

American Bank Center NW Branch

1615 Burnt Boat Dr. - Bismarck, ND
2,009 sf - \$36 psf NNN



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Area Business & Traffic Generators

- Bismarck Community Bowl
- MDU Resources Campus (Fortune 500 Company)
- Bismarck State College Campus (Est. 4,000 Students)
- Eye Center of the Dakotas
- Stadium / Lodge Bar & Grill
- Warford Orthodontics
- Capital Credit Union
- Gate City Bank
- Captain Jack's Liquor
- Kohl's
- Shell C-Store
- Lowe's
- McDonalds
- Texas Roadhouse
- Starbucks
- TJ Maxx
- Men's Warehouse
- Best Buy
- Bismarck Mandan Convention & Visitors Bureau
- Hampton Inn & Suites
- Johnny Carinos
- Cenex C-Store
- Unysis
- Cracker Barrel
- Dollar Tree
- Shoe Carnival
- Lane Bryant
- Dress Barn
- Complete Nutrition
- Verizon
- Taco John's
- Subway
- David's Bridal
- Eckroth Music
- Old Navy
- Kobe's Japanese Restaurant
- Bismarck Mandan Chamber of Commerce
- Proximal 50 & City Brew Coffee

DEMOGRAPHICS

Radius	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	6,137	51,411	94,489
Households	2,614	23,711	41,398
Avg Household Income	\$98,396	\$77,724	\$78,998

- Lease Price: \$36 psf NNN**
- Space Available: 2,009 sf
- \$20 psf TI Allowance after Warm Shell w/ 2 Restrooms
- Ample Front Door Parking
- High Traffic Area
- Spring 2018 Construction Start
- Great Visibility Corner
- Signage on 2 Sides of Building and Pylon
- 10 Yr. Lease Term

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.



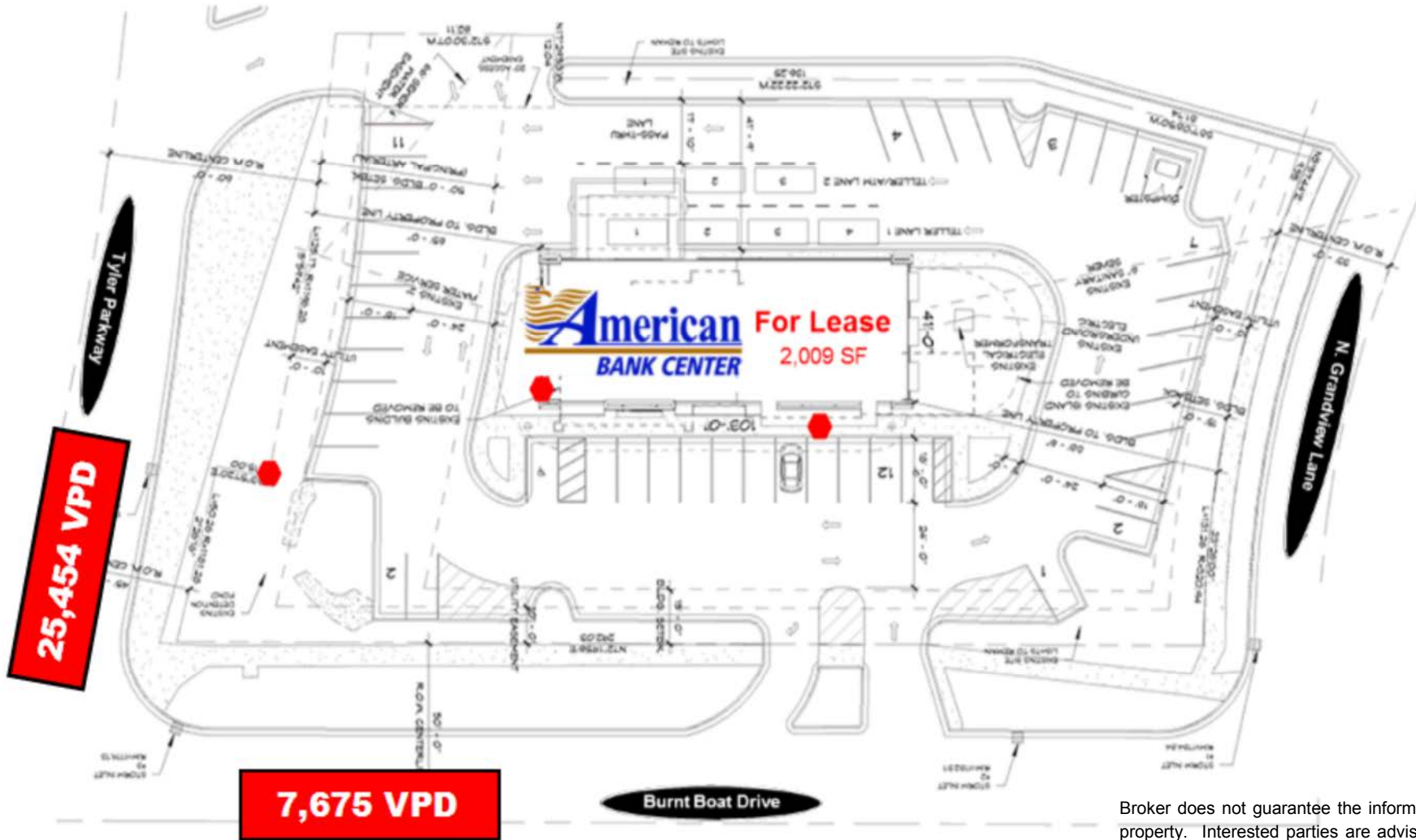
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Site Plan

◆ - Great Signage for Tenant!



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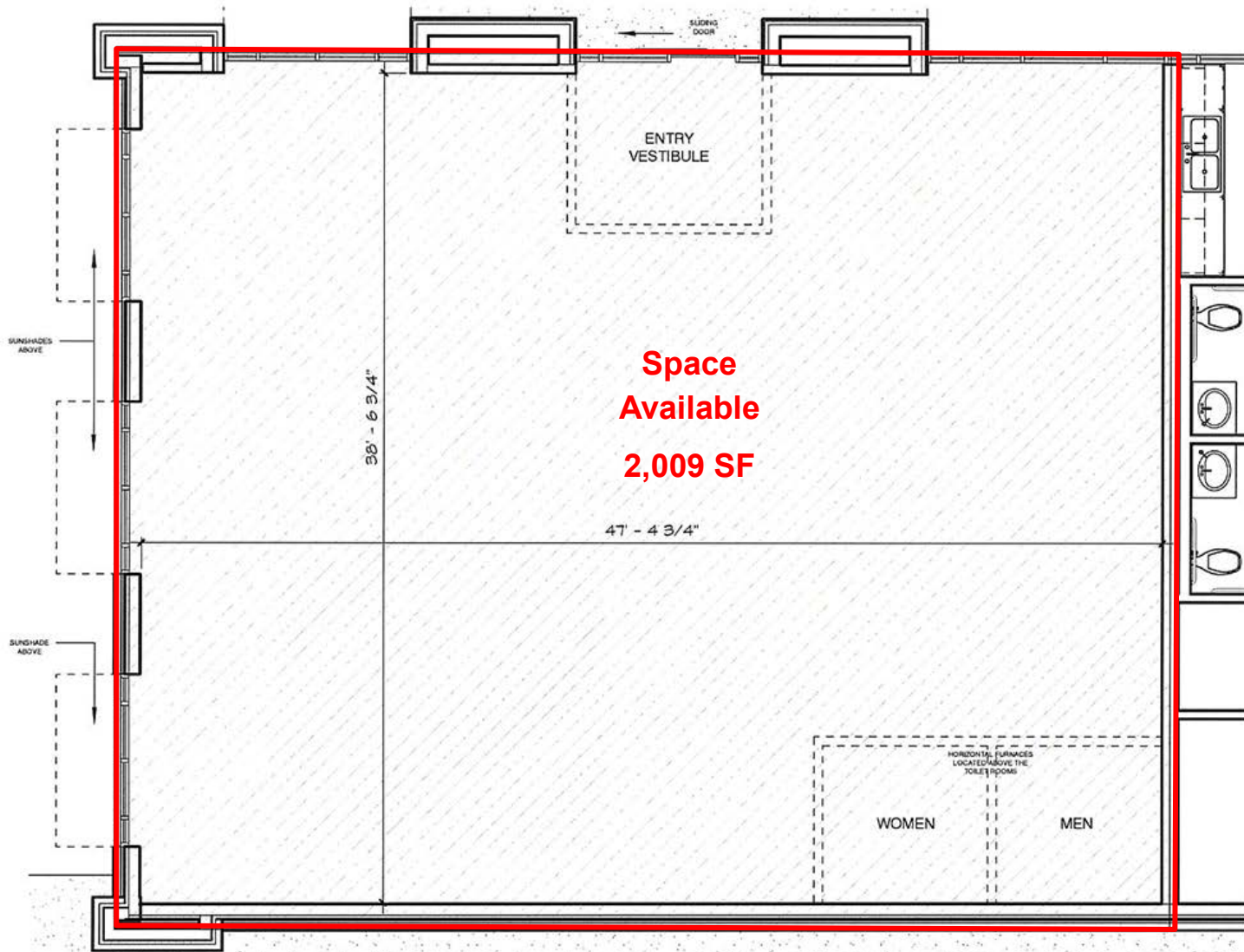


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Floor Plan



Dynamic Location - Superb Design - Quality Construction



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MDU
RESOURCES
GROUP, INC.

Century Ave

Divide Ave

Tyler Pkwy

Burr's Boat Dr

94

EXIT
157

94

Divide Ave



SITE



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DANIEL COMPANIES

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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. This powerful team delivers powerful results.



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