

Retail Space for Lease

122 Broadway N, Fargo, ND 58102

MLS #25-224



Property Description:

The Merchants Bank building was constructed in 1921 and has undergone extensive renovation to accommodate Chase Bank and prepare it for its next role in downtown Fargo's history. Approximately 5,858 SF of office space above Chase Bank on 2nd Avenue is available. This property is located just across the street from Broadway Square. This location is considered a Walker's Paradise, with a Walkscore® of 95 and BikeScore® of 97.

Suite	Size	Lease Rate	Est. CAM	TI Allowance
201	5,858 SF	\$12.75 SF	\$4 SF	N/A



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

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

JUSTIN GUSTOFSON

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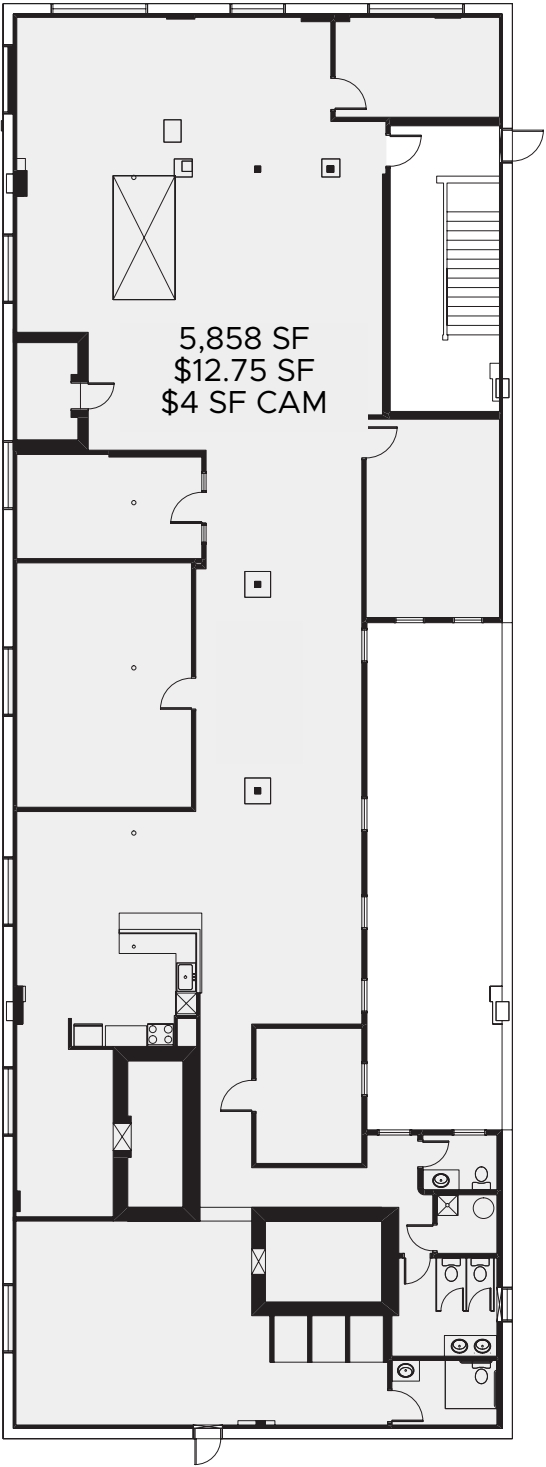
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Floor Plan: Second Floor
Broadway



Suite 201



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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 Metro/OG, July 2023
North Dakota Job Service
Building Industry Association of the Red River Valley
U.S. Census Bureau



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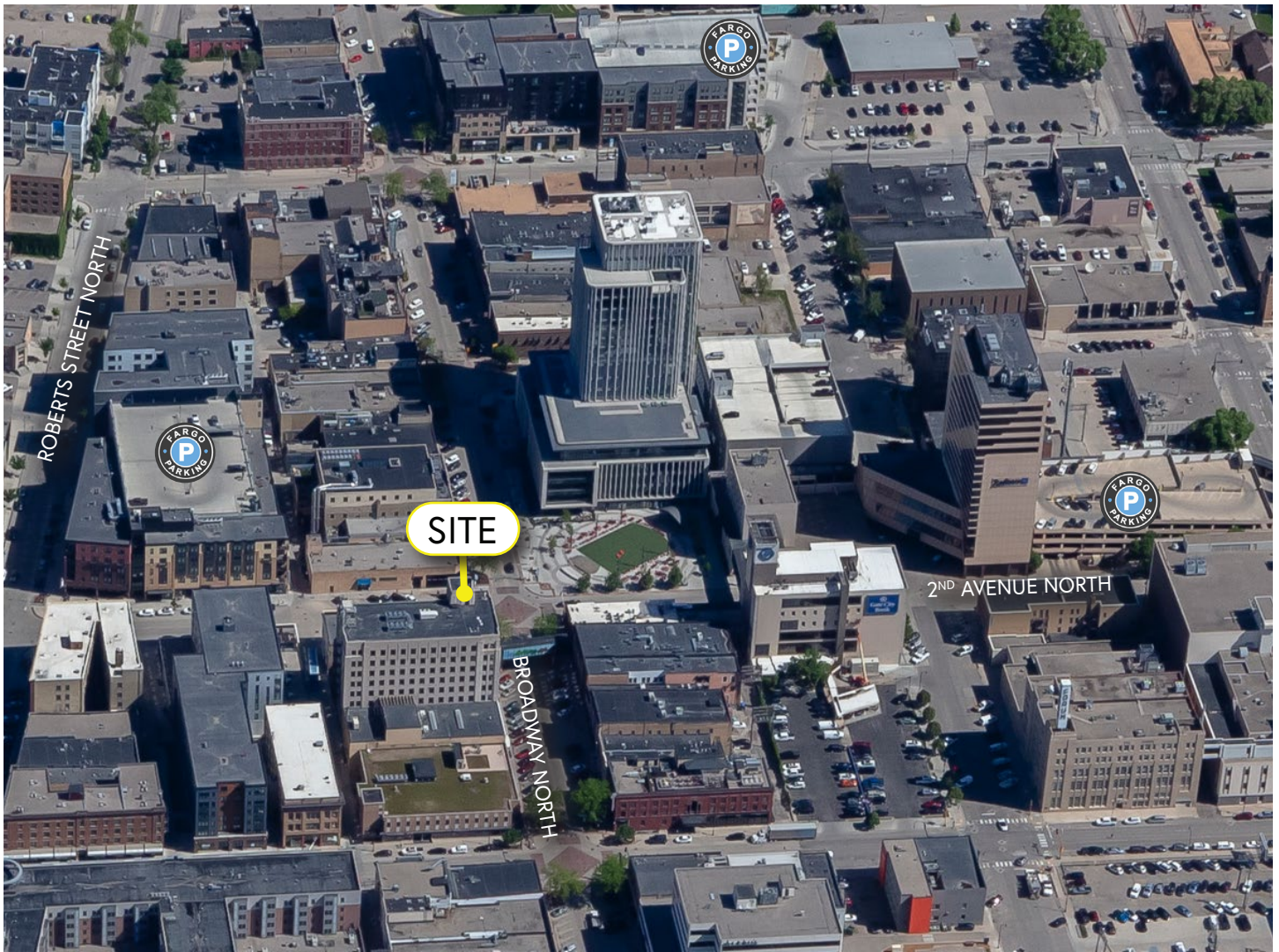


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Public Parking
First 2 Hours Free
Free Nights & Weekends



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