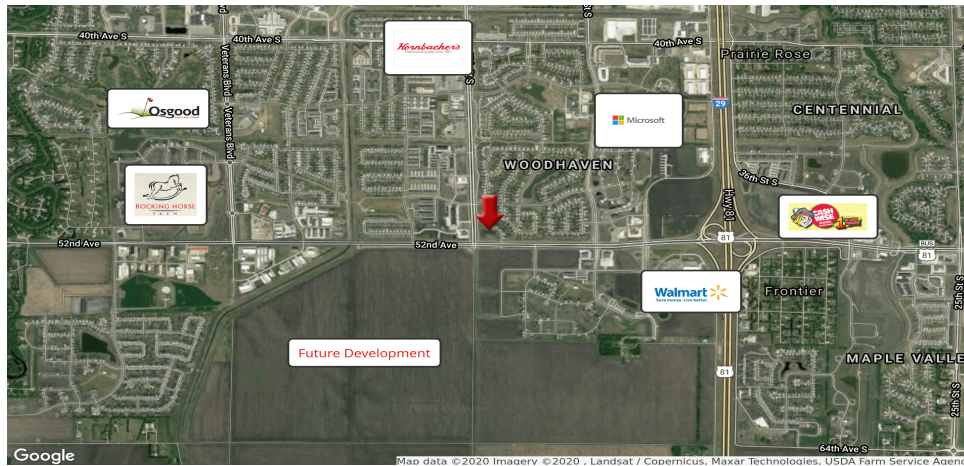




5153 44th St S , Fargo, ND 58104



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
TOTAL HOUSEHOLDS	294	39,585	99,444
TOTAL POPULATION	758	88,388	231,323
AVERAGE HH INCOME	\$87,024	\$67,907	\$60,234

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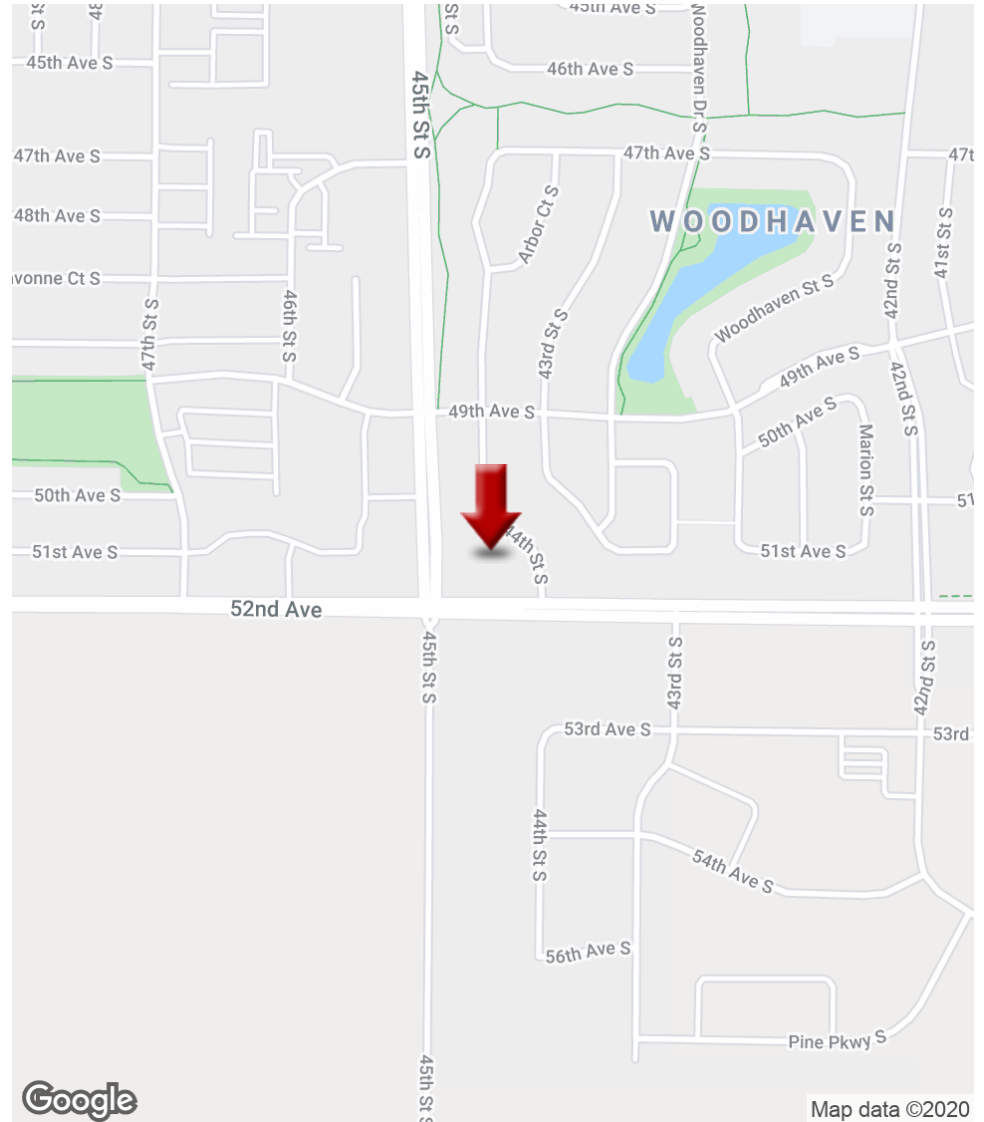
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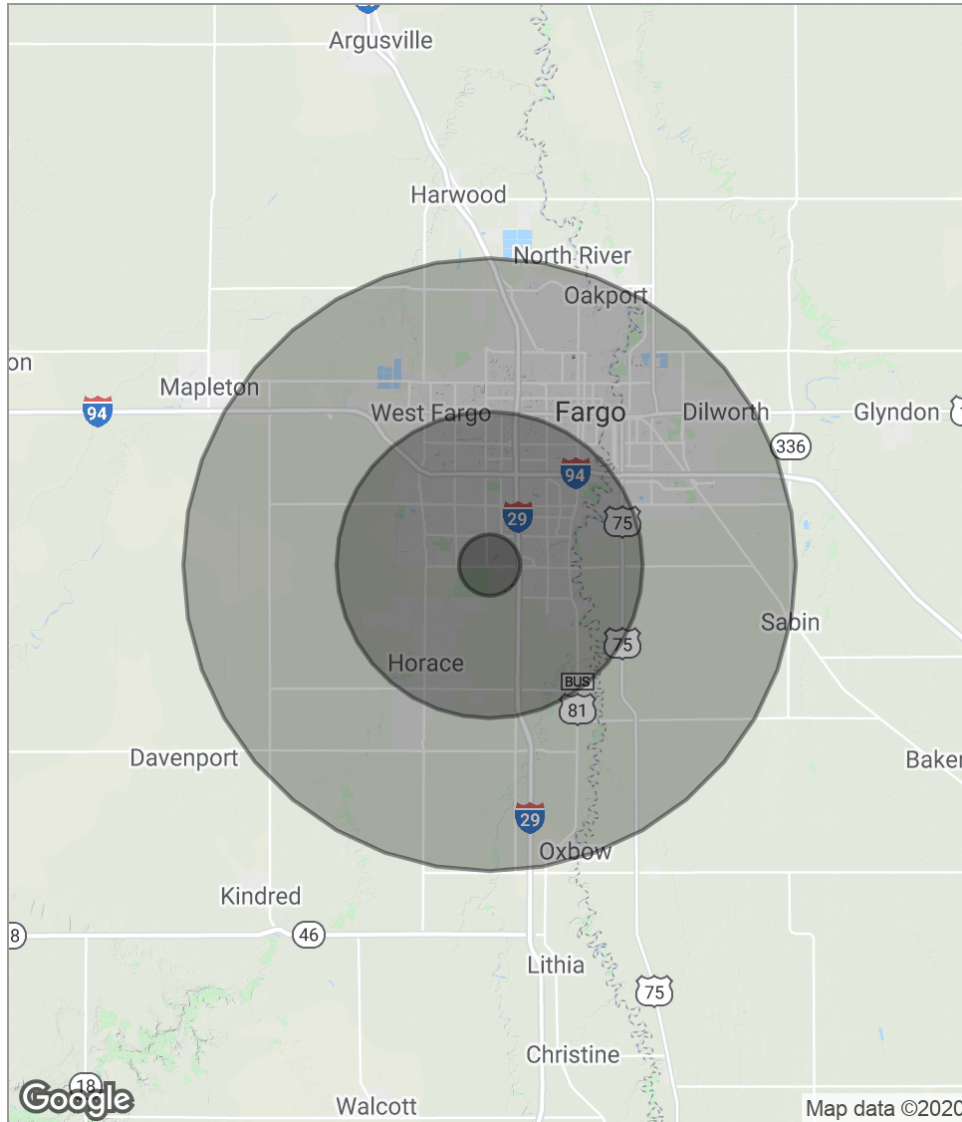
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	758	88,388	231,323
Median Age	29.3	32.8	32.4
Median Age (Male)	29.2	32.2	31.7
Median Age (Female)	29.5	33.5	33.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	294	39,585	99,444
# Of 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 2010 US Census

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