

AMERICAN SQUARE

725 Center Avenue, Moorhead, MN 56560



OFFERING SUMMARY

SALE PRICE: \$1,900,000

BUILDING SIZE: 26,540

ZONING: Downtown Mixed Use

PROPERTY OVERVIEW

Now is your chance to own this mixed use commercial building located in the heart of Moorhead! This property has four tenants in place, utilizing 3,181 sqft of space in the building. There are currently 12,079 sqft available on the main floor along with 7,025 sqft available in the basement. Perfect opportunity for an owner/operator!

PROPERTY HIGHLIGHTS

- Great Location
- Priced to Sell
- Mix of Occupied and Vacant Units
- Lots of Recent Improvements
- Perfect Owner-Occupied Investment

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,548	37,093	64,998
TOTAL POPULATION	13,648	86,439	147,384
AVERAGE HH INCOME	\$43,195	\$52,822	\$55,646

KW COMMERCIAL
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Each Office Independently Owned and Operated kwcommercial.com

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT
Prairie Vision Center	2	1,118	\$10,710
Gary Olson Insurance	3	400	\$6,000
Messiah Dance Studio	6	1,118	\$14,035
Hairway To Heaven	12	545	\$8,190
Totals/Averages		3,181	\$38,935

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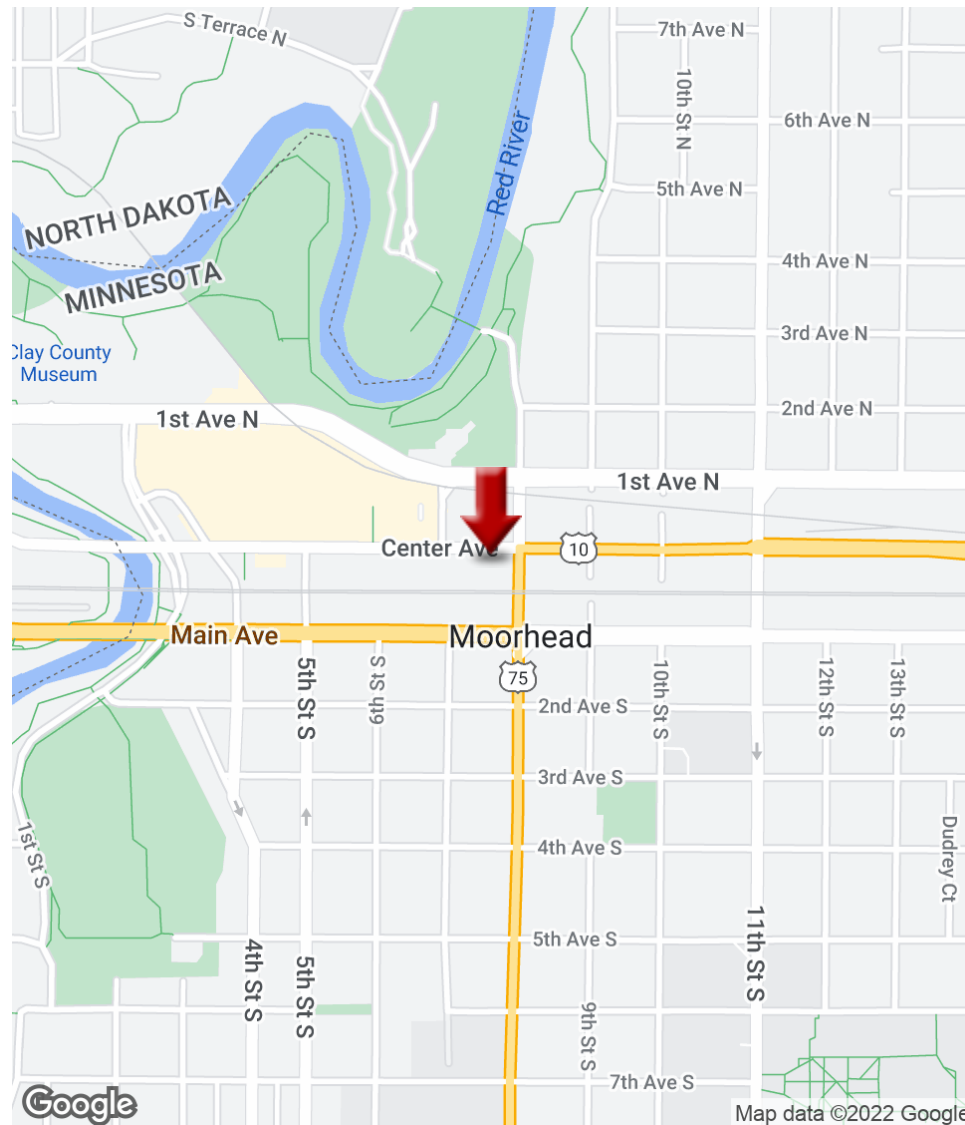
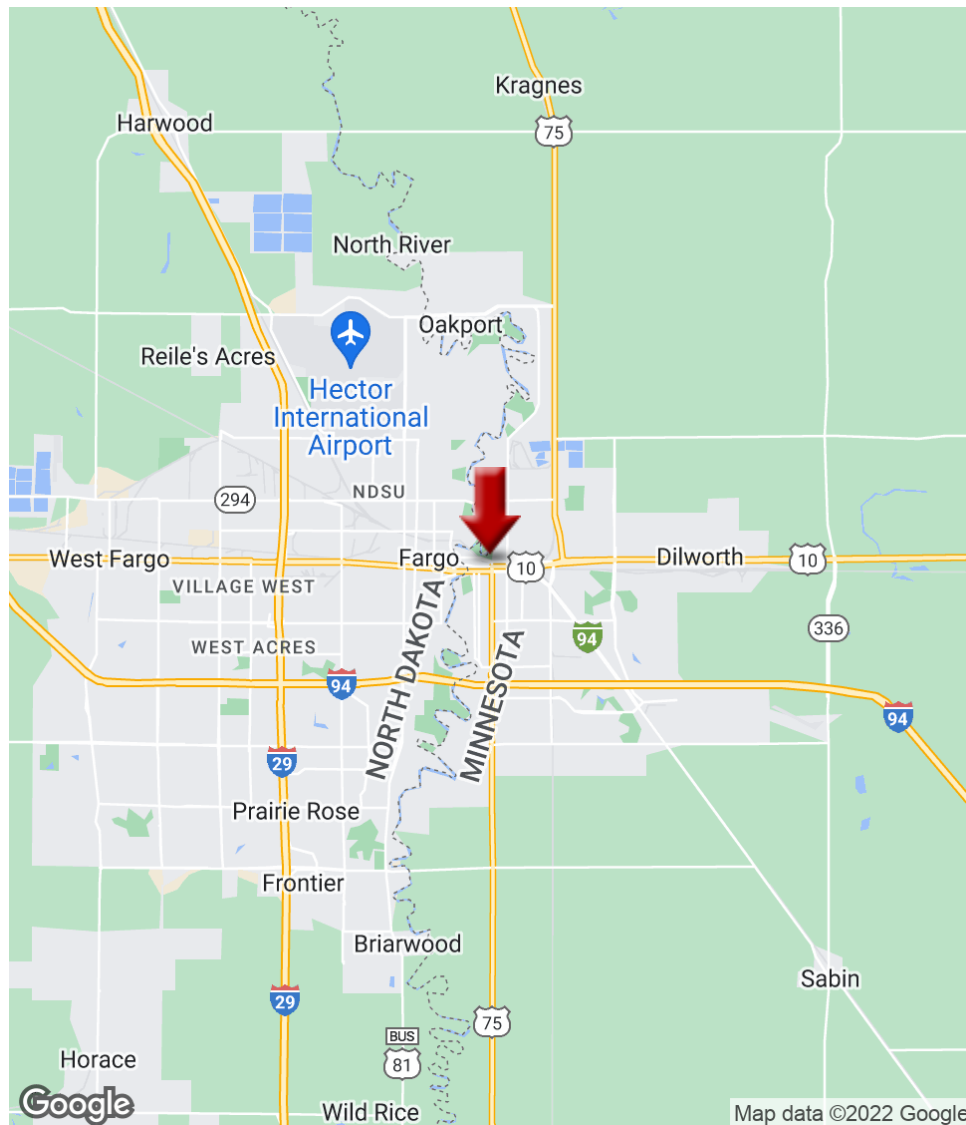
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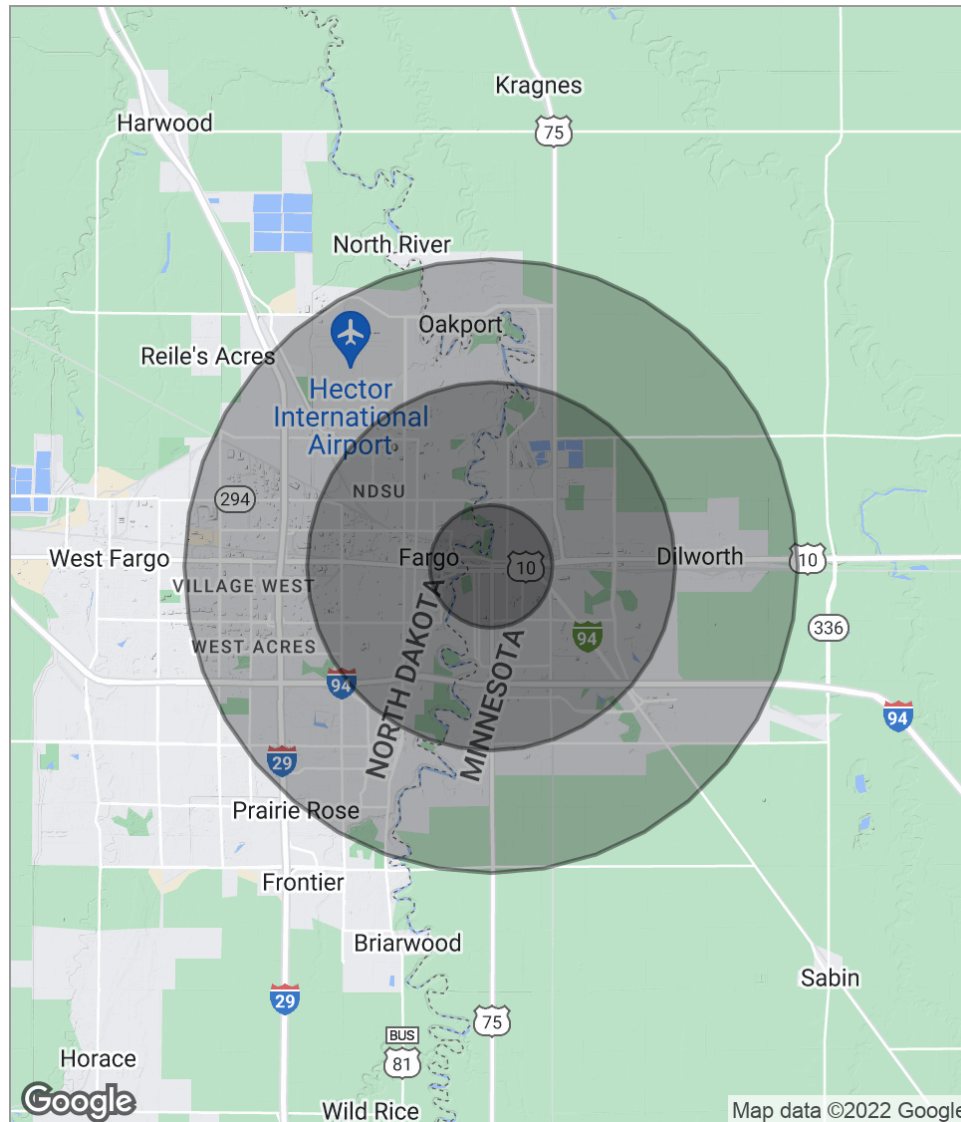
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,648	86,439	147,384
Median Age	29.1	33.2	34.0
Median Age (Male)	28.7	32.2	33.1
Median Age (Female)	29.7	34.4	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,548	37,093	64,998
# Of Persons Per HH	2.5	2.3	2.3
Average HH Income	\$43,195	\$52,822	\$55,646
Average House Value	\$122,161	\$148,955	\$157,392

* Demographic data derived from 2020 ACS - US Census

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