

Retail Space for Lease

621 1st Avenue N, Fargo, ND 58102

MLS #24-364 & #26-218



Property Description: Kesler is a new mixed-use building located just steps away from Broadway Square in downtown Fargo. This location is considered a Walker's Paradise, with a Walkscore® of 96 and BikeScore® of 94.

Available Spaces and Lease Rates:

617 1st Avenue N: 1,178 SF \$17.00 SF

621 1st Avenue N: 1,306 SF \$17.00 SF

618 2nd Avenue N: 4,000 SF \$17.00 SF

(No TI Allowance for 618 2nd Avenue N)

128 Roberts Alley: 1,011 SF \$12.00 SF

Estimated CAM: \$4.25 SF - \$5.00 SF

TI Allowance: \$25.00 SF



PROPERTY RESOURCES GROUP

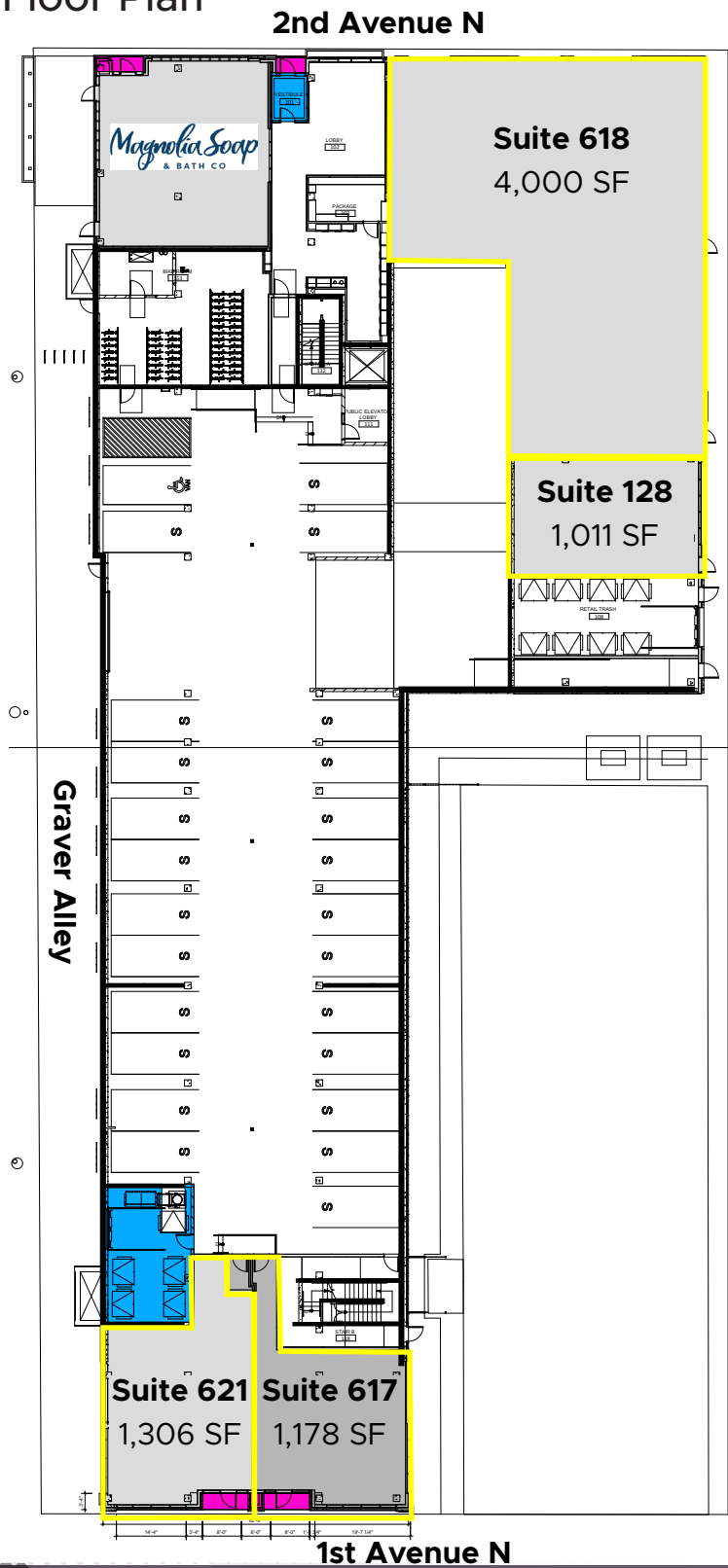
www.PropertyResourcesGroup.com

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

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

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

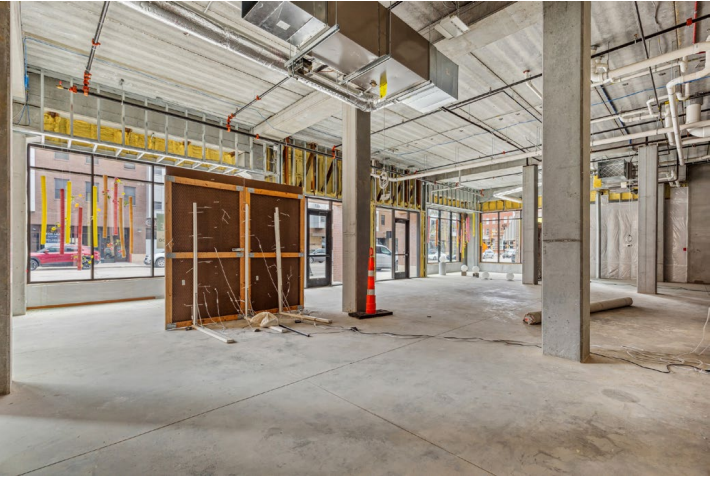
Floor Plan



Unit Details

ADDRESS	LEASE RATE	CAM	TI ALLOWANCE
618 2nd Avenue N	\$17.00 SF	\$4.25 SF	N/A
128 Roberts Alley	\$12.00 SF	\$4.25 SF	\$25.00 SF
617 1st Avenue N	\$17.00 SF	\$4.25 SF	\$25.00 SF
621 1st Avenue N	\$17.00 SF	\$4.25 SF	\$25.00 SF

Suite 617



Suite 618



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Public Parking
First 2 Hours Free
Free Nights & Weekends



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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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.