

Retail Space for Lease

610 NP Avenue, Fargo, ND 58102

MLS #26-540



Property Description:

2,568 SF available at The Avery, downtown Fargo's newest mixed-use building and home to the new 400+ seat Fargo-Moorhead Community Theatre. A connected 472-stall parking ramp, 168 apartments above, and a location a half block off Broadway put your business in front of daytime, residential, and evening theatre traffic. Ideal for restaurant, retail, service, or office users.

Lease Rate: \$18 SF

Estimated CAM: \$4 SF

Fit-Up Allowance: \$25 SF

Available Space: 2,568 SF



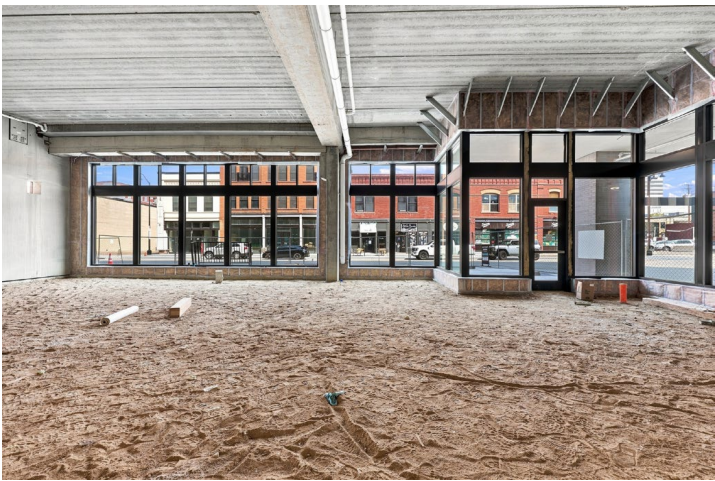
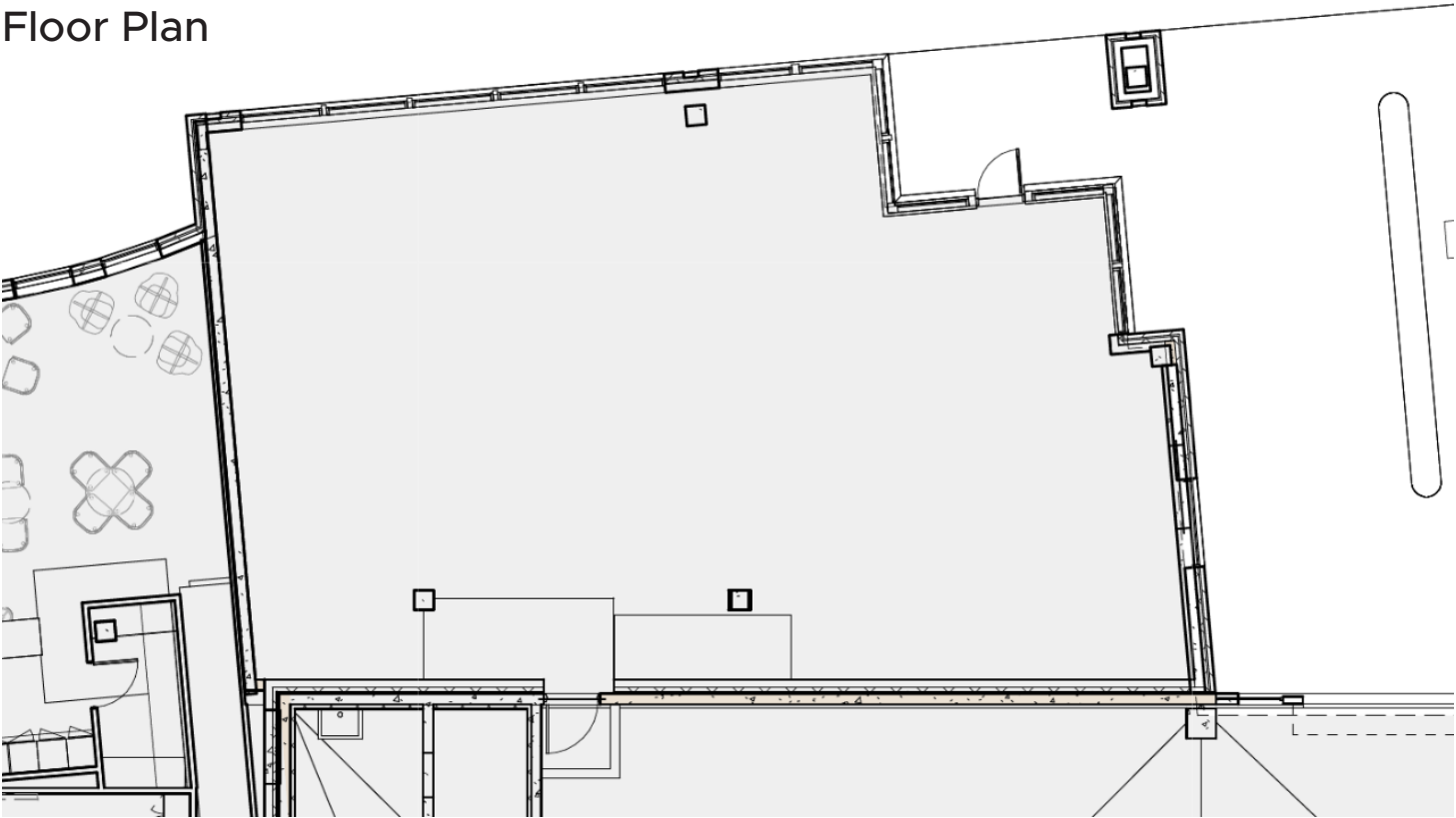
PROPERTY RESOURCES GROUP

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

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Floor Plan



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Public Parking
First 2 Hours Free
Free Nights & Weekends



SITE



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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