



REAL ESTATE

For Lease

Buffalo Marketplace

2400 8th Ave SW, Jamestown, ND 58401

JOE ANTHONY, ESQ.

Co-Founder & CEO

C: 814-242-7969

STEVE ZAMIAS JR.

Co-Founder & CFO

C: 814-525-2057

BUFFALO MARKETPLACE

ADDRESS:

2400 8th Ave SW
Jamestown, ND 58401

MAJOR TENANTS: TJ Maxx,
Dunham's Sports, Home of
Economy

HIGHLIGHTS:

Buffalo Marketplace is
located in the only major
shopping hub in Jamestown,
ND, between Walmart,
Menard's and Tractor Supply

Only major city between
Fargo and Bismarck, 7th
largest city in North Dakota

Jamestown cost of living is
88.20 out of 100

ND ranked safest state and
cleanest air in the US

2.5 miles from University of
Jamestown with 1,000
students

3.5 miles from the
Jamestown Regional Airport

Millennials are the fastest
growing state demographic



*Join the only premier power shopping center
between Fargo and Bismarck, ND*

BUFFALO *Marketplace*

TJ·maxx[®]



SHOE
sensation

Dunham's
SPORTS[®]

≡ **BISON 6 CINEMA** ≡

 **ANYTIME
FITNESS**[®]

DEVELOPMENT DATA

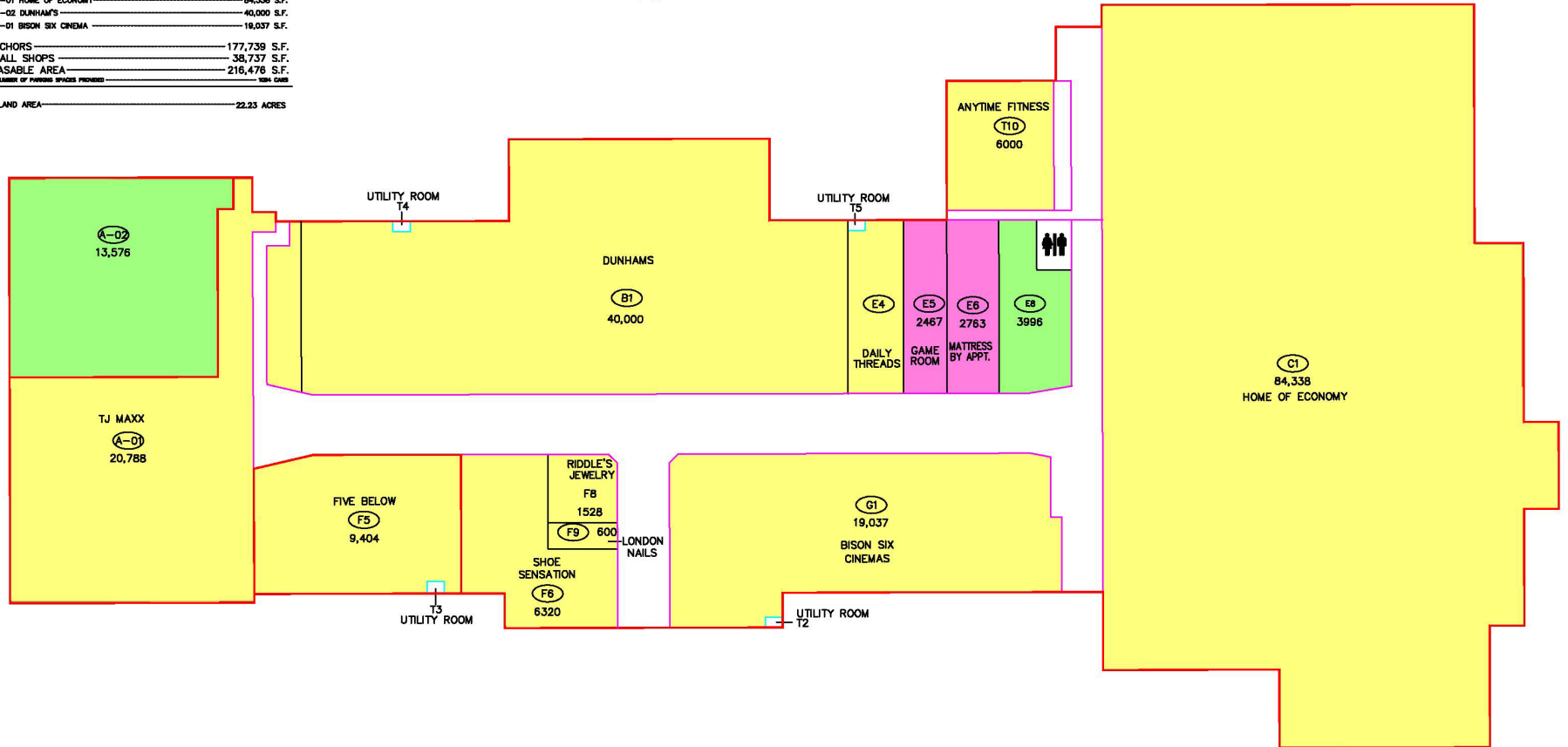
ANCHOR STORES	
UNIT #A-01 TJ MAXX	20,788 S.F.
UNIT #A-02	13,960 S.F.
UNIT #C-01 HOME OF ECONOMY	84,338 S.F.
UNIT #D-02 DUNHAM'S	40,000 S.F.
UNIT #D-01 BISON SIX CINEMA	19,037 S.F.
TOTAL ANCHORS 177,739 S.F.	
TOTAL SMALL SHOPS 38,737 S.F.	
TOTAL LEASABLE AREA 216,476 S.F.	
<small>ACTUAL NUMBER OF PARKING SPACES PROVIDED</small> 1084 CARS	
TOTAL LAND AREA 22.23 ACRES	

ROOM KEY

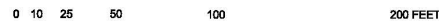
- ①①① — UNIT NUMBER
- 0000 — UNIT SQUARE FOOTAGE

COLOR KEY

- Yellow — OCCUPIED
- Green — VACANT
- Pink — TEMPORARY TENANT



NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.



SCALE

DATE: 12/02/2022

LEASE PLAN FOR BUFFALO MALL

JAMESTOWN, ND
BI JAMESTOWN LLC

BON INVESTMENTS

MANAGED BY

A3Z REAL ESTATE | 231 MARKET STREET
JOHNSTOWN, PA 15901
(814) 254-4004
a2zreinc.com
info@a2zreinc.com

DATE: 01/10/23

LP-1



MENARDS
Dedicated to Service & Quality™

BUFFALO MARKETPLACE

Comfort INN
Days Inn

52 + 42 rooms

Holiday Inn Express

My Place Hotel – 46
Gladstone Inn - 111

TSC TRACTOR SUPPLY CO

52 rooms

Edgewood Senior Living

FAIRFIELD INN & SUITES Marriott

108 rooms

Home Of ECONOMY

Outparcels Available

BURGER KING

Paradise Mexican

Dunham's SPORTS

Perkins RESTAURANT CAFE

Edward Jones

verizon wireless

QUALITY INN & SUITES

Walmart

TJ-maxx

Hong Kong Buffet

115 rooms

DACOTA BANK

maurices

FC First Community Credit Union

EconoLodge

Super 8

90 rooms

Hampton Inn

Grizzly's

Applebee's

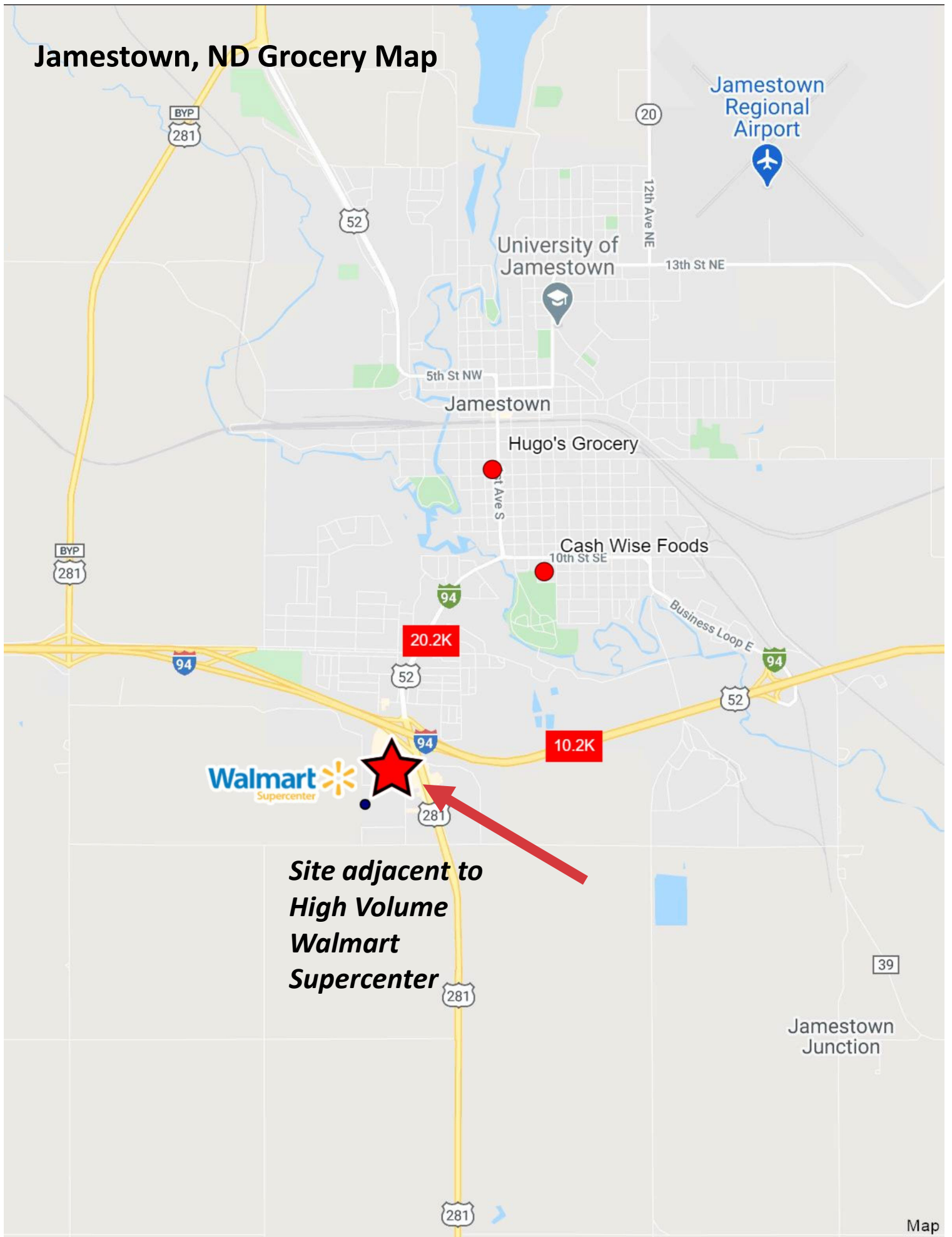
The Shoppes at Jamestown
DOLLAR TREE
cricket wireless
La Carreta Mexican

19 rooms

Radio Stations

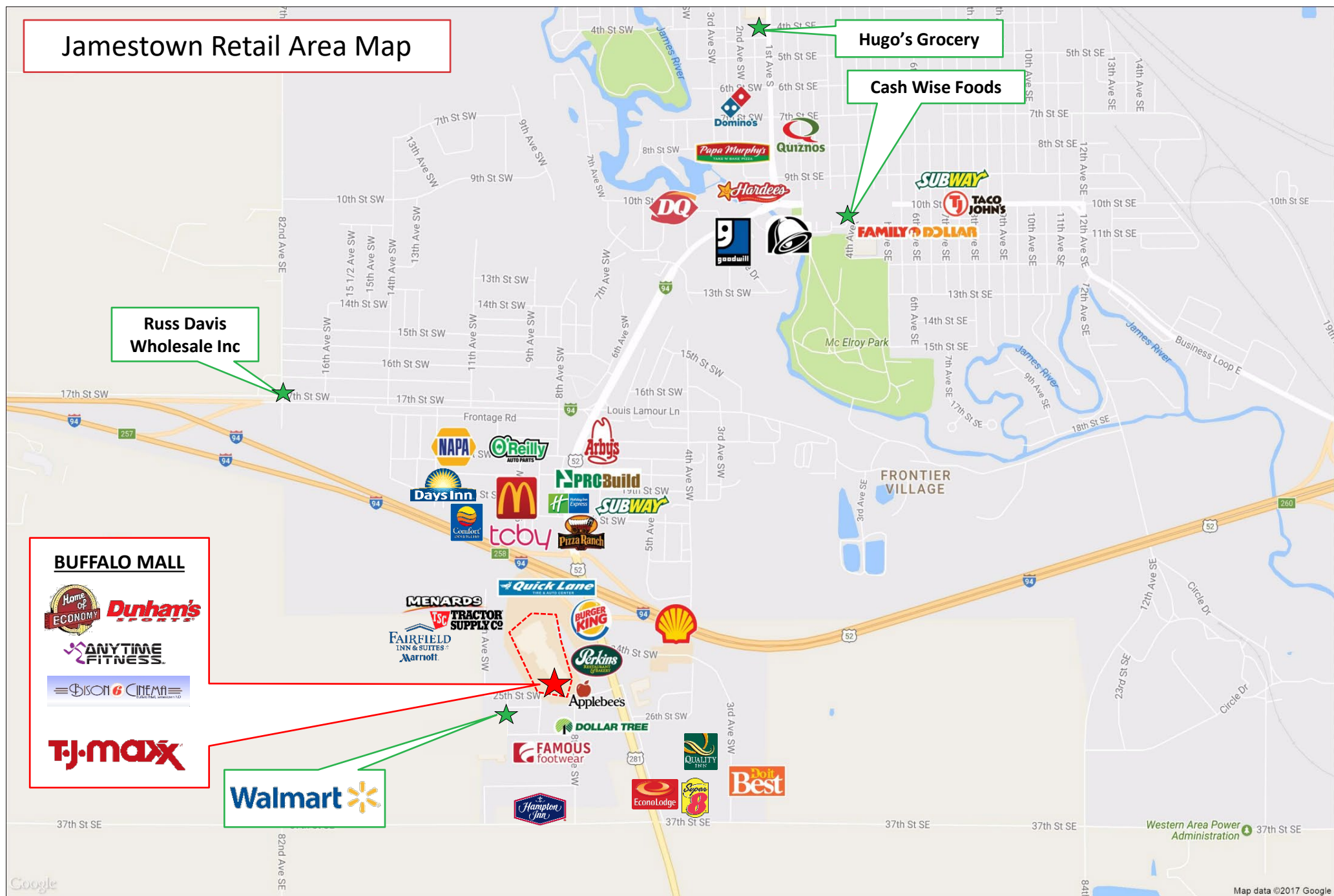
goodwill

Jamestown, ND Grocery Map



**Site adjacent to
High Volume
Walmart
Supercenter**

Jamestown Retail Area Map



Russ Davis Wholesale Inc

Hugo's Grocery

Cash Wise Foods

BUFFALO MALL



T.J. Maxx

Walmart

DEMOGRAPHICS

2400 8th Ave SW Jamestown, ND 58401		10 mi radius	20 mi radius	40 mi radius	60 mi radius
POPULATION	2020 Estimated Population	17,218	19,129	33,398	56,694
	2025 Projected Population	16,400	18,285	32,126	54,418
	2010 Census Population	17,572	19,547	34,700	59,390
	2000 Census Population	18,013	20,189	36,670	64,160
	Projected Annual Growth 2020 to 2025	-1.0%	-0.9%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2020	-0.2%	-0.3%	-0.4%	-0.6%
	2020 Median Age	39.2	39.8	42.0	43.4
HOUSEHOLDS	2020 Estimated Households	7,357	8,144	14,319	23,854
	2025 Projected Households	7,298	8,108	14,202	23,412
	2010 Census Households	7,447	8,262	14,895	25,679
	2000 Census Households	7,411	8,256	15,117	26,433
	Projected Annual Growth 2020 to 2025	-0.2%	-	-0.2%	-0.4%
	Historical Annual Growth 2000 to 2020	-	-	-0.3%	-0.5%
RACE AND ETHNICITY	2020 Estimated White	91.7%	92.2%	93.2%	94.1%
	2020 Estimated Black or African American	2.2%	2.1%	1.9%	1.4%
	2020 Estimated Asian or Pacific Islander	1.2%	1.1%	1.0%	0.9%
	2020 Estimated American Indian or Native Alaskan	1.2%	1.2%	0.9%	0.9%
	2020 Estimated Other Races	3.6%	3.4%	3.0%	2.8%
	2020 Estimated Hispanic	3.2%	3.0%	2.6%	2.8%
INCOME	2020 Estimated Average Household Income	\$82,365	\$84,538	\$89,865	\$94,520
	2020 Estimated Median Household Income	\$62,535	\$63,721	\$63,161	\$64,184
	2020 Estimated Per Capita Income	\$36,006	\$36,722	\$39,099	\$40,199
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.0%	3.5%	3.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.2%	5.1%	5.2%	4.9%
	2020 Estimated High School Graduate	34.5%	34.3%	32.1%	31.9%
	2020 Estimated Some College	23.4%	23.2%	22.8%	22.6%
	2020 Estimated Associates Degree Only	9.5%	9.8%	11.0%	12.1%
	2020 Estimated Bachelors Degree Only	18.8%	18.9%	18.7%	18.4%
	2020 Estimated Graduate Degree	5.7%	5.6%	6.8%	6.4%
BUSINESS	2020 Estimated Total Businesses	815	897	1,697	3,214
	2020 Estimated Total Employees	9,034	10,206	17,680	29,386
	2020 Estimated Employee Population per Business	11.1	11.4	10.4	9.1
	2020 Estimated Residential Population per Business	21.1	21.3	19.7	17.6





A2Z

REAL ESTATE

CONTACT

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