



CANNABIS LICENSE FOR SALE + LEASE IN MOORHEAD, MN

MINNESOTA MICROBUSINESS DISPENSARY

2415 2ND AVE N, MOORHEAD, MN

***Price includes state and municipal cannabis retail approvals + assignment of long term lease of \$8,000/Month NNN**

2415 2nd Ave N in Moorhead represents a strategic opportunity for a cannabis retail location within the dynamic Fargo-Moorhead metro. Positioned just minutes from the Red River border and directly adjacent to Fargo, the site is ideally situated to capitalize on strong cross-border traffic, drawing from a combined regional population of more than 250,000 residents. With limited cannabis retail options in North Dakota, this location offers a compelling "border play" advantage, capturing pent-up demand from across state lines in addition to serving the established Minnesota customer base.

The property is located within a dominant retail corridor supported by national anchors including Walmart, Target, Menards, and Costco, driving consistent daily traffic and reinforcing the area as a primary shopping destination. Nearby Minnesota State University Moorhead and surrounding residential neighborhoods provide steady year-round activity from students, young professionals, and long-term residents. With strong visibility, convenient regional access, and built-in destination appeal, this location is well-positioned to become a leading cannabis retail presence in the Upper Midwest's premier bi-state market.

• **Powerful Border Play Opportunity** – Minutes from Fargo border and the Red River, the site captures significant cross-state demand, drawing from a 250,000+ population trade area with limited cannabis competition in North Dakota.

• **National Retail Corridor** – Located near major anchors including Walmart, Target, Menards, and Costco, driving consistent regional traffic and destination shopping patterns.

• **Strong Local Demand Drivers** – Proximity to Minnesota State University Moorhead and established residential neighborhoods ensures steady year-round consumer activity from students, professionals, and local residents.

LICENSE PRICE Previously: \$365,000* \$275,000*	BUILDING SIZE 3,069 sq. ft
10-MILE POP. 250,000+	PARKING 25+

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📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



AERIAL VIEW



TRAFFIC COUNTS



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RETAILER MAP



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