

# 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

- Lease Price: \$36 psf NNN**
- NNN estimated at \$11.45 psf
- 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

## 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

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.



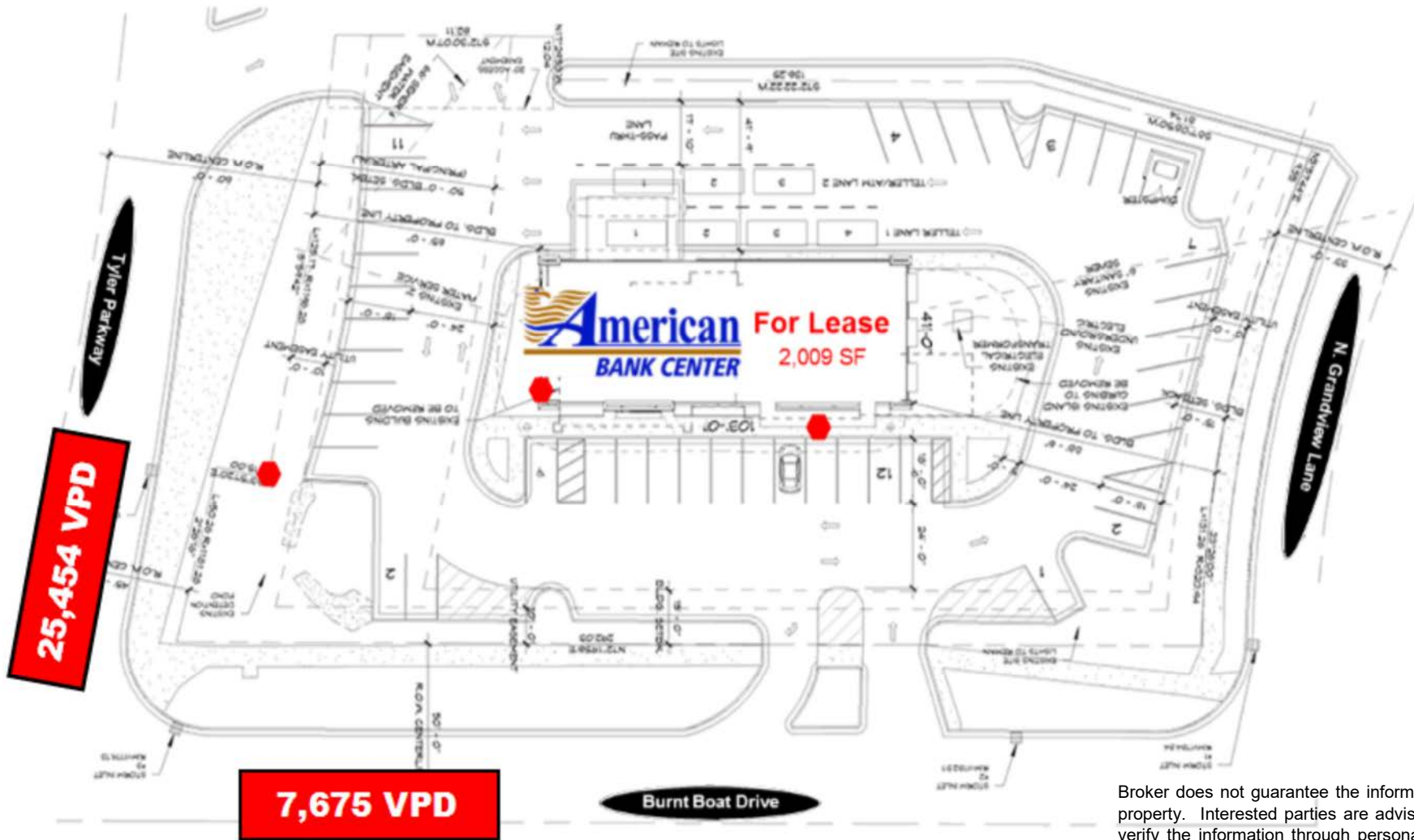
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# Site Plan

◆ - Great Signage for Tenant!



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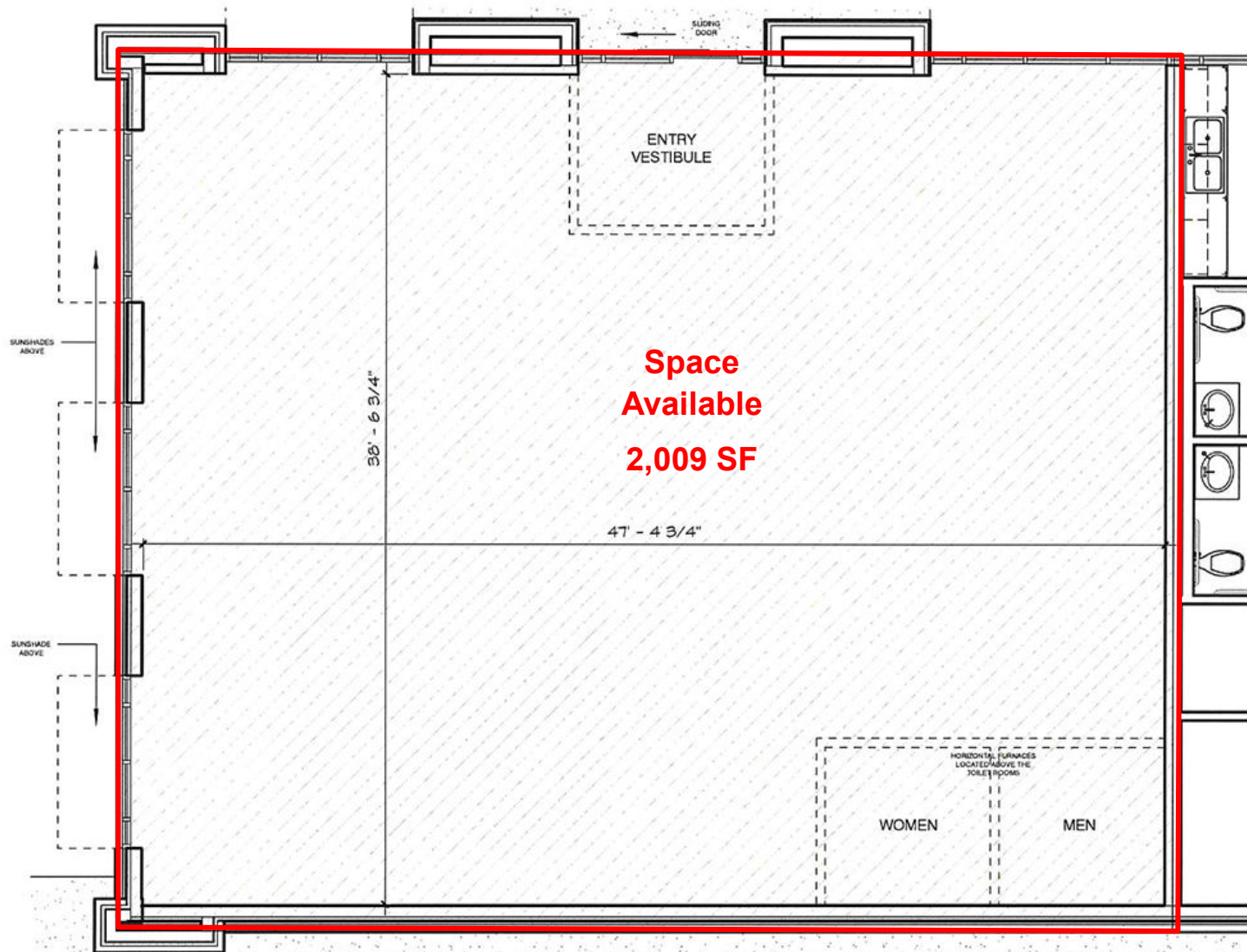
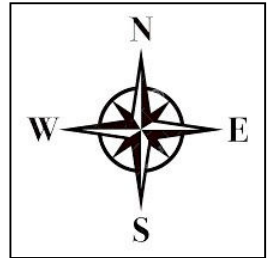


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# Floor Plan



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Dynamic Location - Superb Design - Quality Construction



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Bismarck

DAN'S  
SuperMARKET

CENEX

ND  
State

Century Ave

Divide Ave

EXIT  
157

Divide Ave

Tyler Pkwy

McDonald's

UPS

TEXAS

Capital

TACO  
JOHN'S

Shell

LODGE

STADIUM

Hampton  
Inn & Suites

BYS BISMARCK  
STATE COLLEGE

Burnt Boat Dr

SUBWAY

Wendy's

SITE

AVAILABLE

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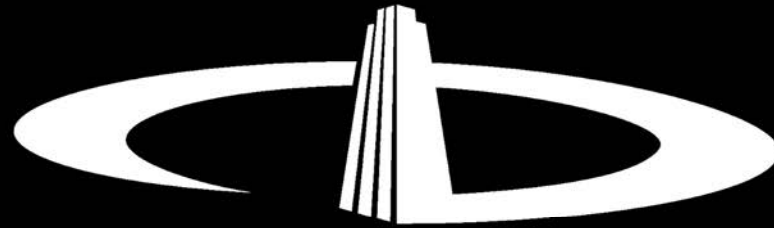
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# DANIEL COMPANIES

The Leader in Commercial Real Estate

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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