

American Bank Center NW Branch

1615 Burnt Boat Dr. - Bismarck, ND
1,949 sf - \$29.00 psf + \$5.50 psf CAM



Taylor Daniel, Commercial REALTOR®
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Executive Summary for Lease

Address:	1615 Burnt Boat Dr. - Bismarck, ND
Date Available:	Available Now
Approximate SF:	1,949 sf
Lease Rate:	29.00 psf NNN
Estimated NNN:	\$5.50 psf
Lease Term:	10 Year Term
Parking:	Abundant On-Site

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.



- Lease Price: \$29 psf NNN

- \$5.50 psf NNN
- Space Available: 1,949 sf
- \$20 psf TI Allowance after Warm Shell w/ 2 Restrooms
- Ample Front Door Parking
- High Traffic Area
- Great Visibility Corner
- Signage on 2 Sides of Building and Pylon!
- 10 Yr. Lease Term

Potential Uses:

- Food / Restaurant
- Medical
- Retail
- Spa
- Professional Office



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VEHICLES PER DAY

33,129



	1 MILES	3 MILES	5 MILES
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6,390

54,073

99,918

2018 POPULATION



6,449

65,764

108,309

DAYTIME POPULATION



300

3,178

5,131

BUSINESSES



3,965

45,891

72,138

EMPLOYEES



\$94,832

\$78,619

\$80,460

HOUSEHOLD INCOME



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Site Plan

Great Signage for Tenant!

Potential Patio



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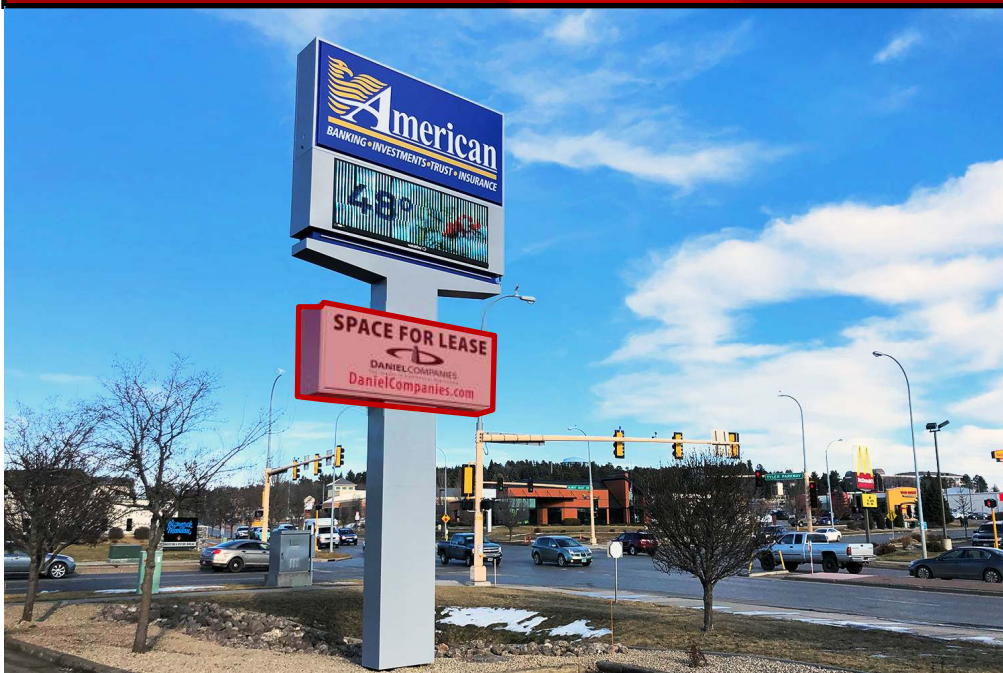
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**Great Pylon
Signage Visibility
In front of
33,000+ VPD!**

**Potential For
Outdoor Patio Area!**



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MDU
RESOURCES
GROUP, INC.

Century Ave

94

EXIT
157

94

Divide Ave

Tyler Pkwy

33,129 VPD

Burnt Boat Dr

SITE


DANIEL COMPANIES
The Leader in Commercial Real Estate

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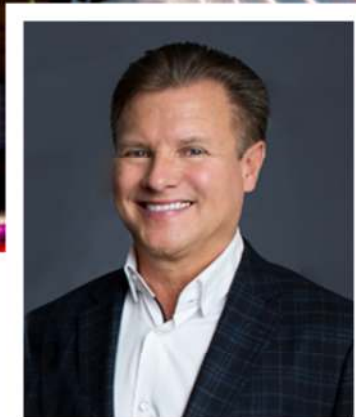
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MDU Resources
Community Bowl



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**Taylor Daniel | Vice President
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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.