

# Space for Sale or Lease

110 Broadway North, Fargo, ND 58102

MLS #24-565 & 26-287



## Property Description:

Ground floor retail space on Broadway now available for sale lease adjacent to the iconic Black Building in the heart of downtown Fargo. Property consists of approximately 6,500 SF on the main floor and 3,600 SF on the mezzanine. Parking spaces available in adjacent Kesler building for rent.

**Purchase Price:** \$750,000

**Taxes:** TBD Pending Lot Split

**Lease Rate:** \$15.00 SF

**Estimated CAM:** \$5.50 SF

**TI Allowance:** Negotiable

## Available Spaces:

Ground Floor	6,456 SF
Mezzanine	3,580 SF
Total	10,036 SF



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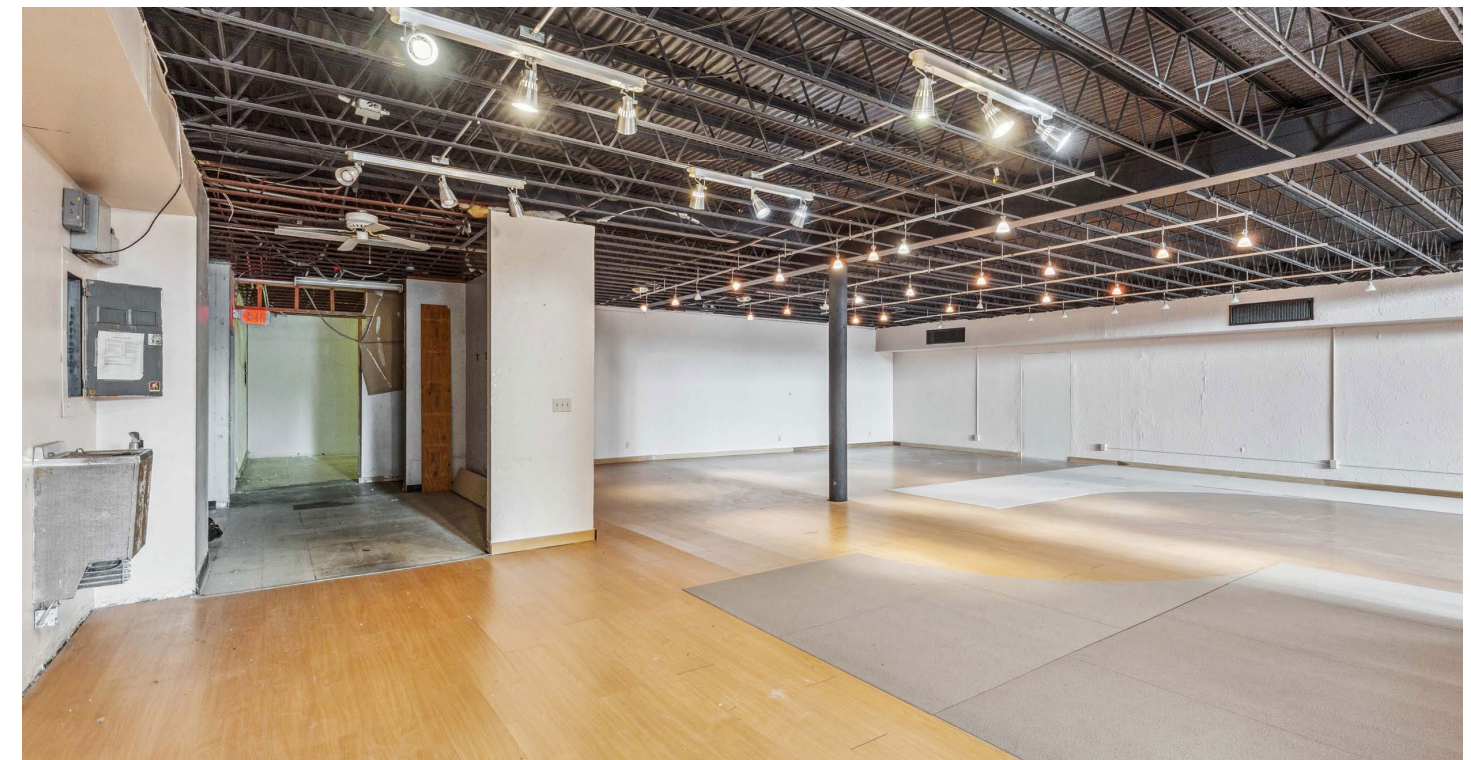
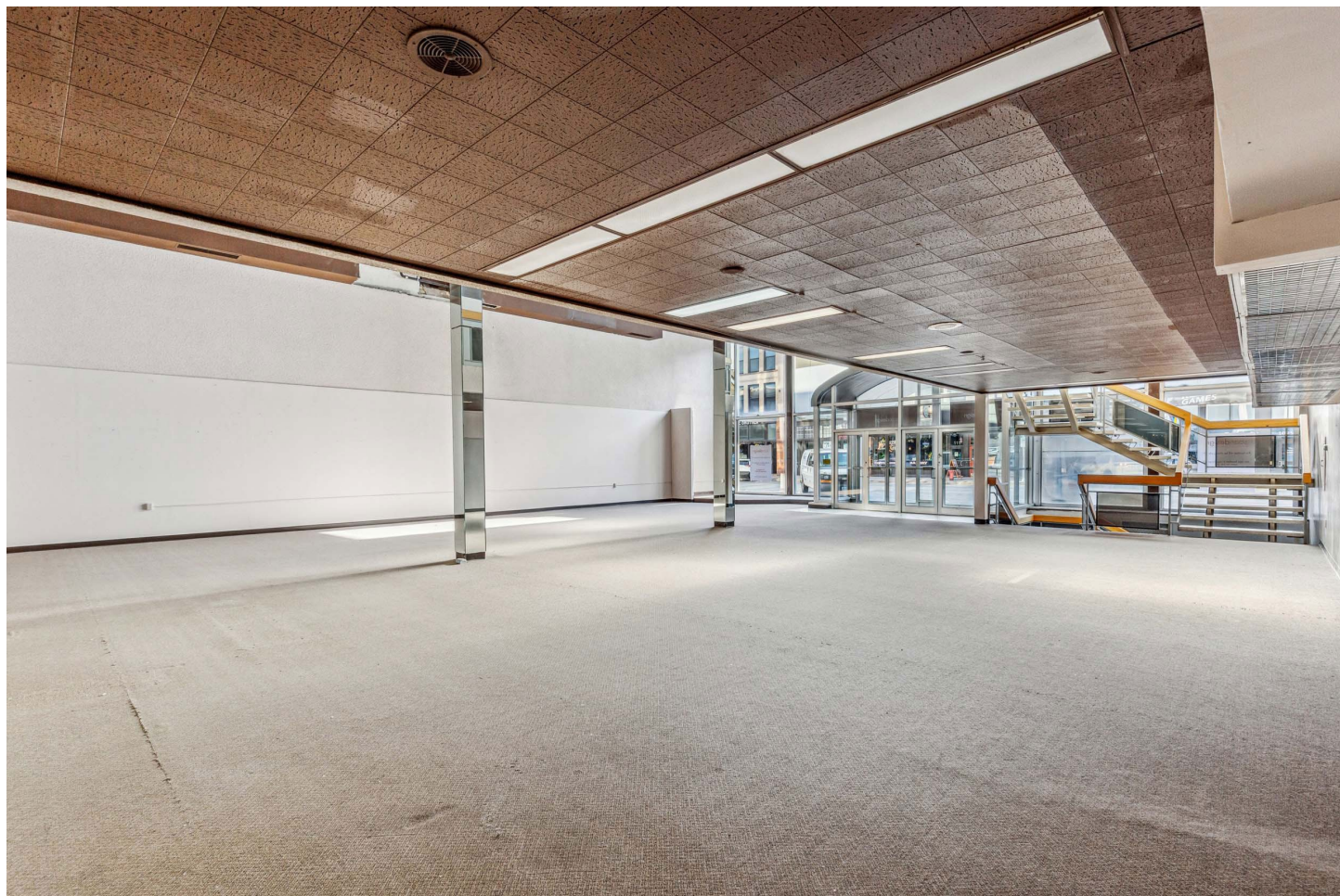
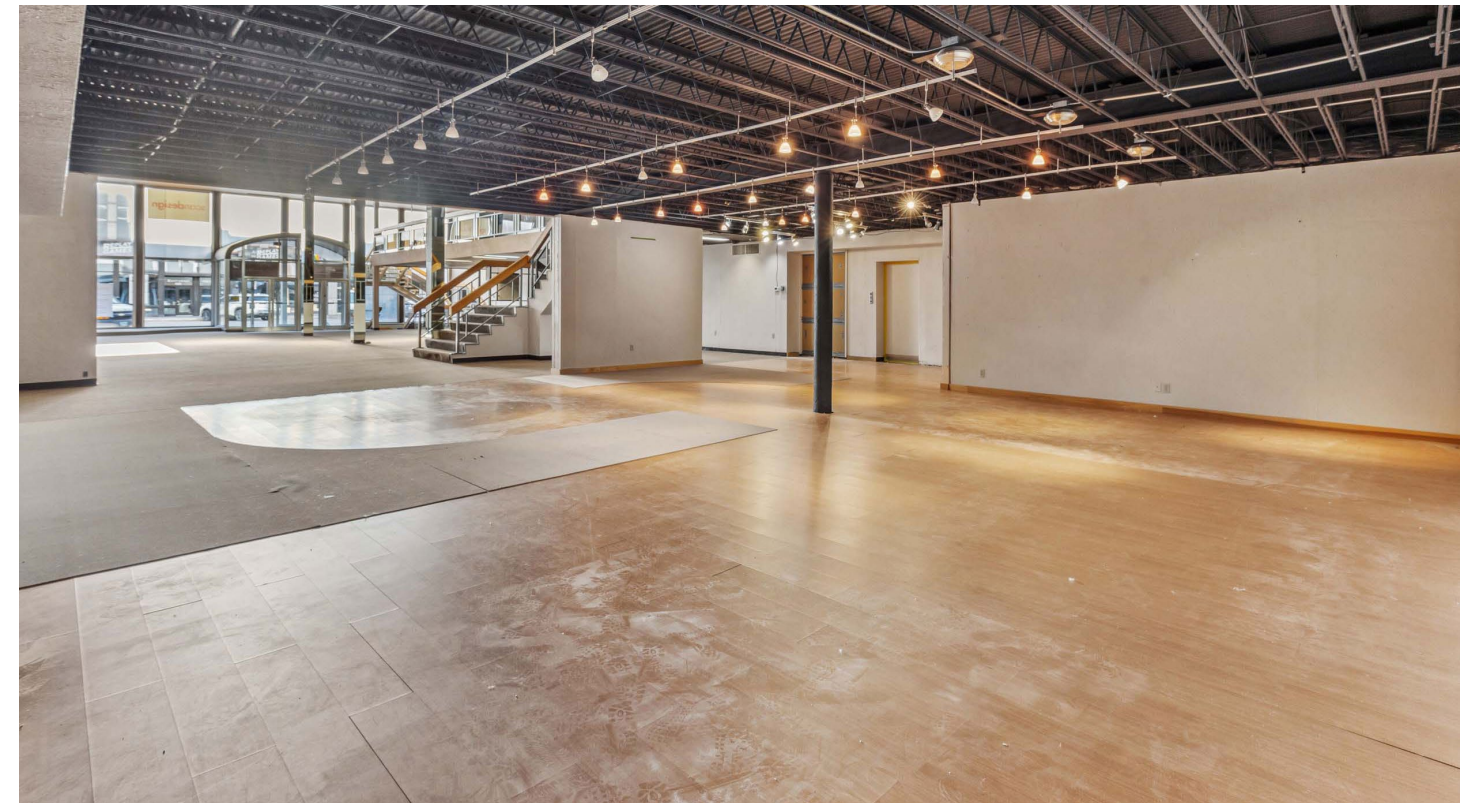
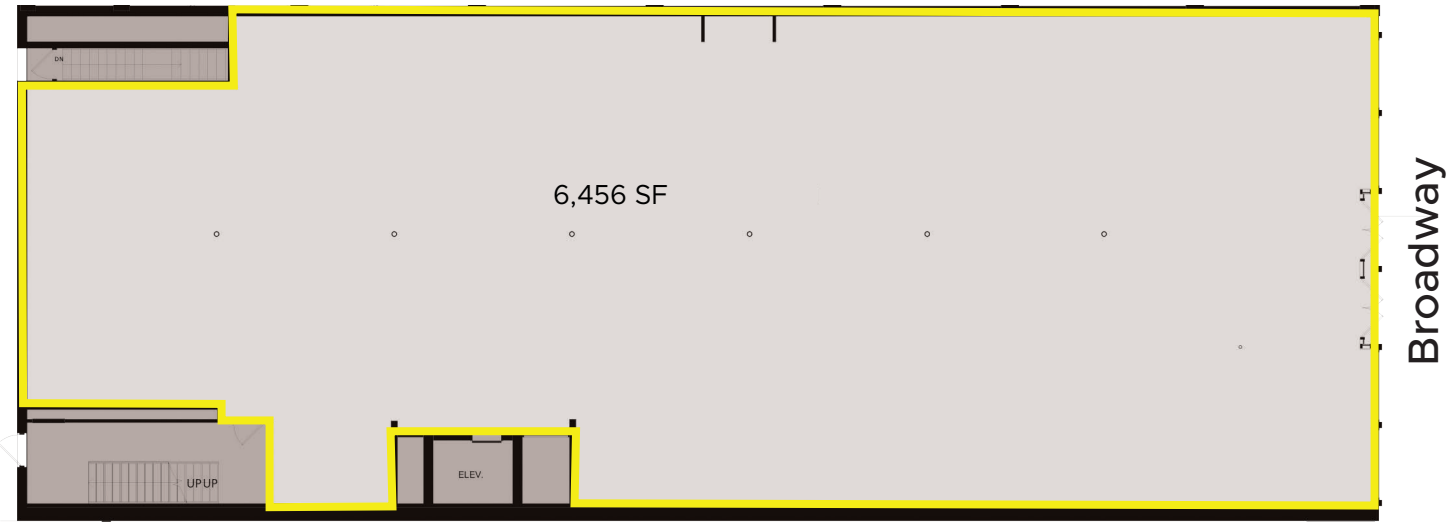
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# Ground Floor



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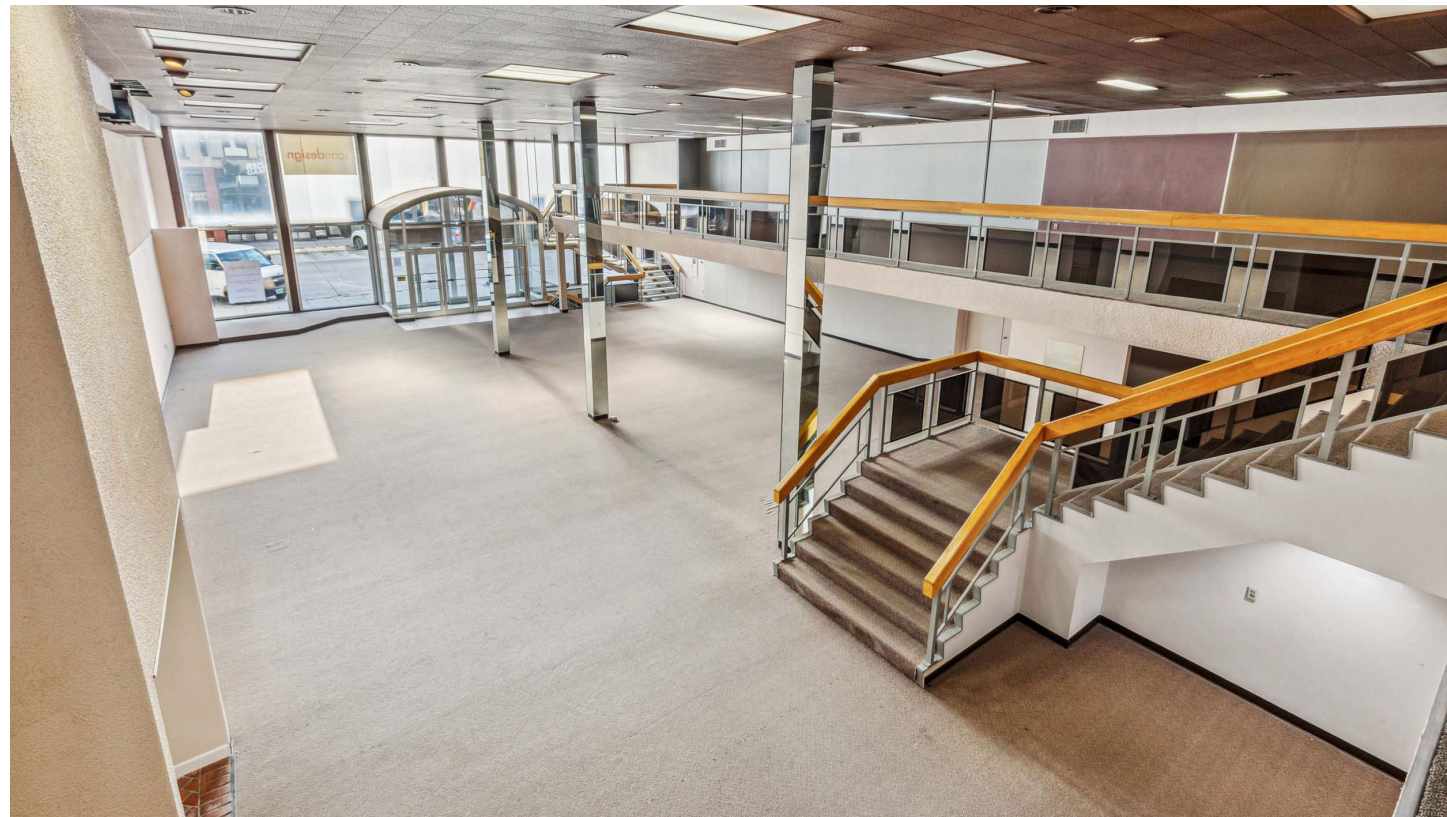
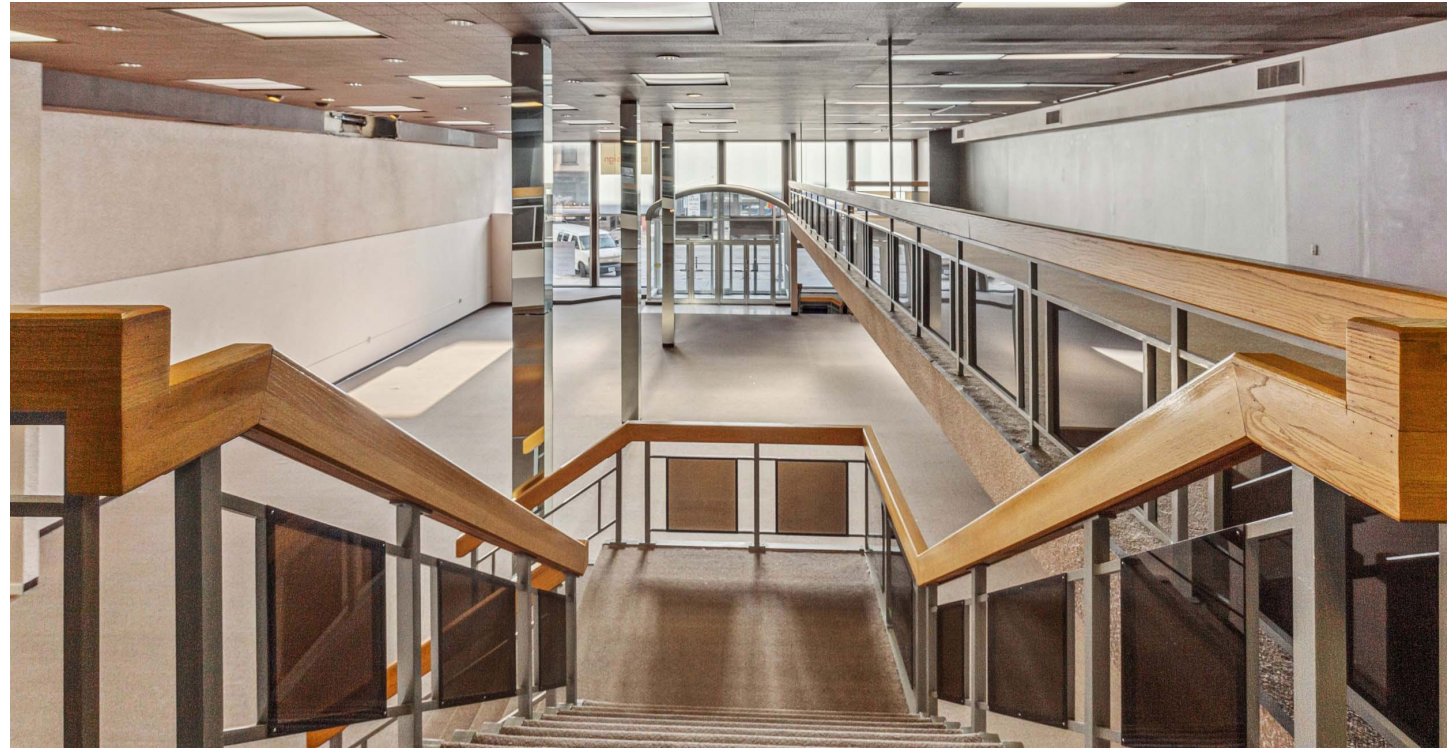


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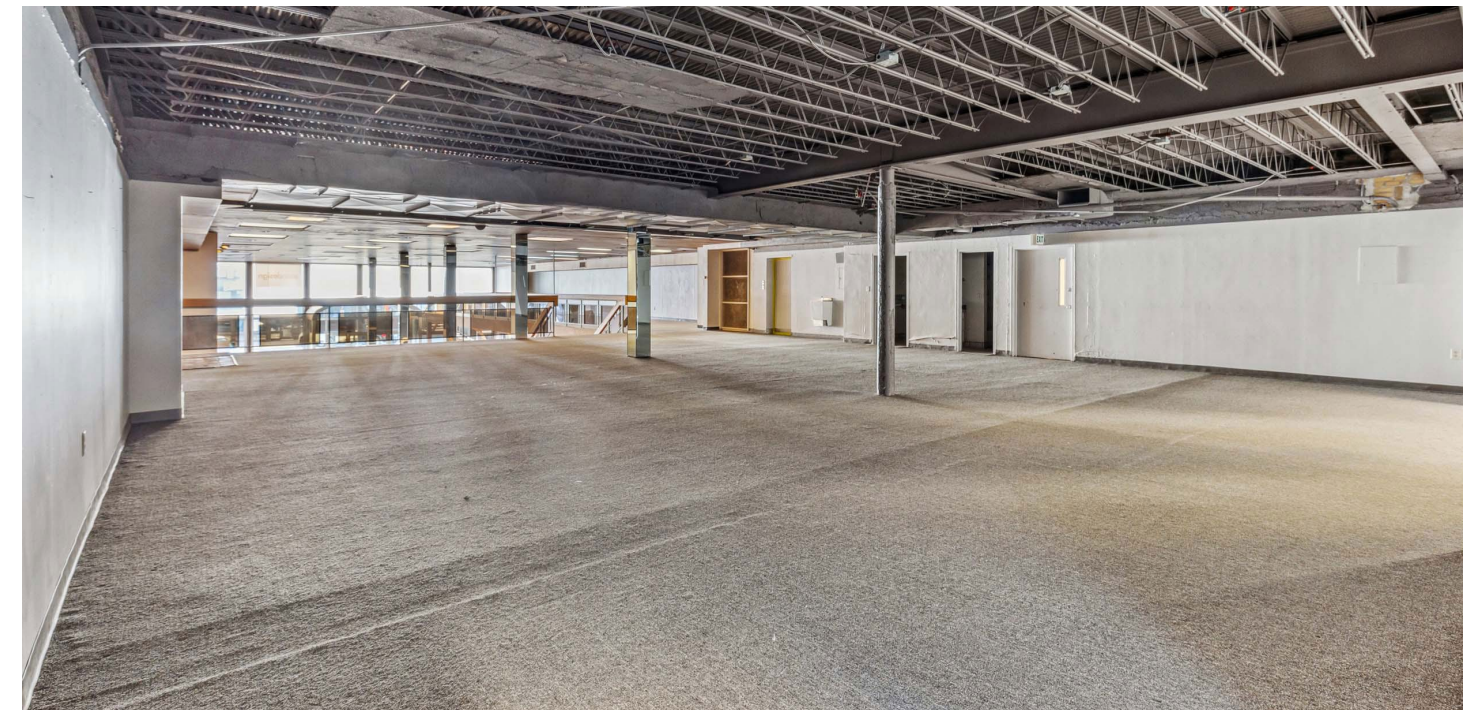
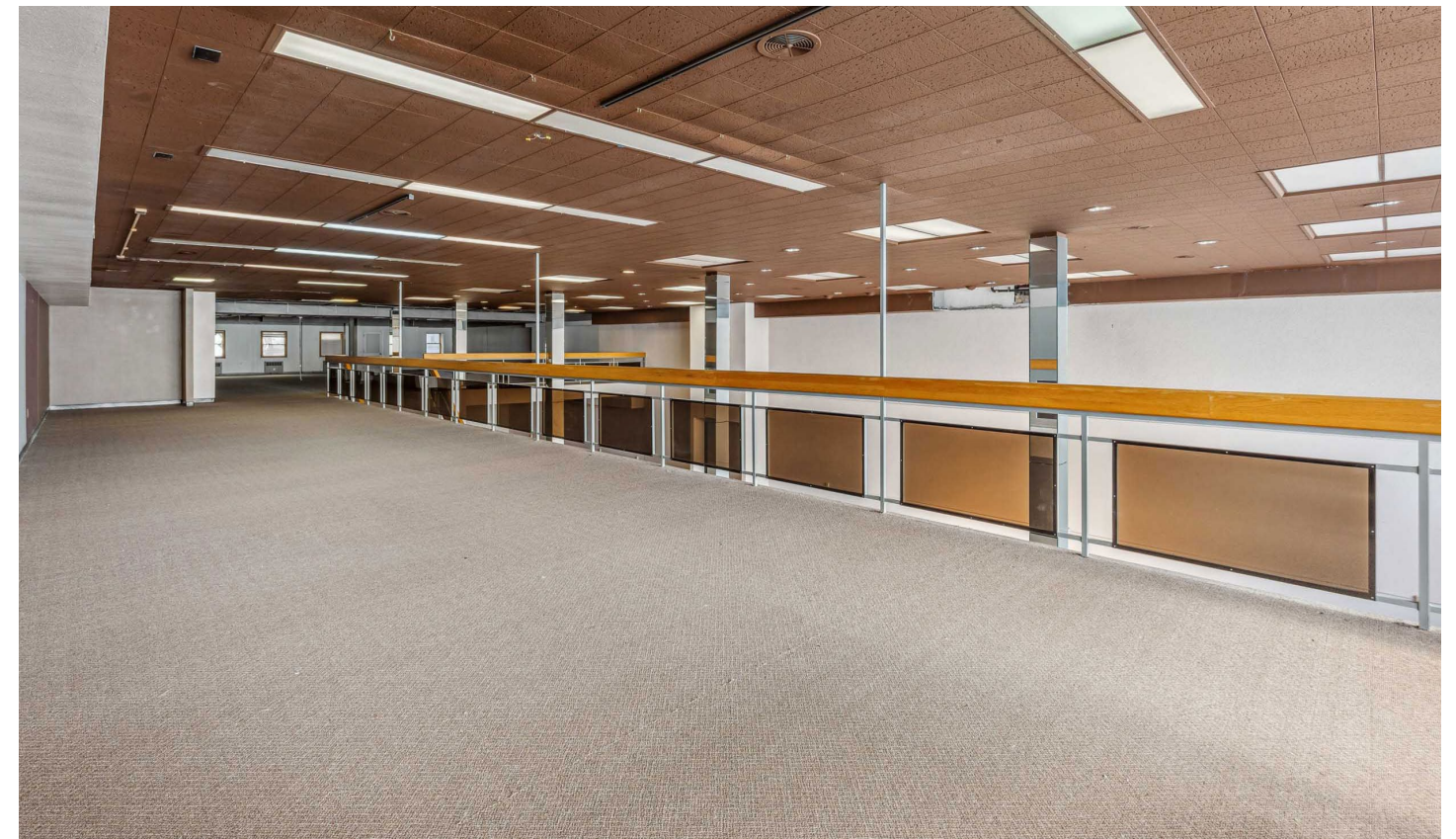
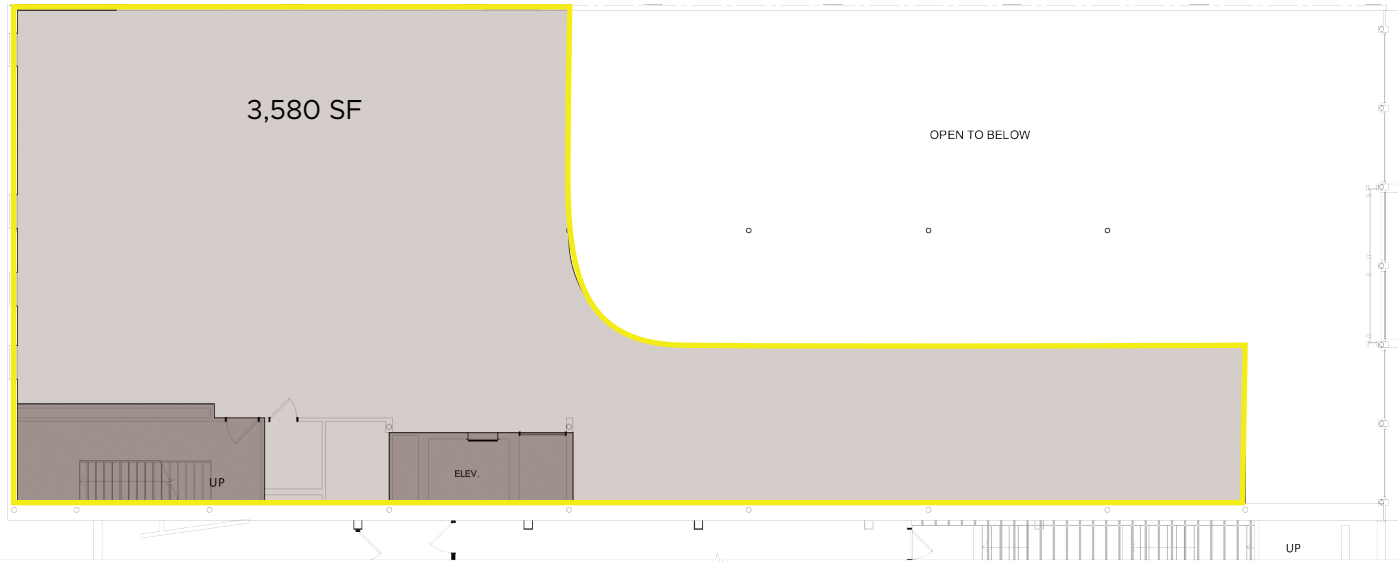
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## 2nd Floor



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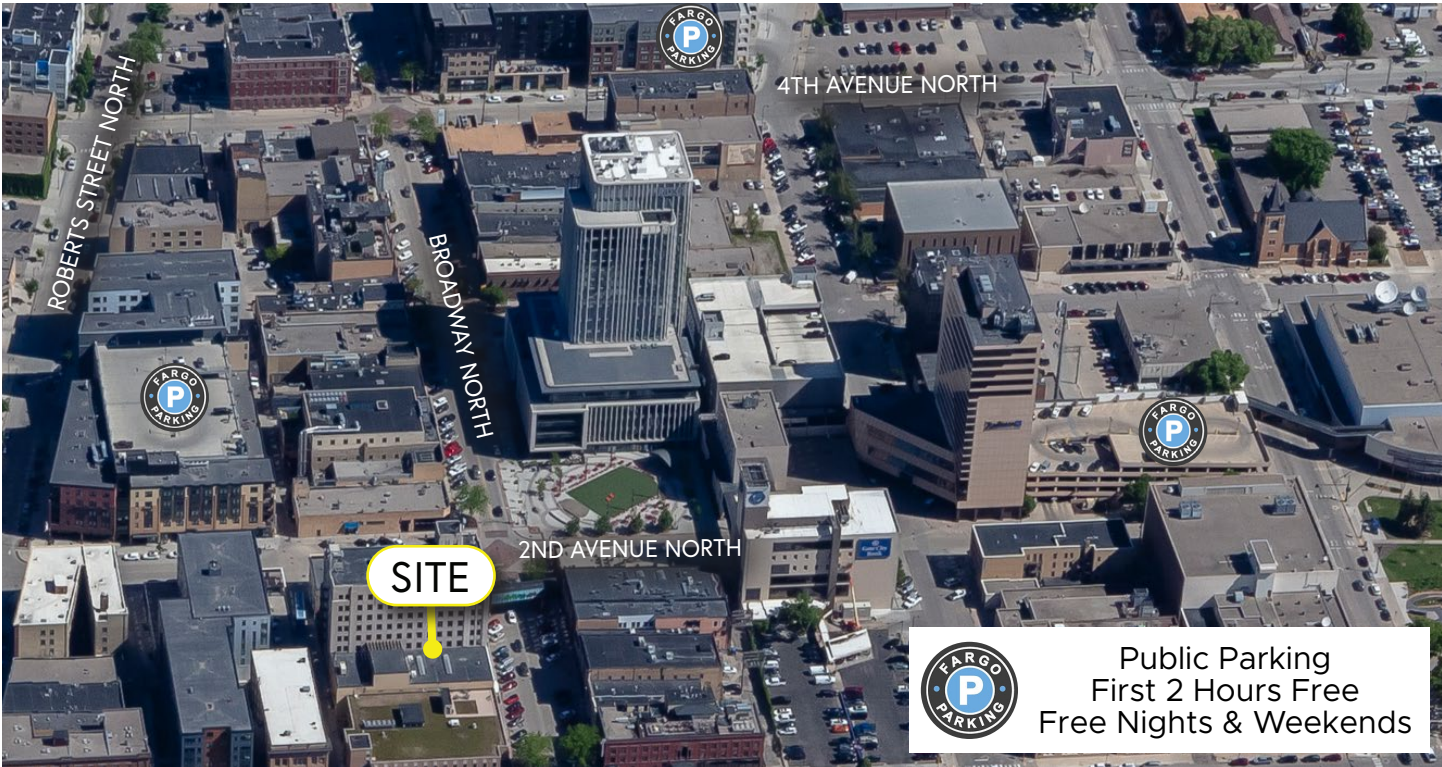
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**FARGO PARKING**  
 Public Parking  
 First 2 Hours Free  
 Free Nights & Weekends

### 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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