

FOR LEASE
Daycare Facility

502 7th Street N, Fargo, ND 58102
 MLS #26-303



ABOUT THE PROPERTY

Available for lease October 1, 2026, this established 12,000 SF daycare facility sits on a 1 acre lot near downtown Fargo, just steps from Horace Mann Roosevelt Elementary School. Built in 1988 and purpose-built for childcare use, the property features age-appropriate classroom layouts and infrastructure already designed to meet today's licensing standards. Making it a true turnkey opportunity for a childcare operator or preschool program. The expansive lot offers ample parking, outdoor play space, all within a neighborhood with strong and consistent demand for quality early childhood services.

AVAILABLE SF
 12,000 SF

LEASE RATE
 \$15 SF NNN



Demographics	1 Mile	3 Miles	5 Miles
Population	17,022	85,721	163,271
Total Businesses	1,426	4,464	7,430
Median Household Income	\$49,625	\$58,517	\$63,322
Median Age	32.0	33.0	33.8

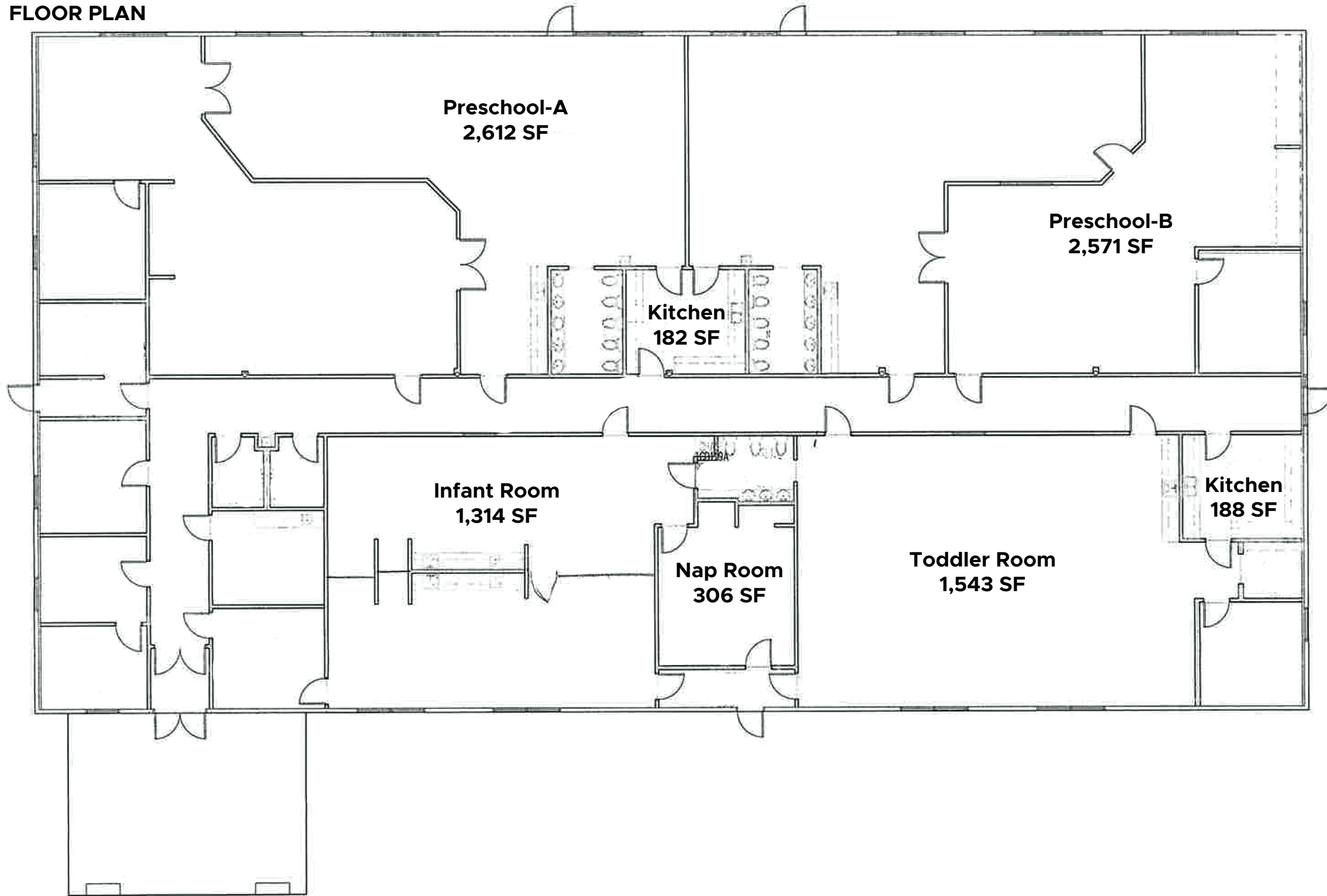


www.PropertyResourcesGroup.com
 4609 33rd Ave S, Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON
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 701-499-3875
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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.

FLOOR PLAN



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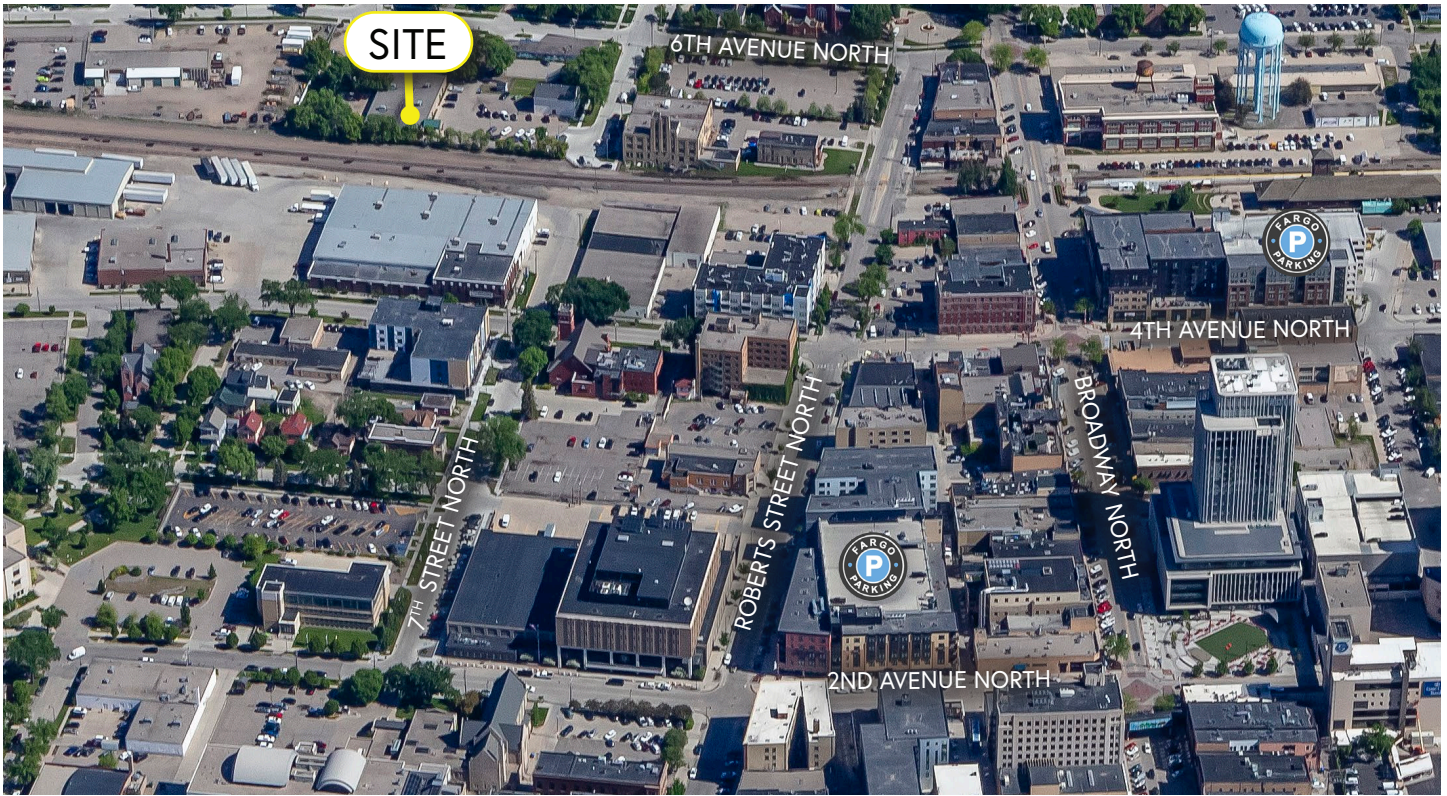
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KEY METRO DEMOGRAPHICS

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



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