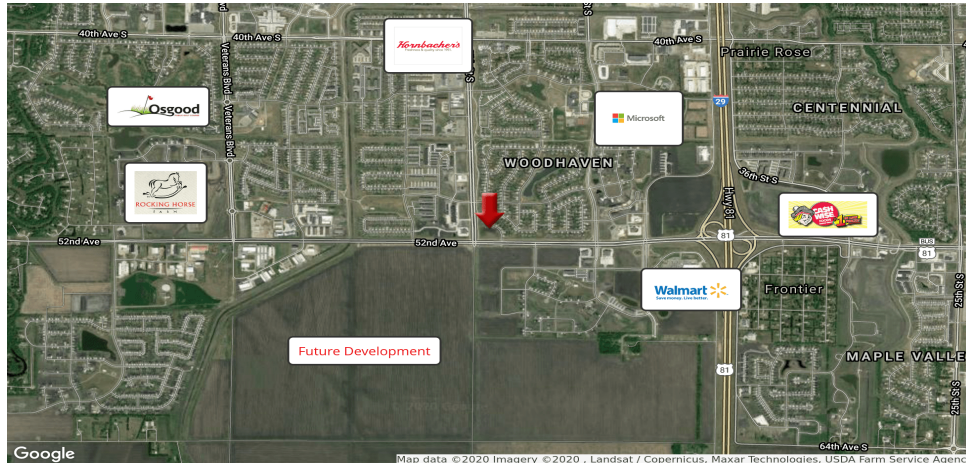


## COMMERCIAL FOR SALE



5153 44th St S , Fargo, ND 58104



### OFFERING SUMMARY

**SALE PRICE:** \$800,000

**LOT SIZE:** 1.98 Acres

### PROPERTY OVERVIEW

Excellent location on the corner of 52nd Ave S and 45th St S! Close to Microsoft, Wal-Mart, and many other businesses, this location will be in the center of town in another five years. Owner is willing to split the parcel for right buyer.

### PROPERTY HIGHLIGHTS

- Great location
- Price to sell
- Owner willing to split the parcel
- Increased traffic count every year

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	294	39,585	99,444
<b>TOTAL POPULATION</b>	758	88,388	231,323
<b>AVERAGE HH INCOME</b>	\$87,024	\$67,907	\$60,234

**KW COMMERCIAL**  
4575 23rd Avenue South  
Fargo, ND 58104

**JASON HARMON**  
Director  
O: 701.306.2019  
jasonharmon@kw.com

Each Office Independently Owned and Operated

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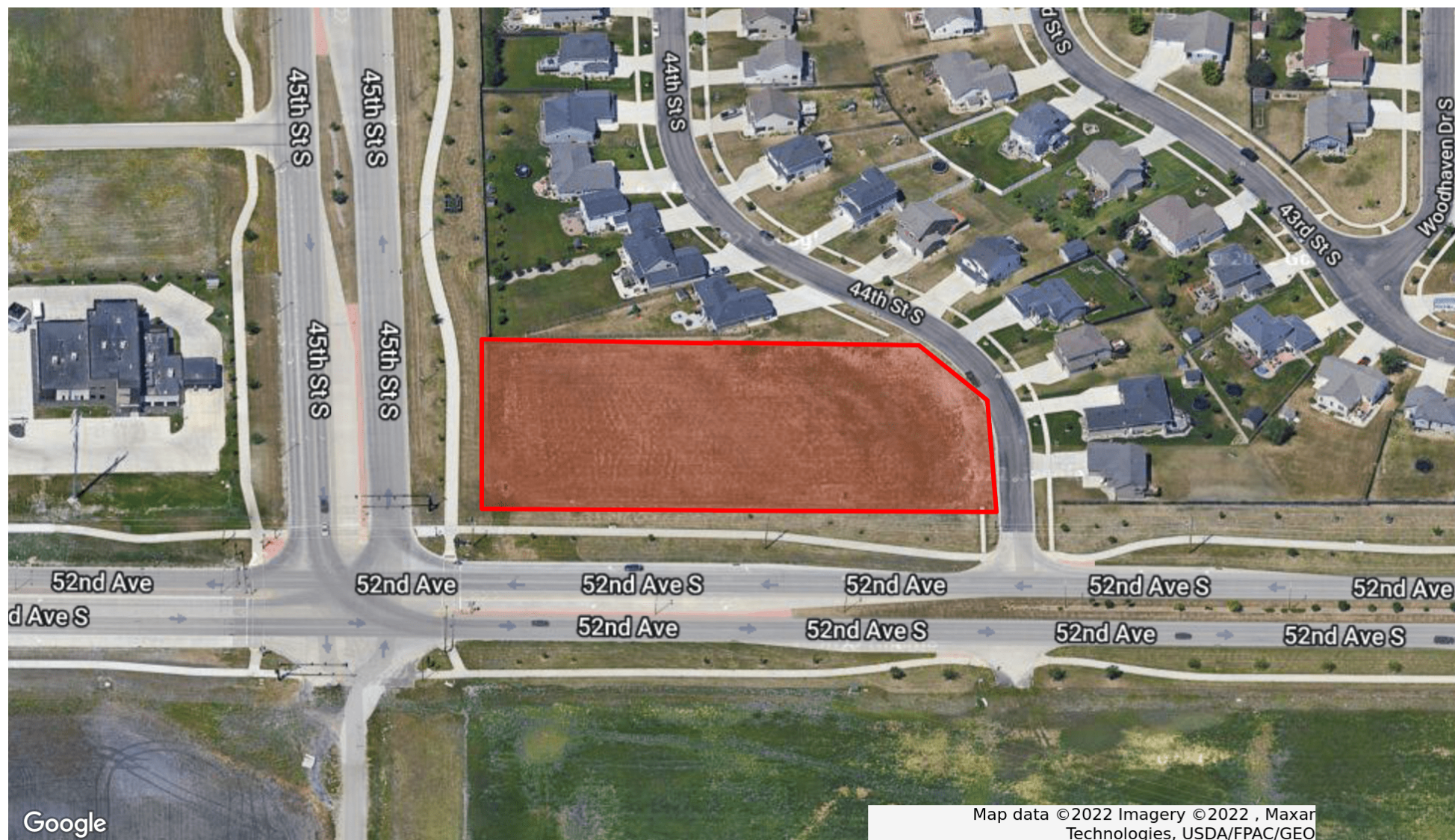
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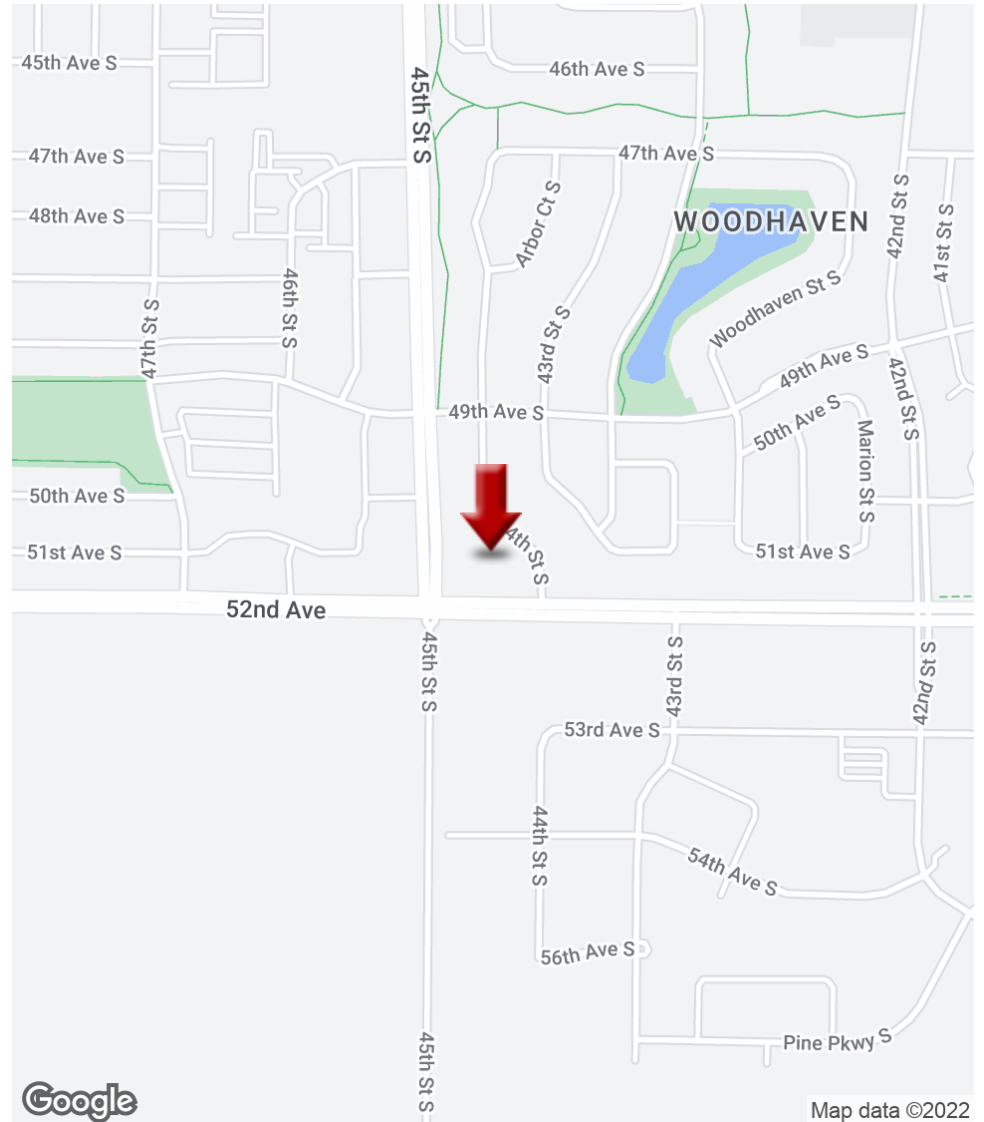
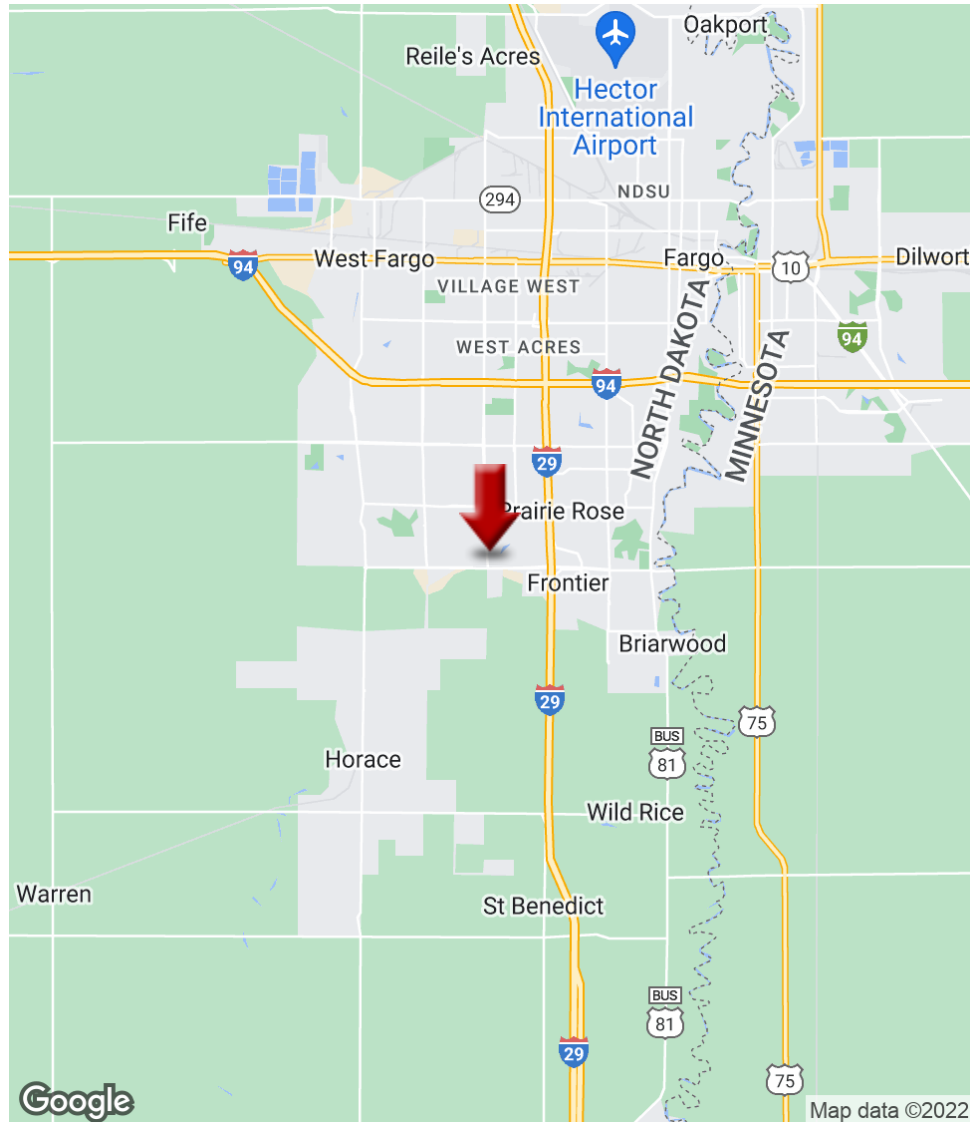
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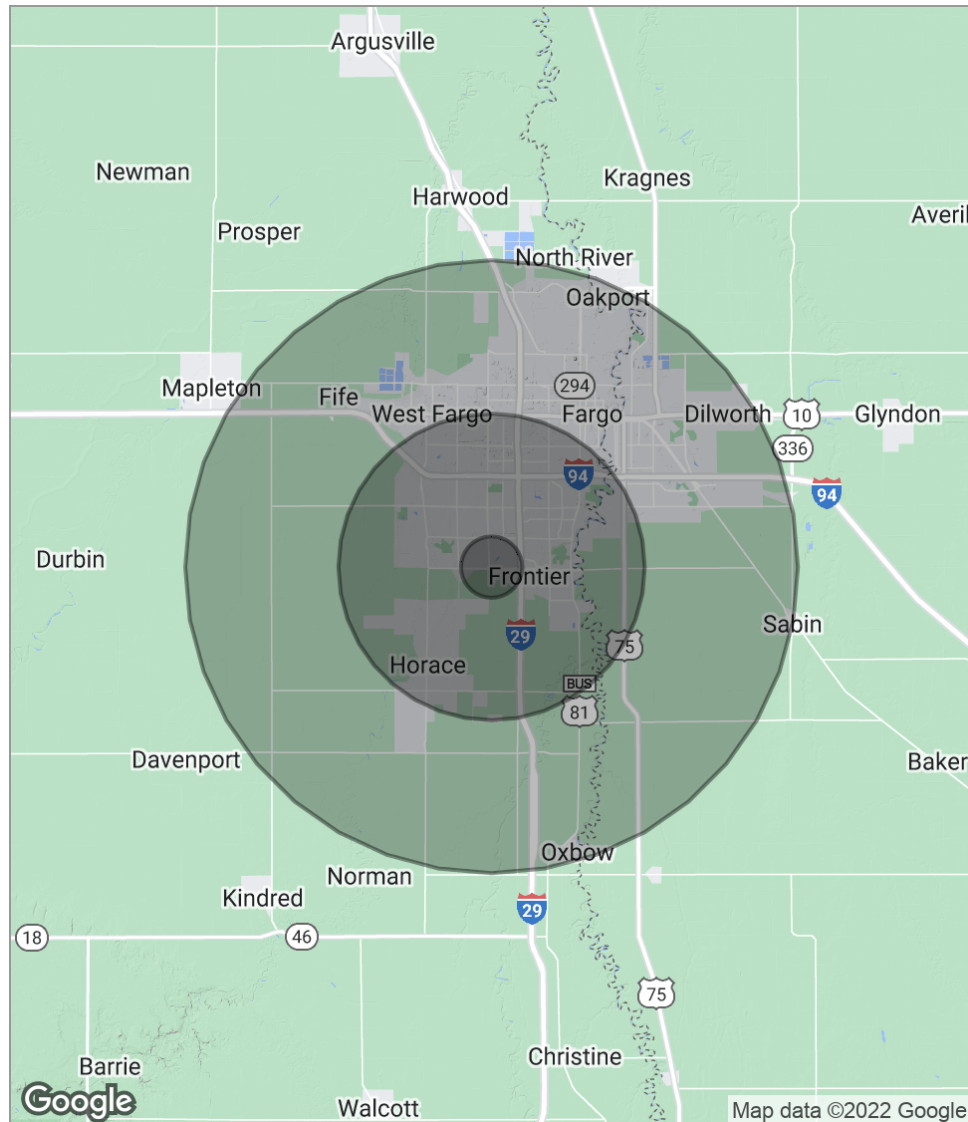
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## COMMERCIAL FOR SALE



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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	758	88,388	231,323
Median Age	29.3	32.8	32.4
Median Age (Male)	29.2	32.2	31.7
Median Age (Female)	29.5	33.5	33.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	294	39,585	99,444
# Of Persons Per HH	2.6	2.2	2.3
Average HH Income	\$87,024	\$67,907	\$60,234
Average House Value	\$236,058	\$207,507	\$177,775

\* Demographic data derived from 2020 ACS - US Census

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