

Outlot Next to CVS

3500 - 3530 N 14th Street

Bismarck, ND



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Potential Uses

- Restaurant / Fast Food
- Bank / ATM
- Professional Building
- Retail
- Medical / Clinic
- See 'Use Restrictions' attached

Demographics

- Population:
 - 3 Miles: 51,133
 - 5 Miles: 71,230
- Median Household Income:
 - 3 Miles: \$58,193
 - 5 Miles: \$59,380
- Traffic Count: 26,515

Area Businesses

- CVS Pharmacy
- Menards
- Olive Garden
- Residence Inn
- Courtyard Marriott
- Applebee's
- Ruby Tuesday
- Super Walmart
- County Inn & Suites
- Stan Puklich Chevrolet
- US Bank
- BlackRidge Bank
- Med Center One Walk-In Clinic
- Taco Bell
- Dan's Supermarket

**Price: \$14.99 psf =
\$541,588.70**

- Lot Size: Approx. 36,130
- Driveway access to CVS from 14th Street, Divides parcel in 2 places
- Zoned CG Commercial
- Taxes: \$2,222 (2017)
- Specials:
 - Balance: \$2691
 - Installments: \$561



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Deed Use Restrictions

Adjoining land shall not have any space in the Premises, which permits the use of any such space, for a health and beauty aids store, a vitamin store, a dollar store, a pharmacy mail order facility, a drug store and / or a pharmacy prescription department. In addition, it shall not permit a greeting card and gift store; a candy store; or a photo procession store.

As use in this lease: the term “pharmacy department” shall include the dispensing of prescription drugs by physicians, dentist, other health care practitioners, or entities such as health maintenance organizations, where such dispensing is for profit; and a “health and beauty aids store” shall mean a store which devotes more than five (5%) percent of it’s retail selling space to the display and sale of health and beauty aides.



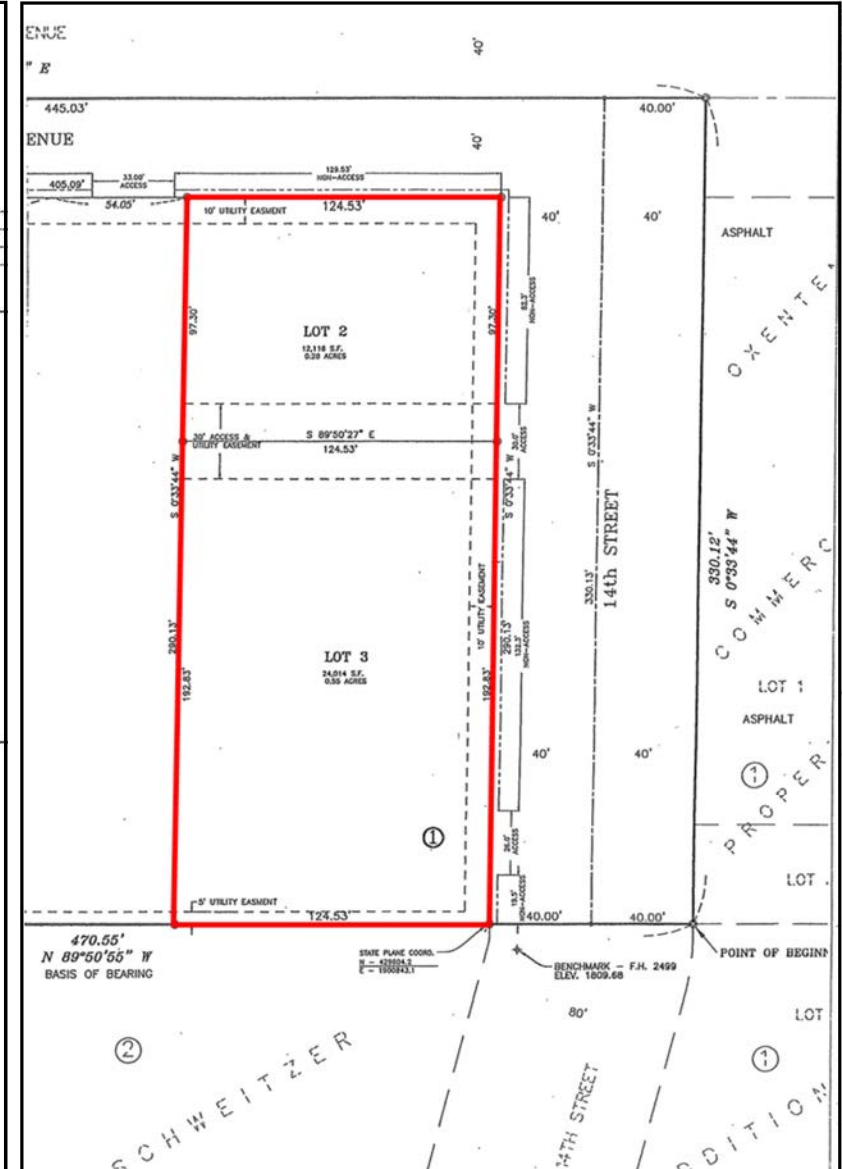
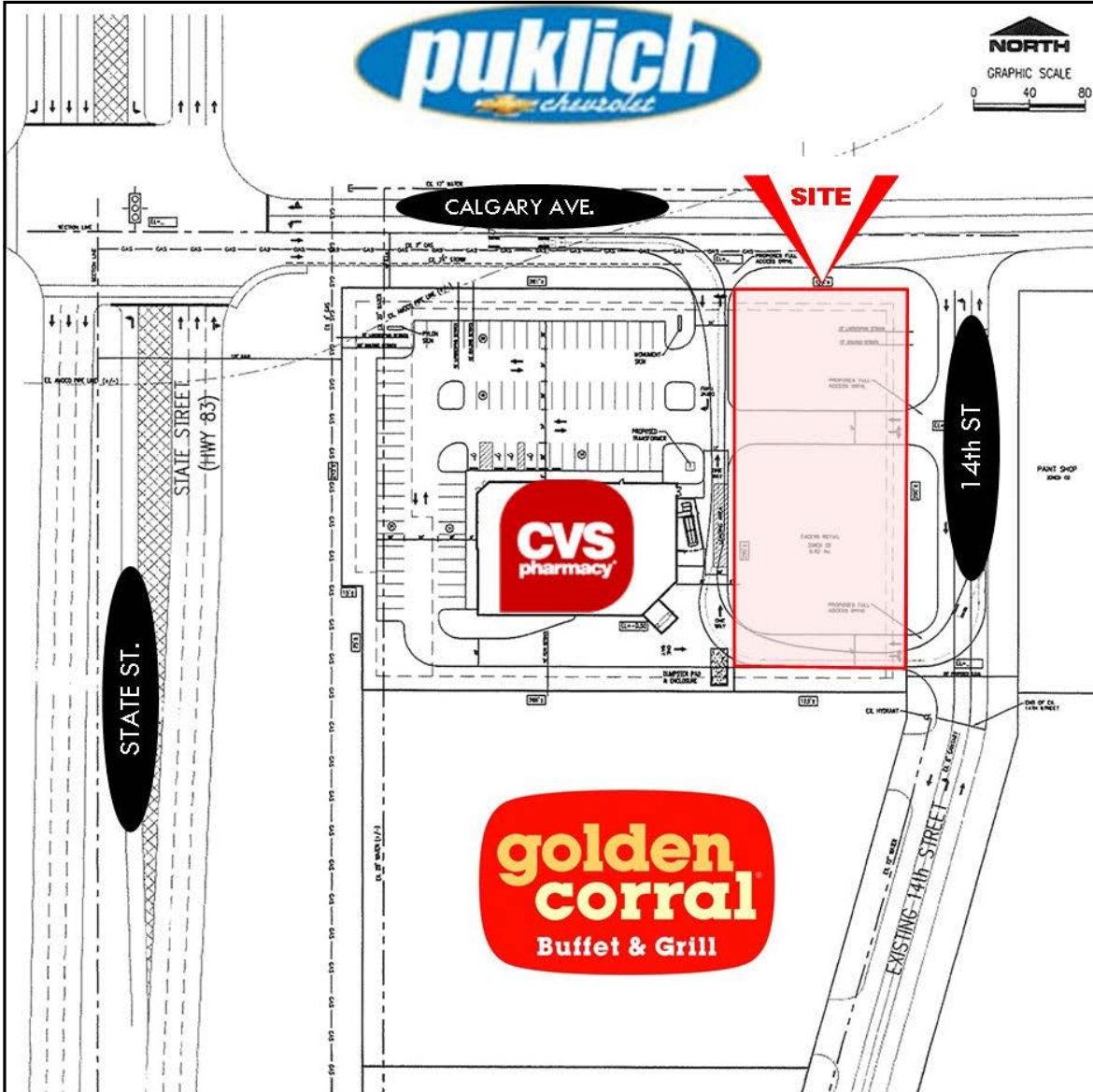
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Outlot Available

Plat



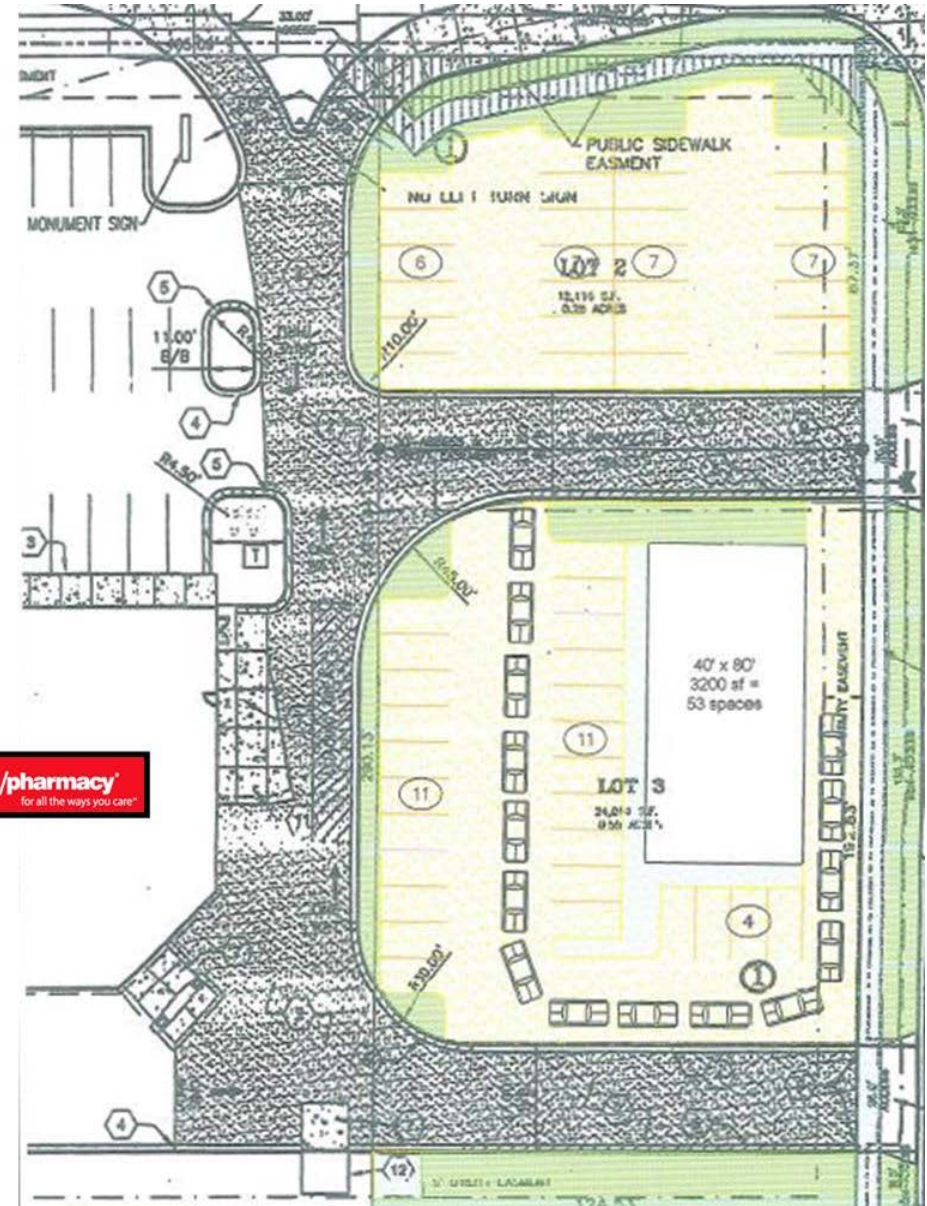
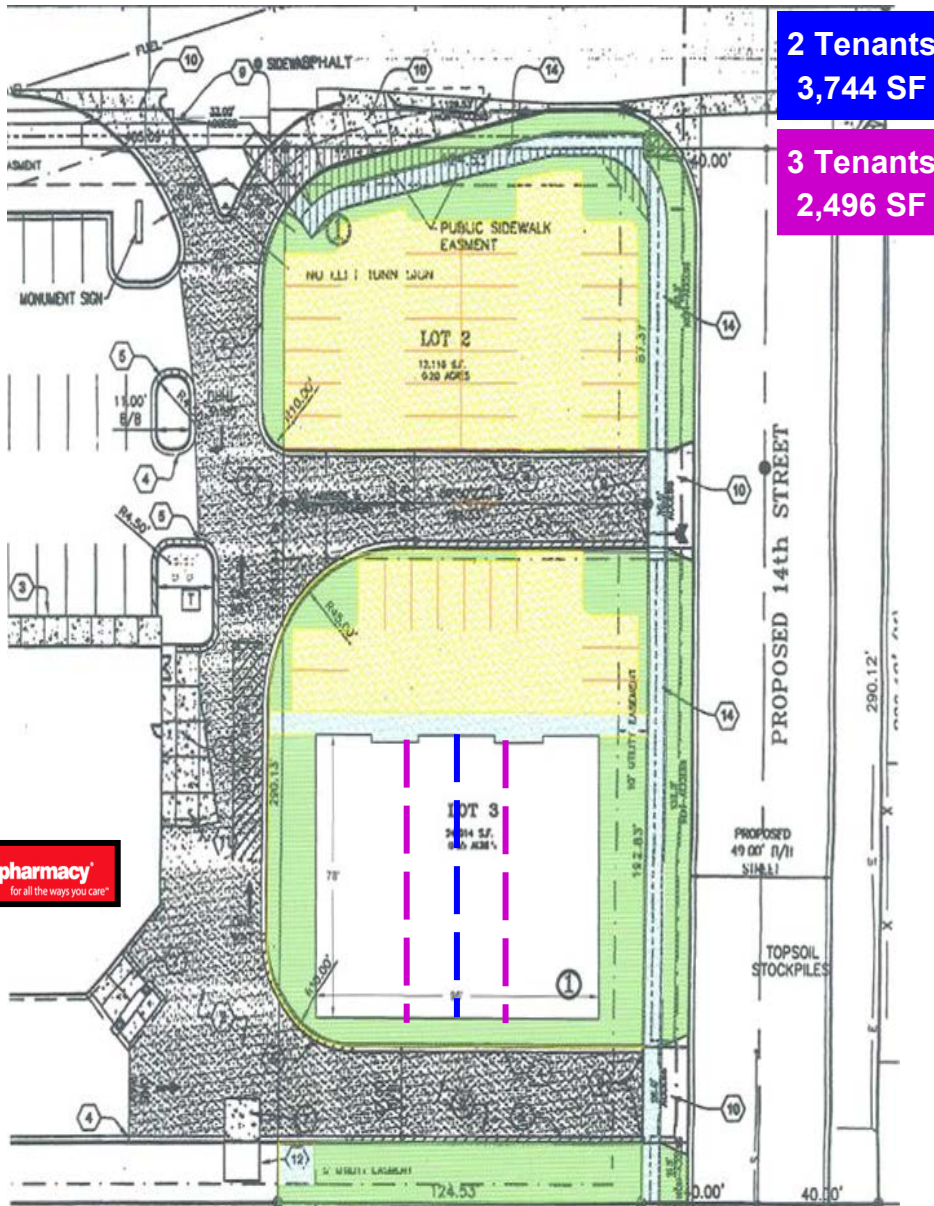
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Proposed Retail Layout 1 - 7,488 sf

Proposed Food Layout 1 - 3,200 sf w/ Drive Thru



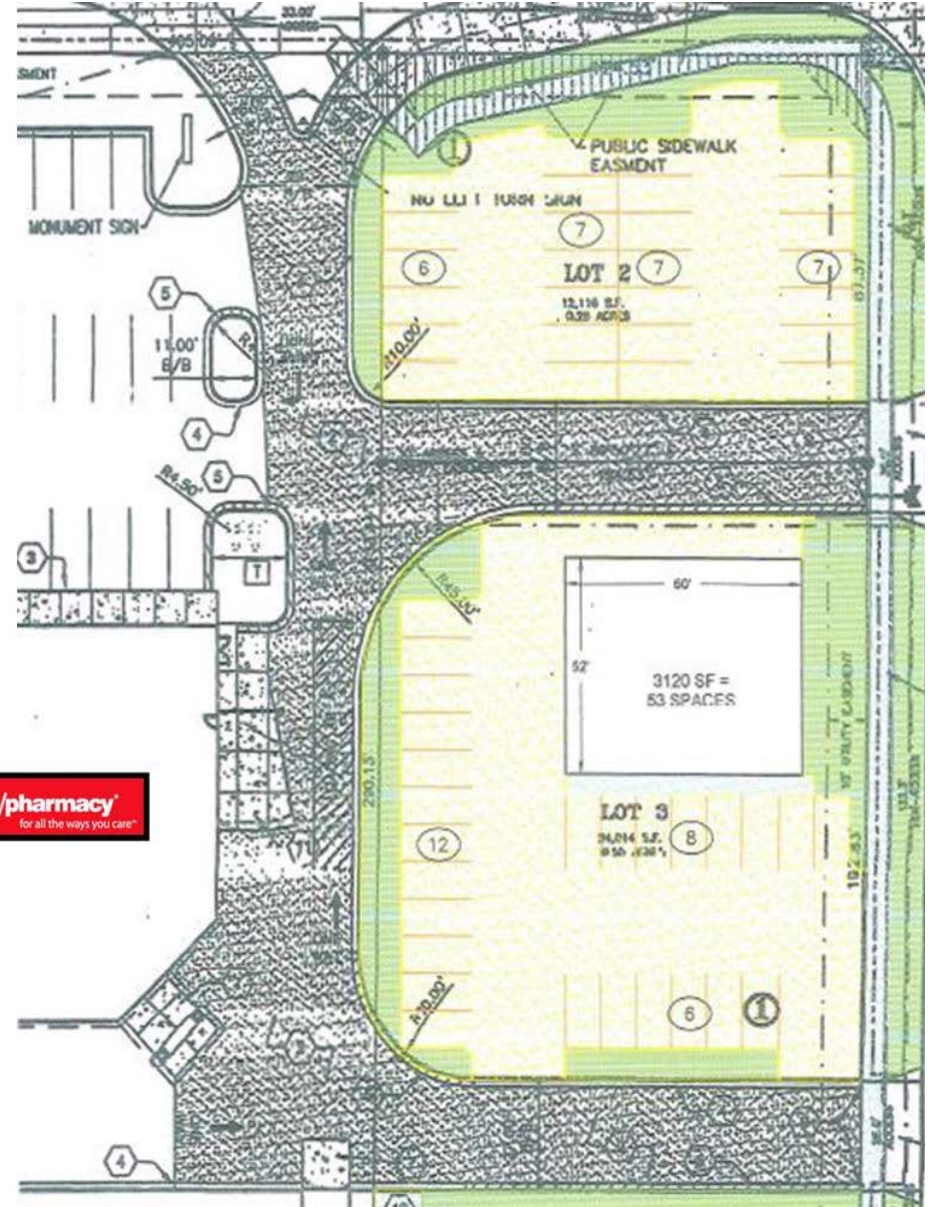
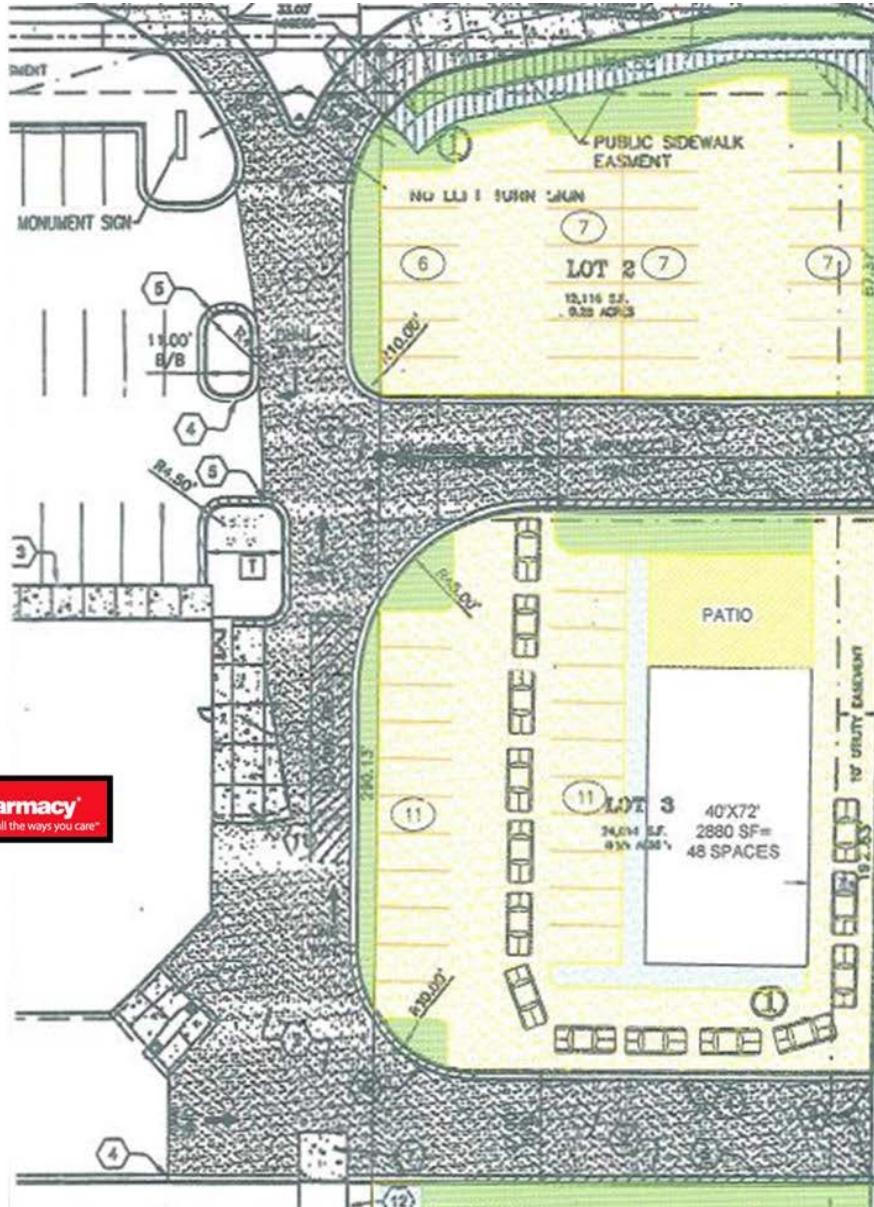
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Proposed Food Layout 2 - 2,880 sf w/ Drive-Thru

Proposed Food Layout 2 - 3,120 sf (No Drive-Thru)



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Subject Property



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