies in 2019 and construction completed in 2020. This building is located right in the heart of downtown Grand Forks and is very walkable with nearby parks, bars, restaurants, grocery and more.

Built in 1895, the structure was originally used as the Grand Forks Woolen Mills building. It contained office, retail, wool scouring, cloth finishing and weaving operations on the first floor, carding and mule spinning on the second floor, and cloth dying and sewing on the third floor\*.

The recent redevelopment of the building makes it a usable structure in the modern era that will bring a sense of character and charm to any business.



\* Information retrieved from The Grand Forks Herald

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## WALK SCORE

**83**

301 N 3rd St has a Walk Score of 83 out of 100. This location is **Very Walkable**, most errands can be accomplished on foot.

This location is in Grand Forks. Nearby parks include Sherlock Park, Greenway and Hylden Field.

Source: Walkscore.com

## NEIGHBORHOOD FEATURES

### Population (No. of People)

.5 mile	1 mile	3 miles
<b>2,402</b>	<b>9,994</b>	<b>52,971</b>

### Business (No. of Businesses)

.5 mile	1 mile	3 miles
<b>372</b>	<b>693</b>	<b>2,302</b>

### Employees (No. of Employees)

.5 mile	1 mile	3 miles
<b>4,992</b>	<b>8,575</b>	<b>39,630</b>

Source: ESRI Business Analysis