

Expressway Centre - Grocery & Gas Anchored Center

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

2,275 sf - \$16 psf + \$3.50 CAM = \$3,700 / mo.



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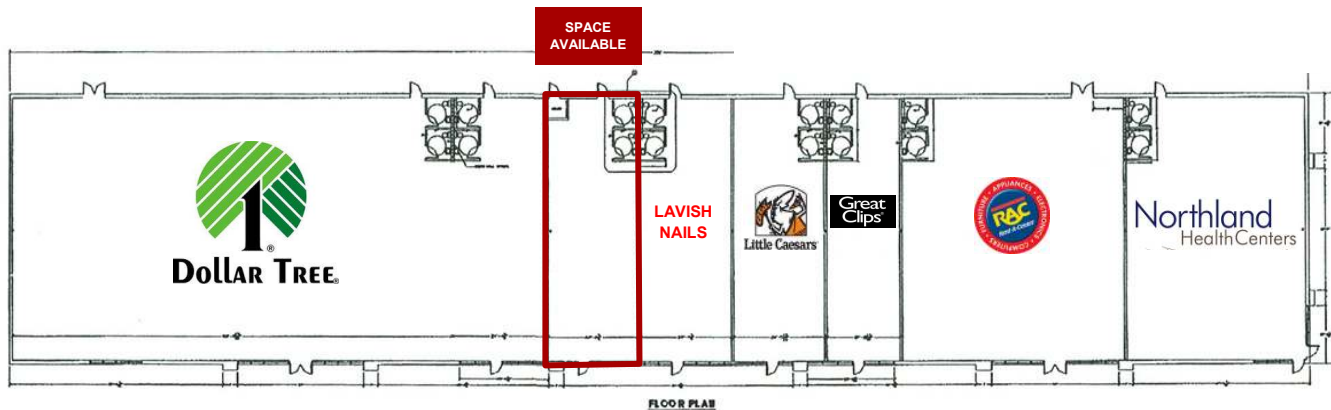
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EXPRESSWAY CENTRE TENANTS

- 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
- Barnes & Noble / Southridge Centre
- 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 Centre

- Lease Price: \$3,700 / mo. (includes CAM)
\$16 psf + \$3.50 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 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

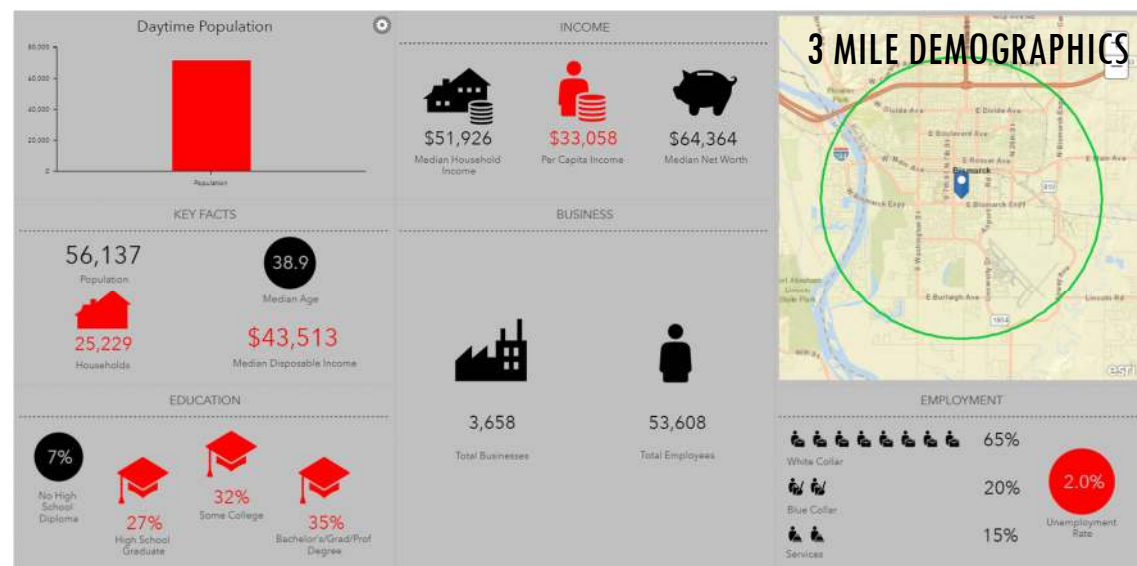
- Five (5) year minimum initial term
- Tenant responsible for own utilities
 - Gas
 - Electricity
 - Trash removal

➤ Triple Net Charges – which include CAM = \$3.50 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



EXPRESSWAY CENTRE




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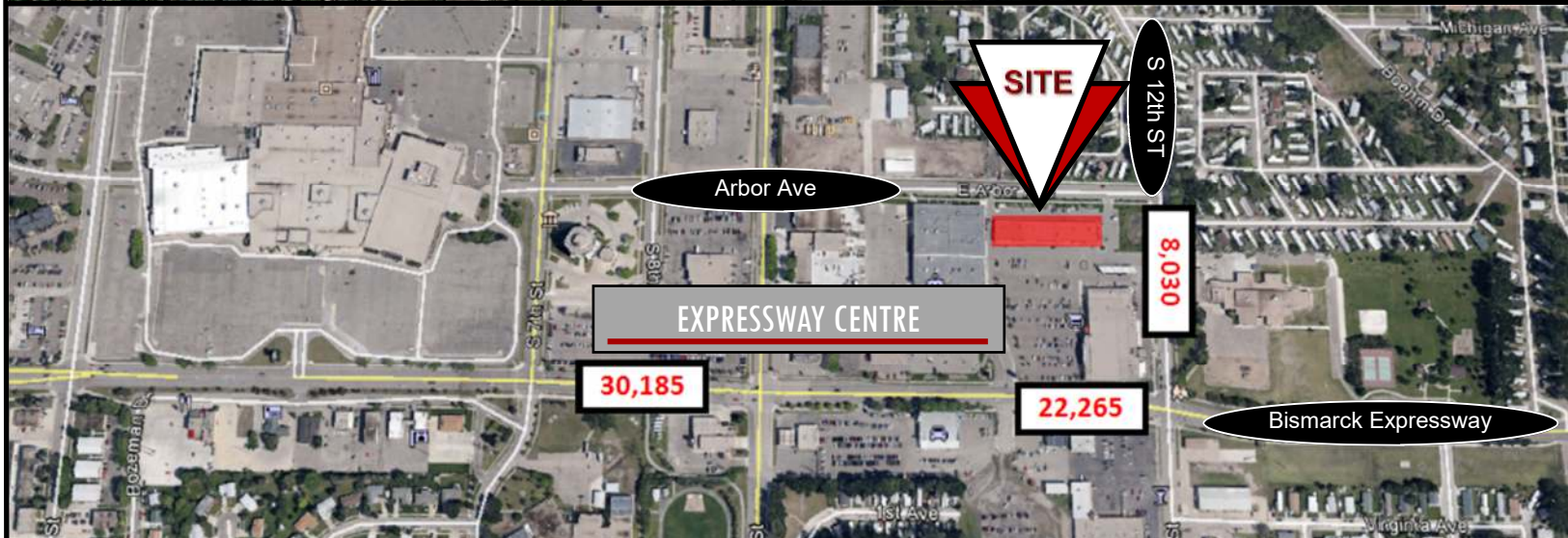
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AREA BUSINESSES



**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.