

## Expressway Centre - Grocery & Gas Anchored Center

Bismarck Expressway - 914 S 12th Street #106 - Bismarck, ND

2,275 sf - \$16.00 psf + \$4.50 CAM = \$3,886 mo.



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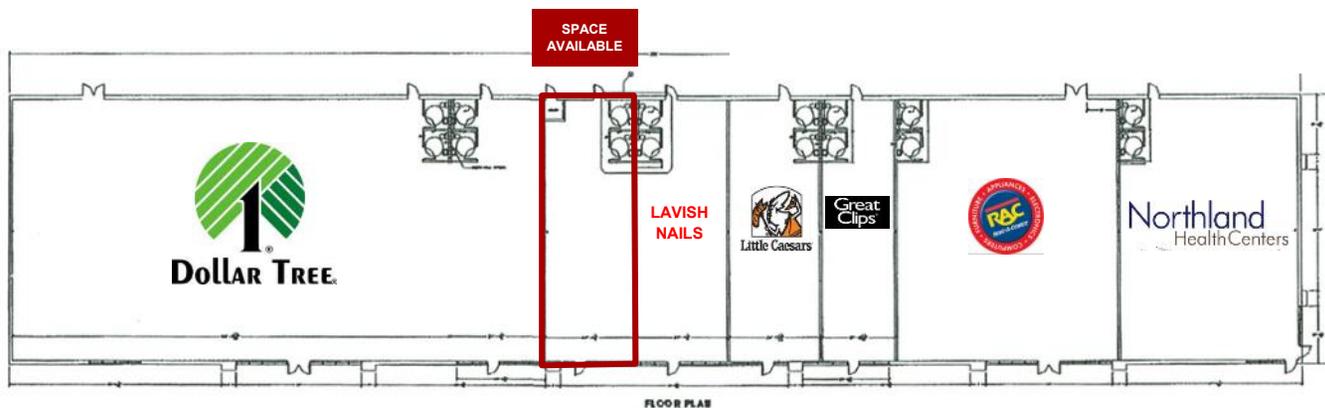
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## EXPRESSWAY CENTRE TENANTS

- Cash Wise Foods - Liquor - Gas
- Thrifty White Drug
- Gate City Bank
- Office Depot
- Big Lots
- Dollar Tree
- Lavish Nails
- Little Caesars
- Great Clips
- Rent-A-Center
- Northland Health Centers

## AREA BUSINESSES INCLUDE

- Kirkwood Mall with
  - Target
  - Scheels All Sports
  - JC Penney
  - Petco
  - H & M
- Ace / Party City
- Denny's
- Panera Bread Co
- Wendy's
- Downtown Central Business Area
- Near Medical District & Banks
- Bismarck Event Center



**High Traffic Location on Bismarck Expressway!**

## High Traffic Grocery / Liquor / Gas Anchored

- Lease Price: \$3,886 / mo. (includes CAM)  
\$16 psf + \$4.50 psf CAM
- Space Available: 2,275 sf
- Space will be turned over as a vanilla box with 2 restrooms
- Easily converted to retail or National food chain uses
- Lease Terms: Five (5) Yr. Min Initial Term.
- Great Tenant Mix
- Abundance front door parking with Handicap Accessibility Traffic Area
- Only Space Available in this Established Successful center
- Back Door Delivery Area
- Space is 32-1/2' x 70'
- **Broker Owned Property**

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

# EXPRESSWAY CENTRE

- Great Space for retail, national food chain, or service uses.
- Lease Terms
  - Five (5) year minimum initial term
  - Tenant responsible for own utilities
    - Gas
    - Electricity
    - Trash removal
- Triple Net Charges – which include CAM = \$4.00 psf (adjusted annually to reflect actual cost)
  - Real estate taxes and special assessments
  - Insurance
  - Common area maintenance
  - Management fee
- Common Area Maintenance (CAM)
  - Parking lot maintenance & repair
  - Snow removal
  - Lawn care
  - Landscape care
  - Exterior repairs & maintenance
  - Water



**DANIEL COMPANIES**  
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# EXPRESSWAY CENTRE



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# AREA BUSINESSES



**Traffic  
Count -  
Vehicles  
Per Day**



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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

**Powerful Team. Powerful Process. Powerful Results.**