

WEST ACRES LAND

4159 17TH AVENUE SOUTH FARGO, ND 58103

PRICE	PRICE PER SF	LOT SIZE
\$1,673,225	\$20.09	+/- 83,278 SF

LOCATION

Welcome to 4159 17th Avenue South, an exceptional opportunity to own a prime piece of real estate in the heart of a thriving commercial district. This vacant land is strategically located as a pad site within West Acres Regional Shopping Center, offering endless possibilities for investors and businesses looking to establish a presence in a high-traffic area.

FOR SALE



DAVID SCHLOSSMAN, CCIM | 701.261.6161 | DAVID@HORIZONFARGO.COM

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FOR SALE | 4159 17TH AVENUE SOUTH FARGO, ND 58103



OFFERING SUMMARY

Sale Price:	\$1,673,225
Lot Size:	83,278 SF
Price / Acre:	\$875,209
Zoning:	General Commercial
Traffic Count:	24,825 cars/day (17th & 42nd)
Est. Specials Remaining:	\$31,002.55

PROPERTY OVERVIEW

Welcome to 4159 17th Avenue South, a prime real estate opportunity within the bustling West Acres Regional Shopping Center in Fargo, North Dakota. This strategically located pad site presents an array of possibilities for investors and businesses seeking a prominent position in a high-traffic area. Surrounded by well-established retail stores, dining options, and entertainment venues, this property benefits from continuous foot traffic and high visibility. Its proximity to the renowned West Acres Regional Shopping Center, with its diverse array of high-end retail, boutiques, restaurants, and entertainment options, ensures a constant flow of diverse and affluent clientele. Whether you envision a boutique, café, or office space, this prime location guarantees maximum exposure and success in one of Fargo's most sought-after commercial districts. Don't miss the opportunity to become a part of the thriving West Acres community.

PROPERTY HIGHLIGHTS

- Low Specials
- Area businesses include Target, Von Maur department store (opening Spring 2025), Granite City, West Acres Cinema, Delta Hotel, and more!
- Granite City ranks #6 in total visits for the chain with over half a million customer visiting this restaurant within the last twelve months (placer.ai data)

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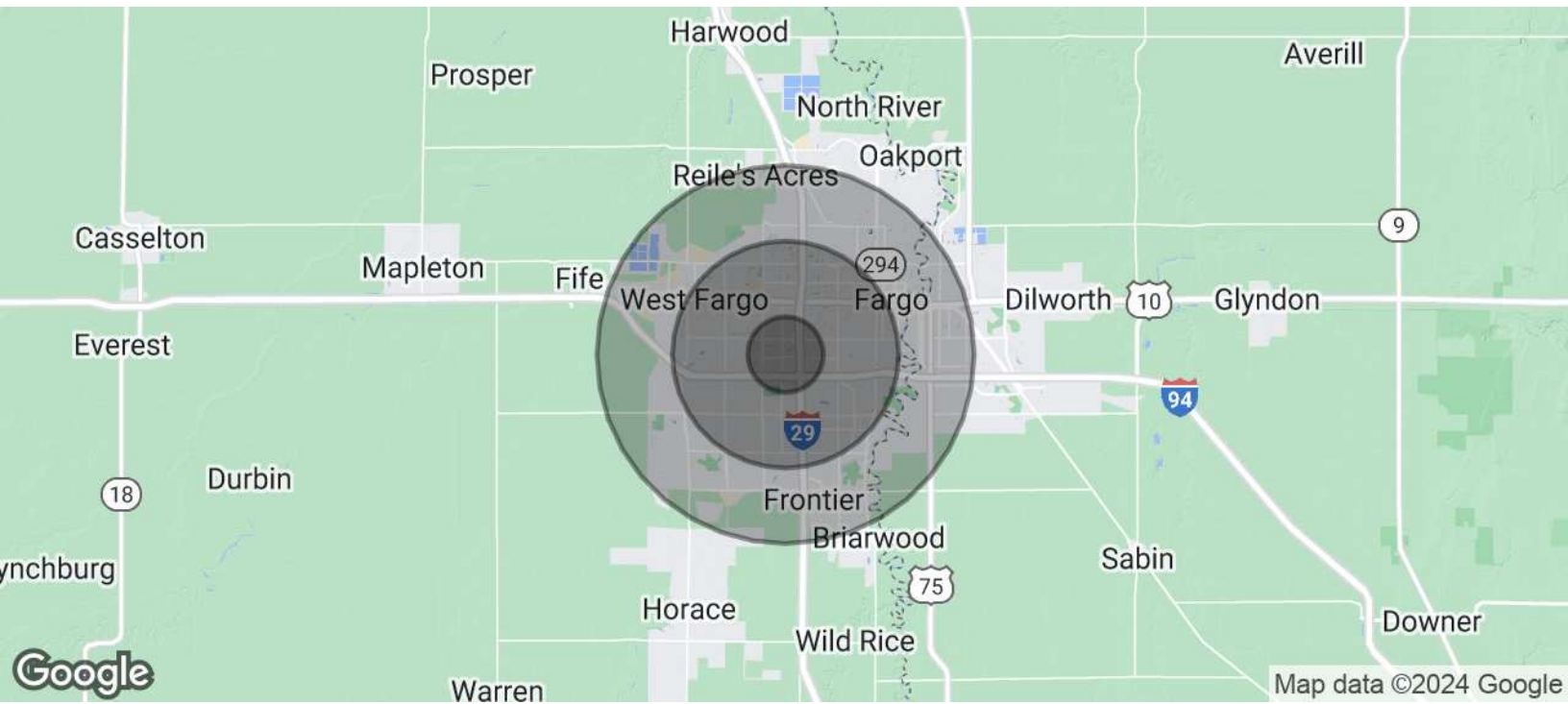


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,650	94,651	178,528
Average Age	29.8	35.2	33.9
Average Age (Male)	30.1	34.5	33.5
Average Age (Female)	30.7	35.9	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,338	46,633	83,109
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$48,810	\$69,505	\$74,982
Average House Value	\$78,005	\$178,669	\$198,494

* Demographic data derived from 2020 ACS - US Census

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