

Retail Space for Lease

531 4th Avenue N, Fargo, ND 58102

MLS #24-361 & 24-362



Property Description:

Mercantile is a mixed-use property located on 4th Avenue North and Broadway in the heart of downtown Fargo. The ground floor offers 5,502 SF of available commercial space. Neighbors include US Bank and the Fargo Police Department. 100 apartments are located on the floors above. Nine owneroccupied condominiums are on the north side of a parking garage. This location is considered a Walker's Paradise, with a Walkscore® of 95 and BikeScore® of 97. *US Bank has use restrictions, inquire with Broker for restrictions.

Available Spaces:

519 4th Avenue N: 1,250 SF
523 4th Avenue N: 1,135 SF
527 4th Avenue N: 1,563 SF
531 4th Avenue N: 1,554 SF

Lease Rate: \$23.00 SF

Estimated CAM: \$4.25 SF
 (Utilities Paid By Tenant)

TI Allowance: \$23.00 SF



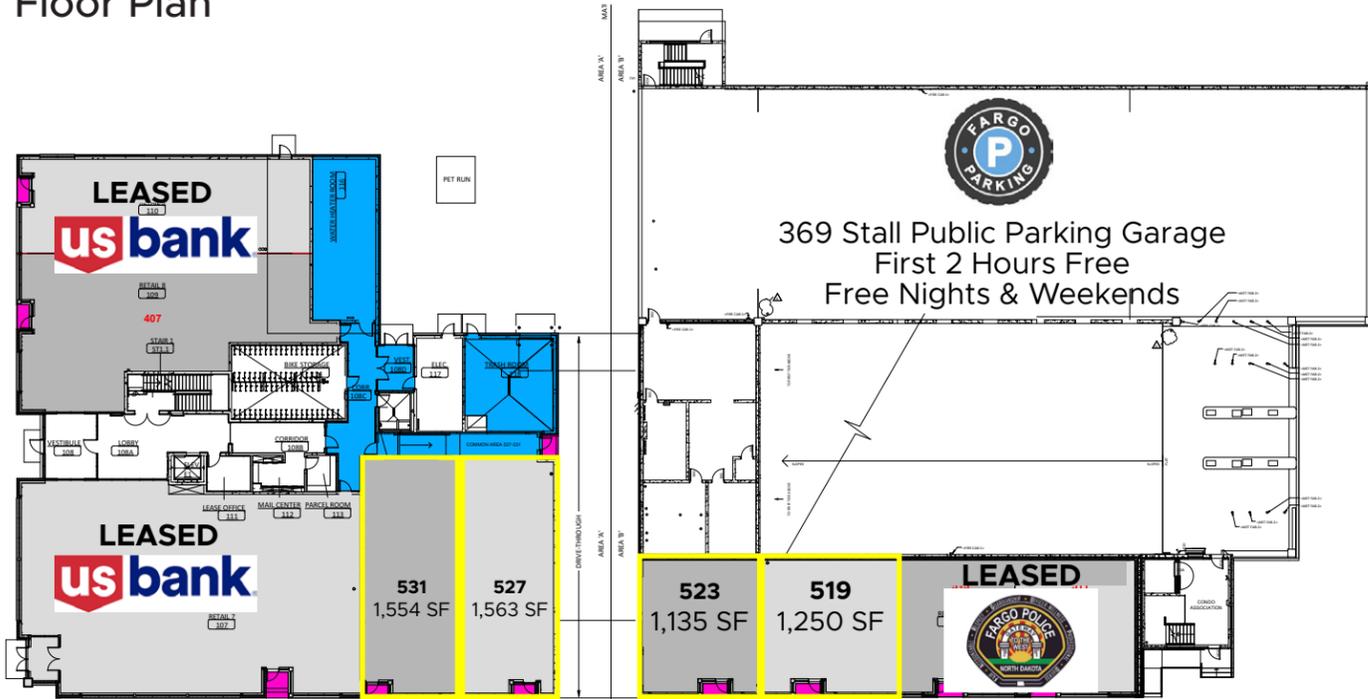
PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
 4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
 CCIM, REALTOR®
 701-499-3875
 justin@prgcommercial.com

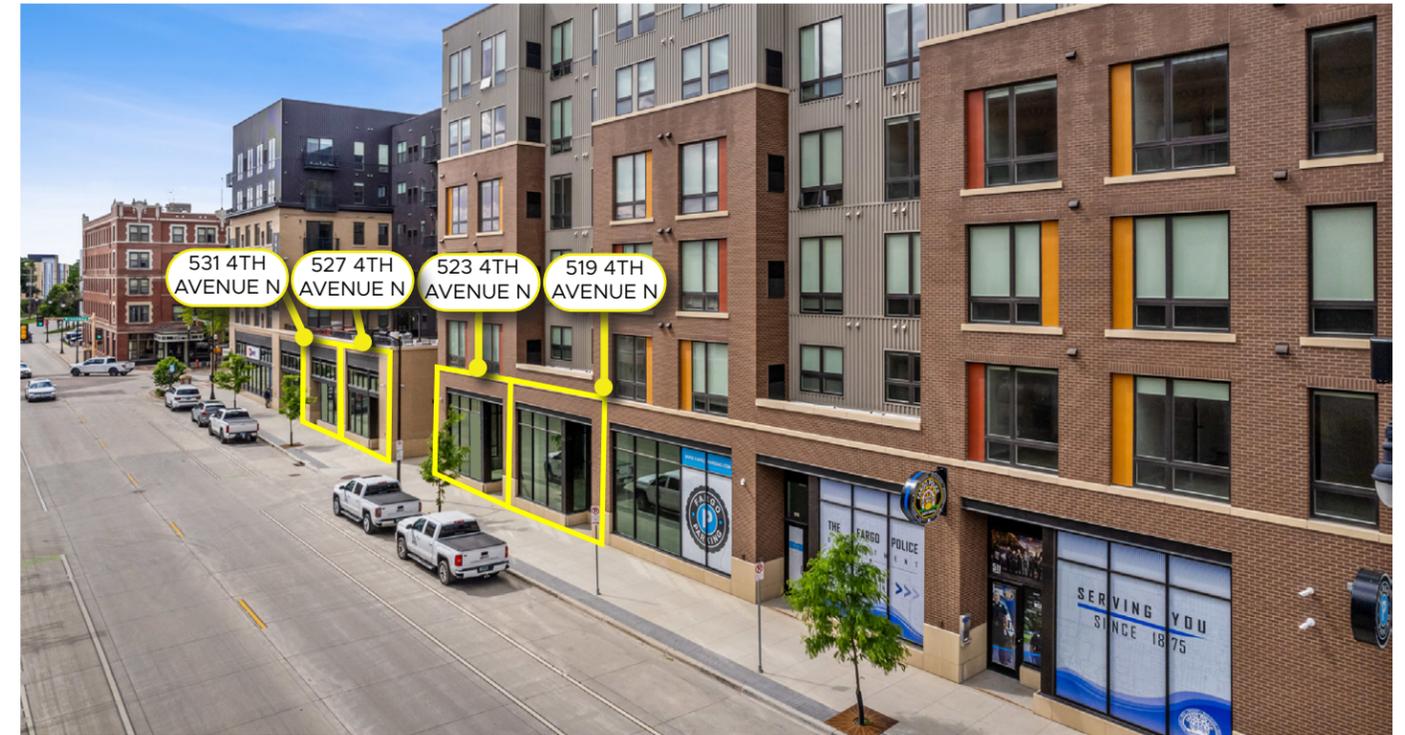
MATT OLSON
 CCIM, SIOR, REALTOR®
 701.499.3921
 matt@prgcommercial.com

Floor Plan



Unit Details

ADDRESS	SIZE	LEASE RATE	CAM	TI ALLOWANCE
519 4TH AVENUE N	1,250 SF	\$23.00 SF	\$4.25 SF	\$23.00 SF
523 4TH AVENUE N	1,135 SF	\$23.00 SF	\$4.25 SF	\$23.00 SF
527 4TH AVENUE N	1,563 SF	\$23.00 SF	\$4.25 SF	\$23.00 SF
531 4TH AVENUE N	1,554 SF	\$23.00 SF	\$4.25 SF	\$23.00 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



JUSTIN GUSTOFSON
CCIM, REALTOR®
701-499-3875
justin@prgcommercial.com

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com



JUSTIN GUSTOFSON
CCIM, REALTOR®
701-499-3875
justin@prgcommercial.com

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

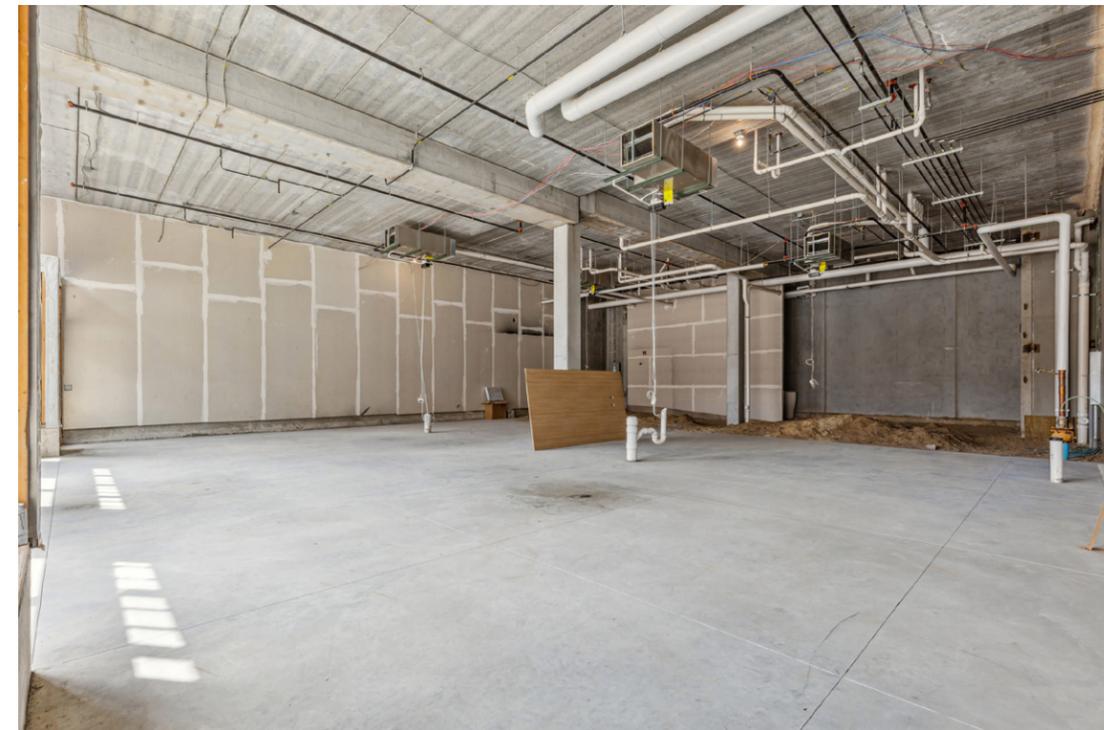
All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

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.

531 4th Avenue N



531 4th Avenue N



www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, REALTOR®
701-499-3875
justin@prgcommercial.com

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

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.



www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, REALTOR®
701-499-3875
justin@prgcommercial.com

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

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.

523 4th Avenue N



PROPERTY RESOURCES GROUP
www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, REALTOR®
701-499-3875
justin@prgcommercial.com

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

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.



PROPERTY RESOURCES GROUP
www.PropertyResourcesGroup.com
4609 33rd Ave S, Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, REALTOR®
701-499-3875
justin@prgcommercial.com

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

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.



Public Parking
First 2 Hours Free
Free Nights & Weekends



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
CCIM, REALTOR®
701-499-3875
justin@prgcommercial.com

MATT OLSON
CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com