

COMMERCE AT THE GRAND

4541 52nd Ave S | Fargo, ND 58104



COMMERCIAL SPACE FOR LEASE
1,668 to 2,184 SF

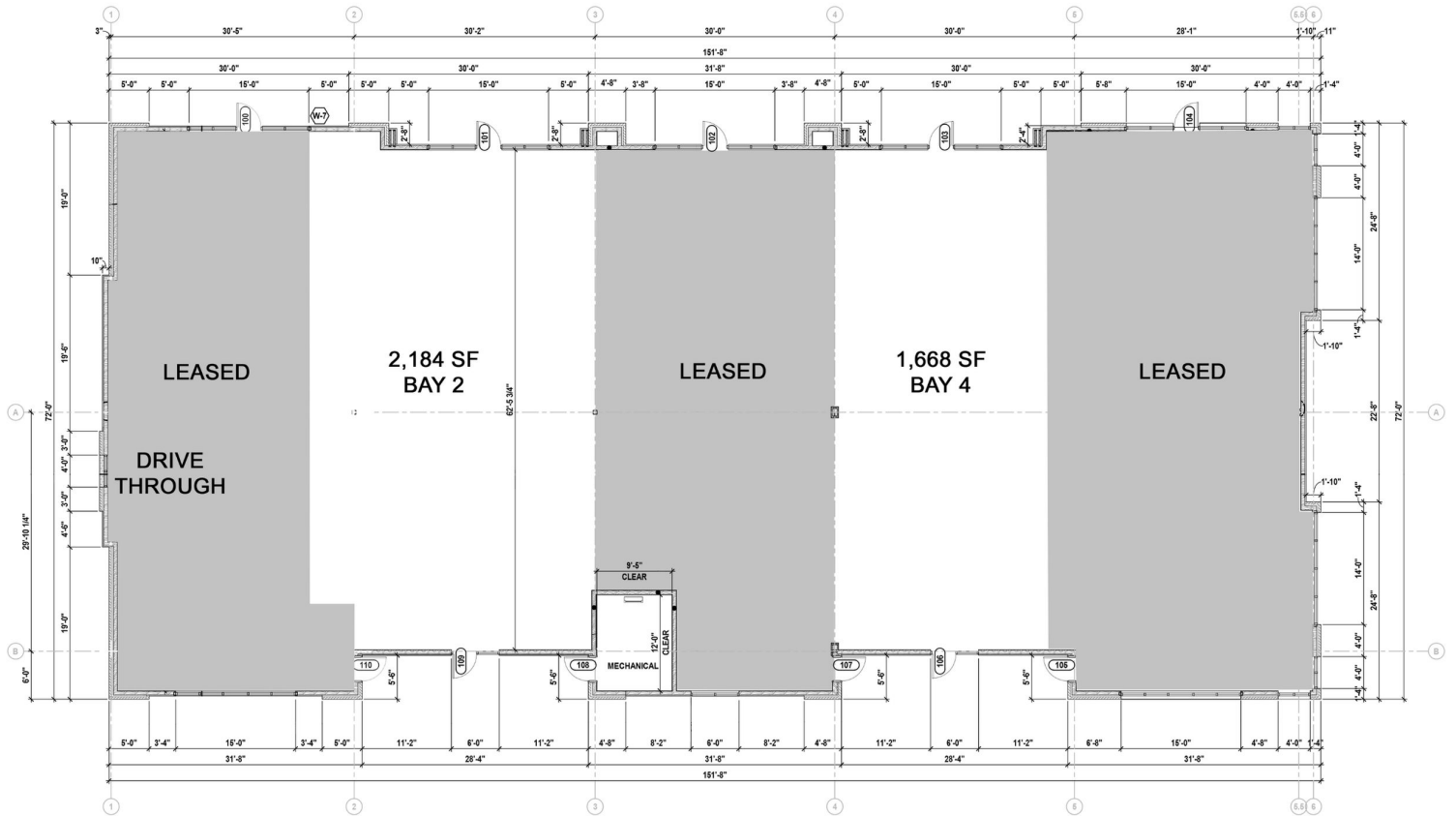


**ADVANTAGE
ONE**

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52nd Avenue Commercial is located near the bustling intersection of 52nd Avenue and 45th Street in south Fargo. The building is split into 5 bays, each with its own unique storefront. Parking is available on the north, west, and east sides of the building.

DETAILS

1,668-2,184 SF Available

FEATURES

- 64 Parking Stalls
- Unique Storefronts
- Drive Through on West Side
- Convenient Location
- High Traffic Area

LEASING INFO

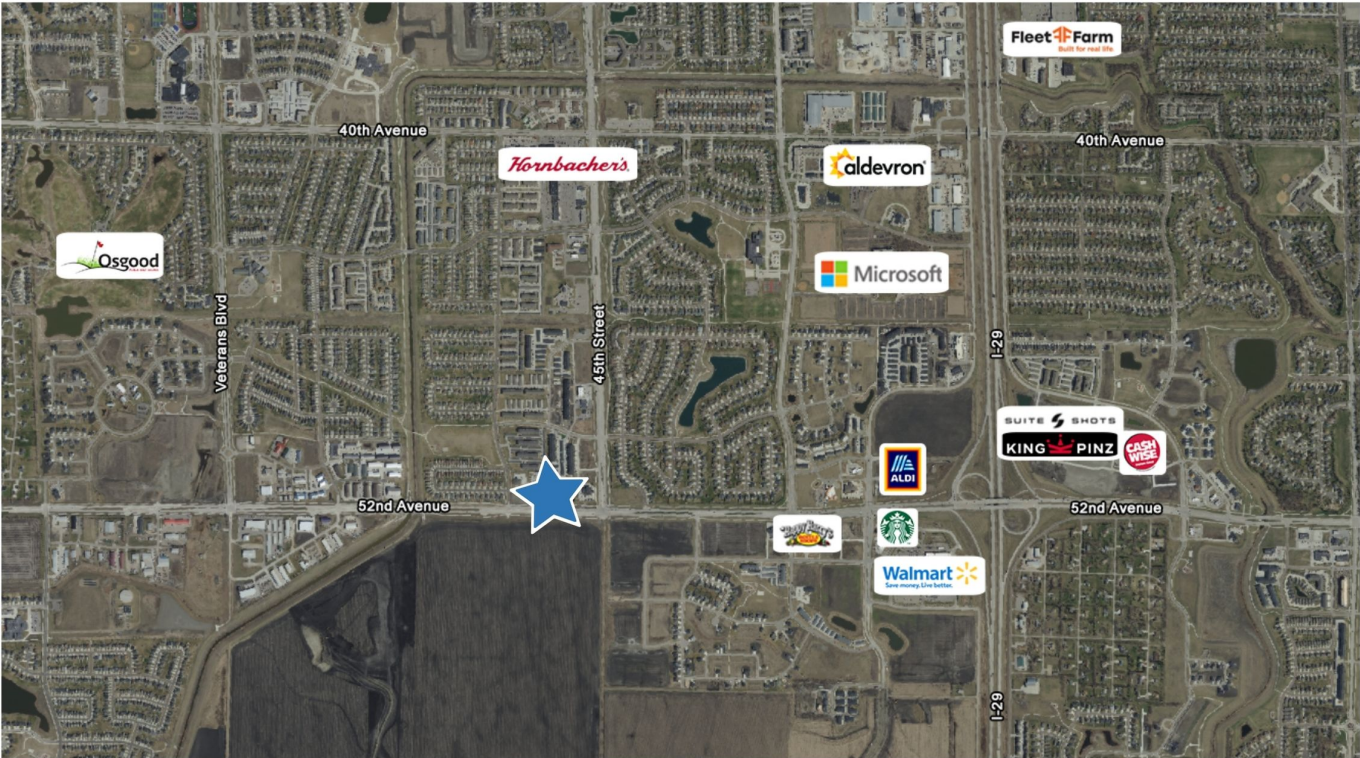
- Rent
- CAM
- TI Allowance
- Taxes
- Snow Removal / Lawn Care
- SWG
- Heat
- Electricity
- Phone / Internet
- Janitorial

- \$22-25/SF Rentable
- \$8/SF
- \$50/SF Usable
- Included in CAM
- Included in CAM
- Included in CAM
- Paid by Tenant
- Paid by Tenant
- Paid by Tenant
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LOCATION & SITE PLAN

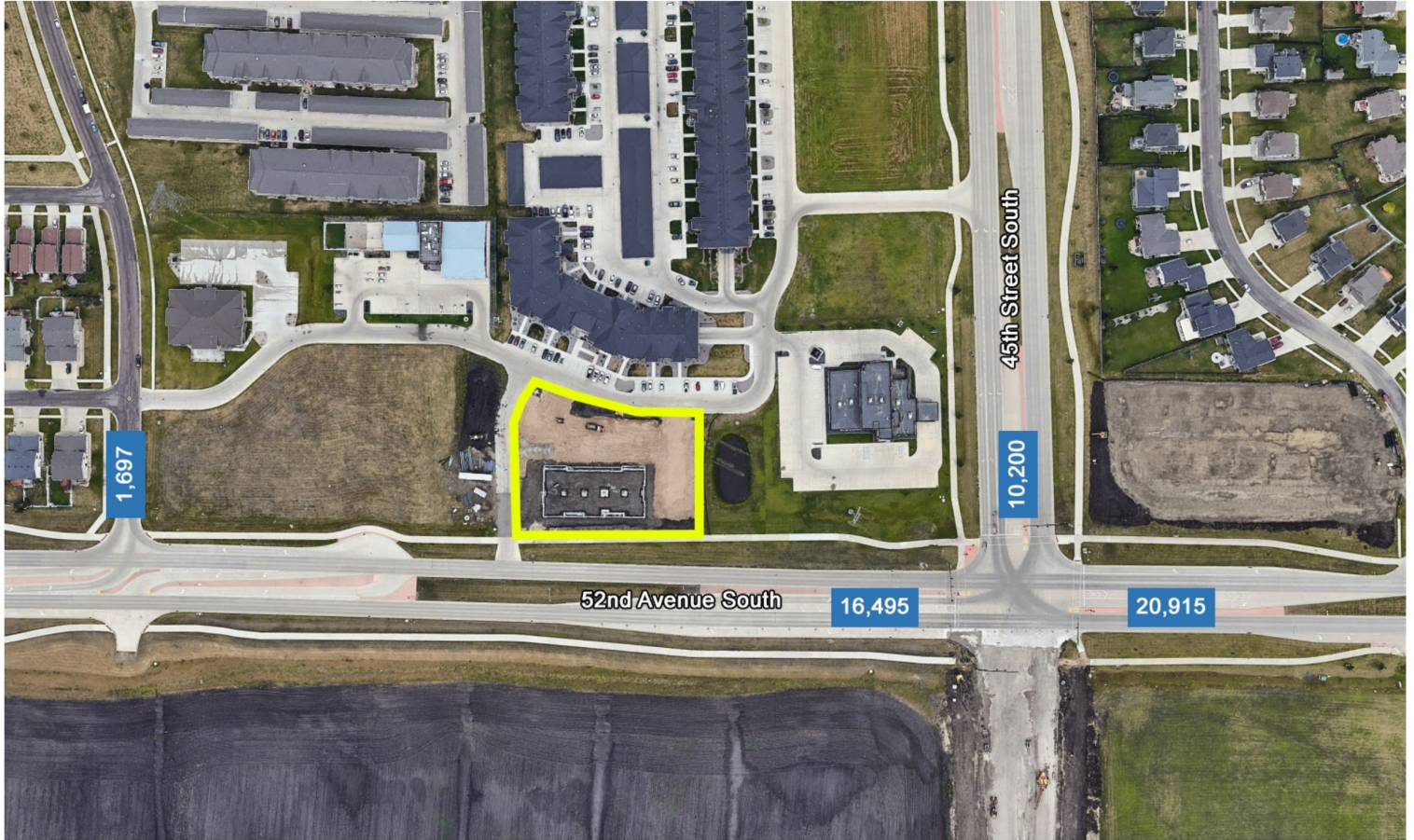


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TRAFFIC COUNTS

There are approximately 16,495 cars that drive by Commerce at the Grand each day.*



*Source: 2021 Fargo-Moorhead Metropolitan Area Average Daily Traffic Volumes Urban Map.

DEMOGRAPHICS

Demographics**	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	8,357	55,480	126,023
Median Household Income	\$100,799	\$90,173	\$73,959
Mean Household Income	\$114,970	\$114,772	\$98,546
Household Incomes			
Less than \$25,000	262 (7%)	2,227 (10%)	7,727 (14%)
\$25,000 to \$49,999	476 (13%)	3,838 (16%)	10,357 (19%)
\$50,000 to \$74,999	631 (18%)	3,672 (16%)	9,389 (17%)
\$75,000 to \$99,999	387 (11%)	3,197 (14%)	7,688 (14%)
\$100,000 to \$199,999	1,315 (37%)	7,338 (31%)	13,823 (25%)
\$200,000 or more	490 (14%)	3,083 (13%)	5,244 (10%)
Median Age	33	33	33
Housing Units	3,641	24,555	57,366

**Source: U.S. Census Bureau, 2021 Community Survey

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WHY FARGO?

Demographics

In 2019, Fargo was ranked 11th in the Top 100 Best Places to Live and described as “bursting with opportunities” while offering affordable living options and a strong economy (Livability.com). Fargo is a flourishing community with a continual increase in both population and number of businesses. According to the U.S. Census Bureau, Fargo’s 2019 population was 124,662, which is an 18% increase from 2010. Fargo’s median household income (2019) was \$55,551 and the per capita income (2019) was \$35,205. The median age in Fargo is 31.

North Dakota is a growing state. According to the most recent census, the state’s population grew by 15.8% since 2010. The state ranked fifth in percentage growth across the country.

Labor & Employers

In 2020, Fargo was ranked #1 in the Top 10 Hottest Job Markets by ZipRecruiter. The current unemployment rate in Fargo is 1.8%, according to the U.S. Bureau of Labor Statistics.

Geography & Climate

Fargo spans 48.82 square miles in eastern North Dakota. The city shares a border with Moorhead, MN and the Red River divides the two. Fargo experiences all four seasons with temperatures averaging between 0°F and 18°F in January and between 60°F and 83°F in July. The average annual rainfall is 22.6 inches, and the average annual snowfall is 50 inches.



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DEVELOPMENT TEAM

EagleRidge Development is a full service real estate firm that entitles, finances, constructs, manages and owns real estate. We are dedicated to building communities that not only meet the needs of tenants and investors, but that also stand the test of time. That is why we follow a process that guarantees success. Since 2009, EagleRidge has developed 2,300+ multifamily units, 2,000+ single family home sites, and over 200,000 square feet of commercial space across Fargo, West Fargo, Moorhead, Bismarck-Mandan, and Minot. Our trusted and experienced team has 100+ years of combined experience in the real estate industry.



JIM BULLIS

Jim Bullis has been actively engaged in the planning and development of residential and mixed-use communities in the Fargo-Moorhead and surrounding areas for more than 25 years. Mr. Bullis is an attorney licensed to practice in both North Dakota and Minnesota. His legal practice concentrates in the areas of commercial law and real estate development.



JEFF LALIBERTE

Jeff Laliberte has been the President of EagleRidge Partners, the construction division of EagleRidge, since 2009. Over the past 12 years, Mr. Laliberte has played an active role in the construction of more than 2,300 multifamily units across the states of North Dakota and Minnesota. In addition to this, Mr. Laliberte is the President and Chief Operating Officer of Hebron Brick Company, a role that he has had since 1998.



JON YOUNESS, PE

Jon Youness joined the EagleRidge Development team in 2013 and has played an integral role in land acquisition, entitlements, and financial analysis for single family and multi-family properties. Mr. Youness also oversees and coordinates the design, permitting, and construction of multiple multi-family and commercial developments and is also actively involved in new product development for EagleRidge Development's construction affiliate.



DREW LIKNESS

Drew Likness is the Director of Sales for EagleRidge Development and a broker for Advantage Inc., REALTORS®. He has been involved with several developments throughout Fargo, Moorhead, and West Fargo since 2007. Drew is responsible for both residential land sales and commercial sales and leasing.



EAGLERIDGE

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