

# Retail Space for Lease

223 Roberts Street N, Fargo, ND 58102

MLS #24-357



## Property Description:

Dillard is a mixed-use property on Roberts Street in the heart of downtown Fargo, just a block off Broadway. The ground floor offers 3,798 total square feet of commercial retail space. There is ample parking on this block. Attached to Dillard is the Roberts Commons Garage with 455 stalls. The first two hours are free in the garage. There is also free parking on nights and weekends. 84 amenity-filled apartment units occupy the floors above. Learn more at [LiveAtDillard.com](http://LiveAtDillard.com). This location is considered a Walker's Paradise, with a Walkscore® of 95 and Bike-Score® of 97.

## Space Size:

3,798 SF

## Estimated CAM:

\$4.00 SF  
(Utilities Paid By Tenant)

## Lease Rate:

\$23.00 SF

## TI Allowance:

\$25.00 SF



PROPERTY RESOURCES GROUP

[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)

4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

## JUSTIN GUSTOFSON

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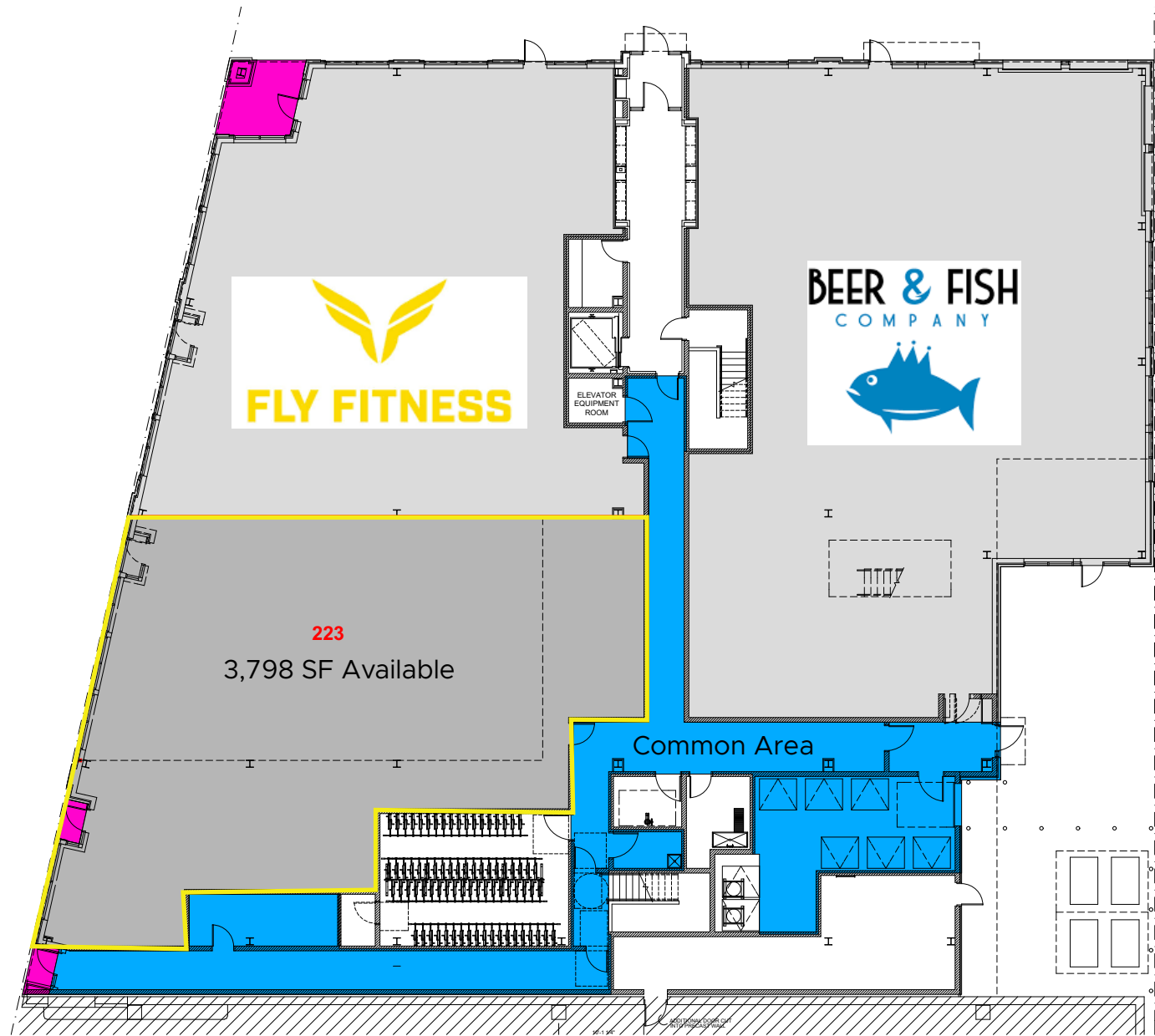
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Floor Plan



Unit Details

LEASE RATE	CAM	TI ALLOWANCE
\$23.00 SF	\$4.00 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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Public Parking  
First 2 Hours Free  
Free Nights & Weekends



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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.