

Retail Space for Lease

1001 Northern Pacific Avenue N, Fargo, ND 58102

MLS #24-358



Property Description: The Landing at 1001 NP is a new mixed-use property situated on the west edge of downtown, in the burgeoning neighborhood of The Plains Art Museum, Brew Bird, and Rough Cut Social. The Landing at 1001 NP includes 154 apartment units, five 2-story walk-up units, 217 parking stalls, and space for a restaurant/or retail on the ground floor, to include a large outdoor patio.

Space Size: 5,200 SF

Lease Rate: \$25.00 SF

Estimated CAM: \$4.25 SF

TI Allowance: \$25.00 SF

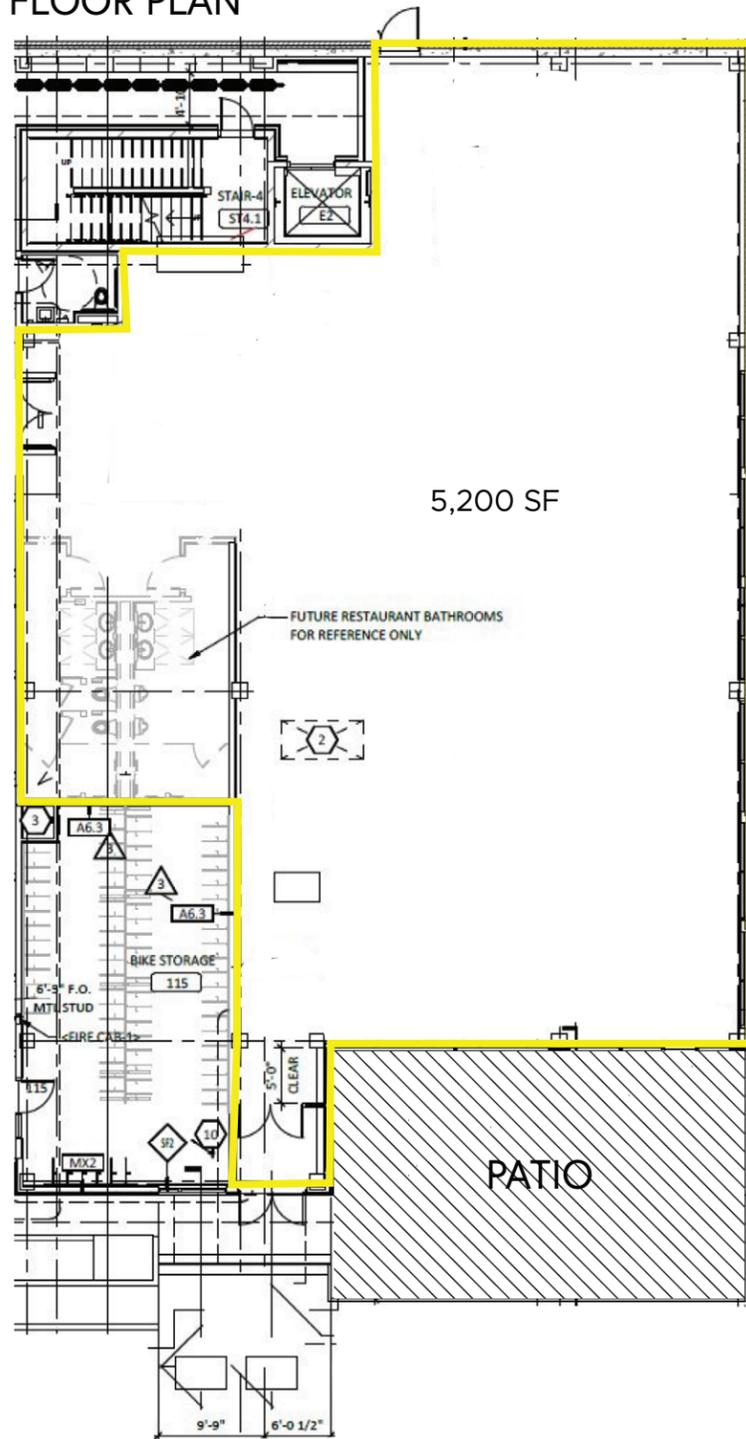


www.PropertyResourcesGroup.com
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FLOOR PLAN



Unit Details

LEASE RATE	CAM	TI ALLOWANCE
\$25.00 SF	\$4.25 SF	\$25.00 SF



KEY METRO DEMOGRAPHICS

- 263,000 metro-area residents
- 17.5% population growth in 10 years
- 23,000 new jobs in 10 years
- 2.4% unemployment rate
- 31% Fargo residents aged 18-34
- 30,000 college students attending area universities
- 65% young adults from the area who stay in Fargo-Moorhead for work
- 43% people in the metro with a Bachelor's degree or higher

MULTIFAMILY MARKET

- 5,000 new residents in the metro area per year
- 35% annual income increase for renters in 10 years
- 2X number of renters with an income of \$75,000-\$100,000 compared to 2013
- 45,000 multifamily units across the metro area
- 2,700 market-rate units in the downtown core
- 1,400 new multifamily units added to the metro area per year
- 200 new multifamily units in core neighborhoods per year
- \$1 BILLION average annual value of building permits issued 2018-2022

DOWNTOWN RESIDENTS

- 4,100 people living downtown
- 47% family households
- 31 average age
- 49% female residents
- 51% male residents
- 50% household with pets
- 5,000 new residents by 2032

Sources: Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023; North Dakota Job Service; Building Industry Association of the Red River Valley; U.S. Census Bureau.



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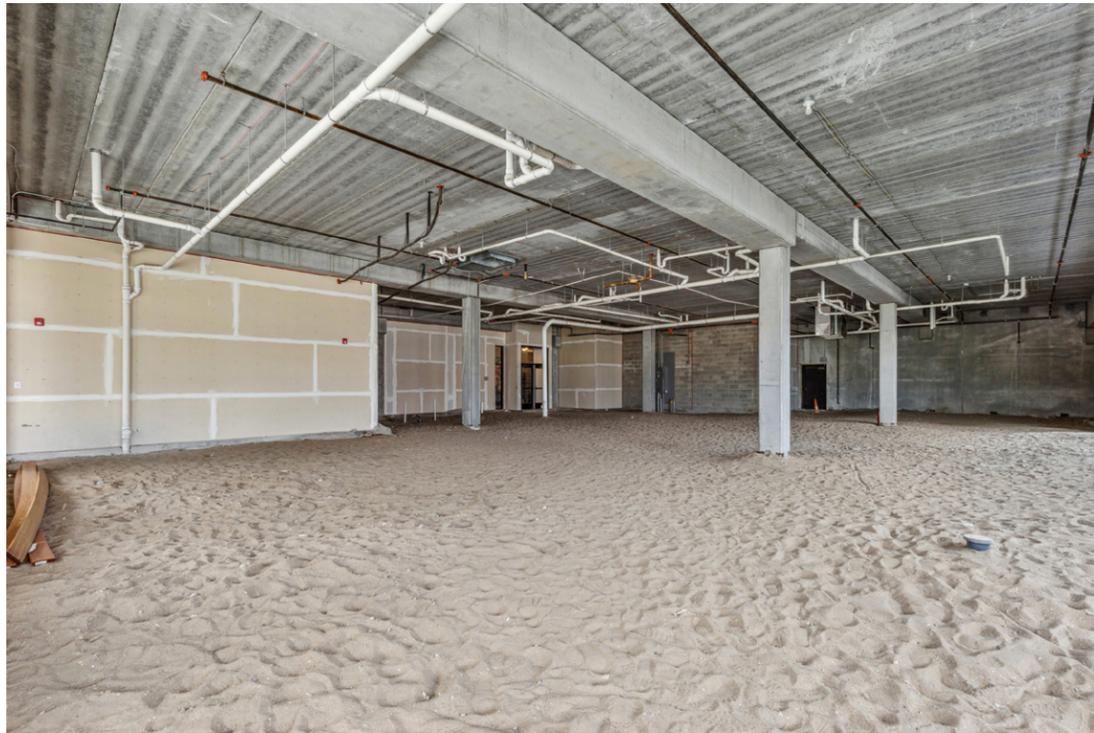


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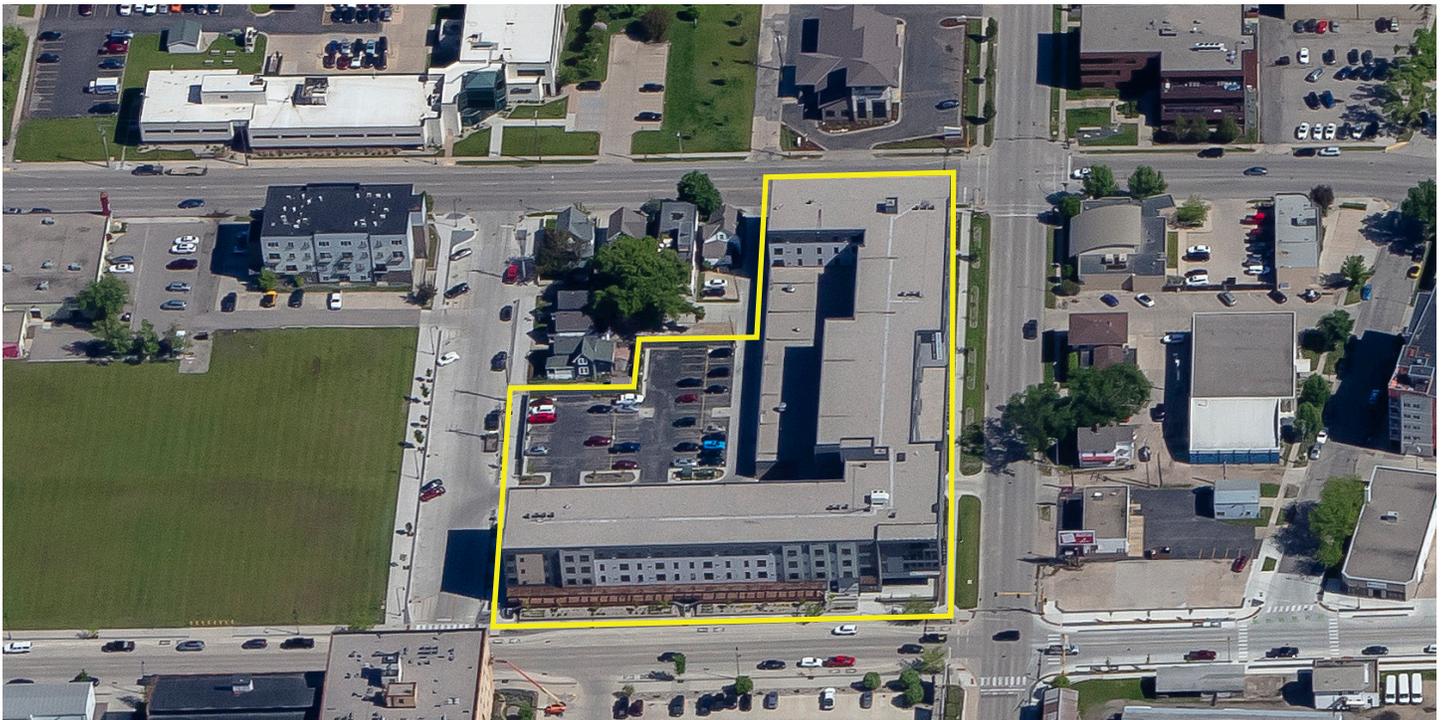
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Public Parking
 First 2 Hours Free
 Free Nights & Weekends



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