

52ND AVE & 38TH ST RETAIL

5517 38TH ST S, FARGO, ND 58104



FOR LEASE



PRIME SOUTH FARGO RETAIL SPACES

Space Available: 1,456 - 4,000 SF

Rent: \$25.00 - \$29.00 PSF

Aaron Hill | 701.893.2827

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

52ND AVE & 38TH ST RETAIL

201 N. 5TH ST, 16TH FLOOR, FARGO, ND 58102



SPACE AVAILABLE

1,456 - 4,000 SF

RENT

\$25.00 - \$29.00 PSF

CAM

TBD

TENANT EXPENSES

Utilities
Janitorial

CAM INCLUDES

Garbage
Snow/Lawn
Taxes/Insurance

PROPERTY DESCRIPTION:

Discover a new opportunity in one of South Fargo's fastest-growing areas. The exact footprint and layout can be modified, combined, or customized to meet a variety of business needs. Ideal for food and beverage, professional offices, boutique retail, wellness providers, showrooms, or service-based users.

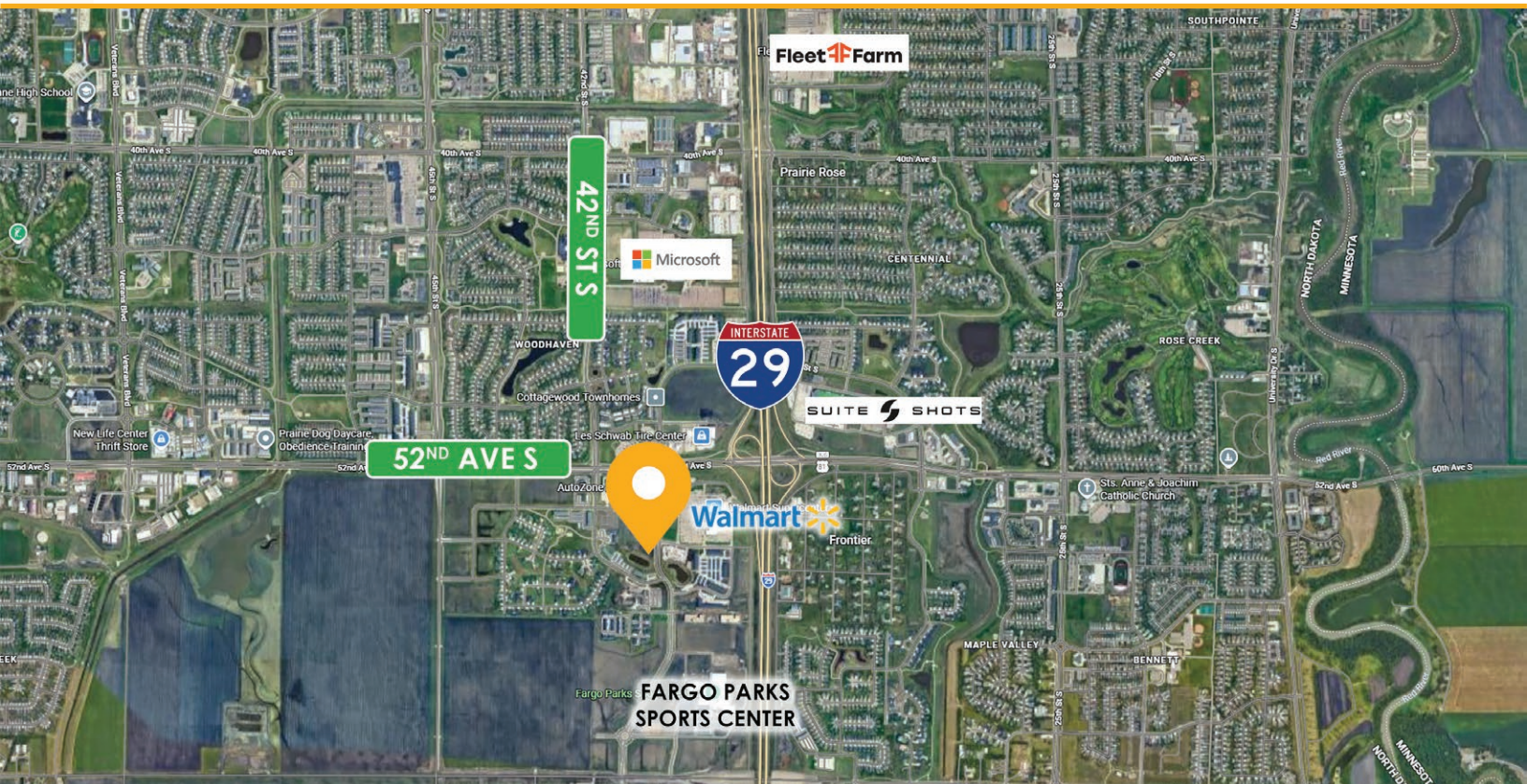
KEY FEATURES:

- Flexible, small-format spaces with customizable layouts
- High-visibility, high-traffic location in busy retail corridor
- Easy access and ample parking

NEIGHBORS:

- Walmart Supercenter
- Fargo Parks Sports Center
- Starbucks
- Chipotle
- Happy Harry's

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

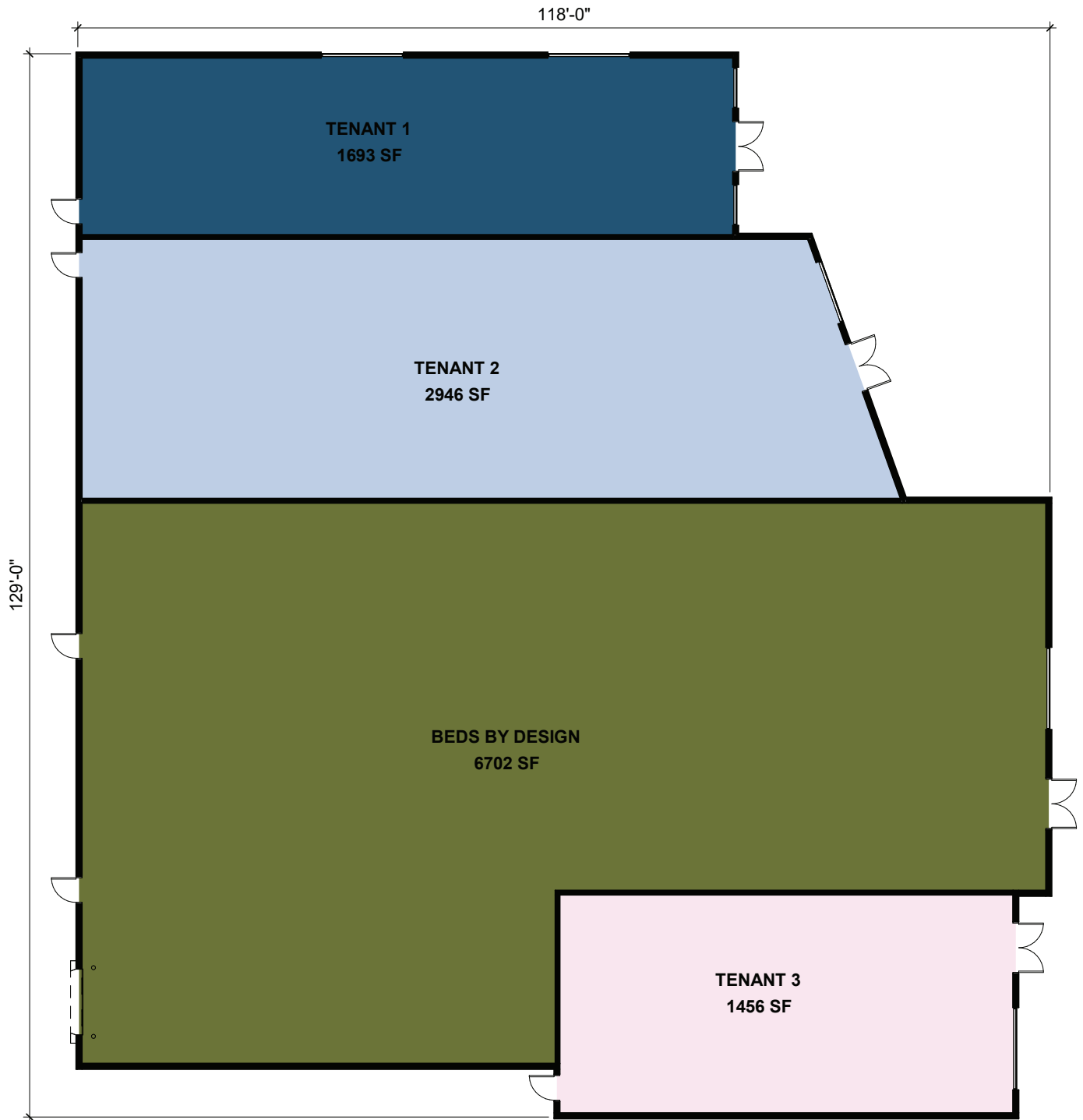


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GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

CONCEPT FLOORPLAN



52ND AVE & 38TH ST RETAIL

5517 38TH ST S, FARGO, ND 58104

1-MILE RADIUS

KEY FACTS

5,432

Population

32.4

Median Age



Average Household Size

\$99,185

Median Household Income

BUSINESS



138
Total Businesses



1,767
Total Employees

INCOME



\$99,185
Median Household Income



\$50,566
Per Capita Income



\$177,446
Median Net Worth

EDUCATION



0.3%
No High School Diploma



8.4%
High School Graduate



37.5%
Some College/Associate's Degree



53.8%
Bachelor's/Grad Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services



1.3%
Unemployment Rate

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (21.5%)

The smallest group: <\$15,000 (2.2%)

Indicator #	Value	Diff	
<\$15,000	2.2%	-3.5%	
\$15,000 - \$24,999	5.4%	-1.2%	
\$25,000 - \$34,999	5.0%	-1.9%	
\$35,000 - \$49,999	10.3%	-1.0%	
\$50,000 - \$74,999	17.6%	+0.9%	
\$75,000 - \$99,999	9.6%	-3.0%	
\$100,000 - \$149,999	21.5%	+1.6%	
\$150,000 - \$199,999	9.7%	+0.6%	
\$200,000+	18.6%	+7.6%	

Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS

59,566

Population

33.2

Median Age



Average Household Size

\$93,862

Median Household Income

BUSINESS



1,831
Total Businesses



23,178
Total Employees

INCOME



\$93,862
Median Household Income



\$49,267
Per Capita Income



\$170,756
Median Net Worth

EDUCATION



2.1%
No High School Diploma



14.3%
High School Graduate



33.7%
Some College/Associate's Degree



49.9%
Bachelor's/Grad Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services



1.9%
Unemployment Rate

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.0%)

The smallest group: <\$15,000 (3.1%)

Indicator #	Value	Diff	
<\$15,000	3.1%	-2.6%	
\$15,000 - \$24,999	4.5%	-2.1%	
\$25,000 - \$34,999	4.9%	-2.0%	
\$35,000 - \$49,999	11.0%	-0.3%	
\$50,000 - \$74,999	16.6%	-0.1%	
\$75,000 - \$99,999	12.3%	-0.3%	
\$100,000 - \$149,999	23.0%	+3.1%	
\$150,000 - \$199,999	11.1%	+2.0%	
\$200,000+	13.4%	+2.4%	

Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS

139,300

Population

34.3

Median Age



Average Household Size

\$82,898

Median Household Income

BUSINESS



4,806
Total Businesses



68,677
Total Employees

INCOME



\$82,898
Median Household Income



\$47,527
Per Capita Income



\$143,021
Median Net Worth

EDUCATION



3.4%
No High School Diploma



16.6%
High School Graduate



33.5%
Some College/Associate's Degree



46.5%
Bachelor's/Grad Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services



2.0%
Unemployment Rate

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.8%)

The smallest group: <\$15,000 (5.0%)

Indicator #	Value	Diff	
<\$15,000	5.0%	-0.7%	
\$15,000 - \$24,999	6.0%	-0.6%	
\$25,000 - \$34,999	6.7%	-0.2%	
\$35,000 - \$49,999	11.0%	-0.3%	
\$50,000 - \$74,999	16.6%	-0.1%	
\$75,000 - \$99,999	12.5%	-0.1%	
\$100,000 - \$149,999	20.8%	+0.9%	
\$150,000 - \$199,999	9.2%	+0.1%	
\$200,000+	12.2%	+1.2%	

Bars show deviation from Cass County