

Bravera Bank NW Branch

1615 Burnt Boat Dr. - Bismarck, ND

1,949 sf - \$29.00 psf + \$5.50 psf CAM / \$5,604 mo.



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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 / \$5,604 mo.
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
	6,154	53,235	99,697
2020 POPULATION			
	6,094	63,506	105,963
DAYTIME POPULATION			
	294	3,153	5,101
BUSINESSES			
	3,825	46,065	70,730
EMPLOYEES			
	\$100,094	\$84,705	\$84,512
HOUSEHOLD INCOME			



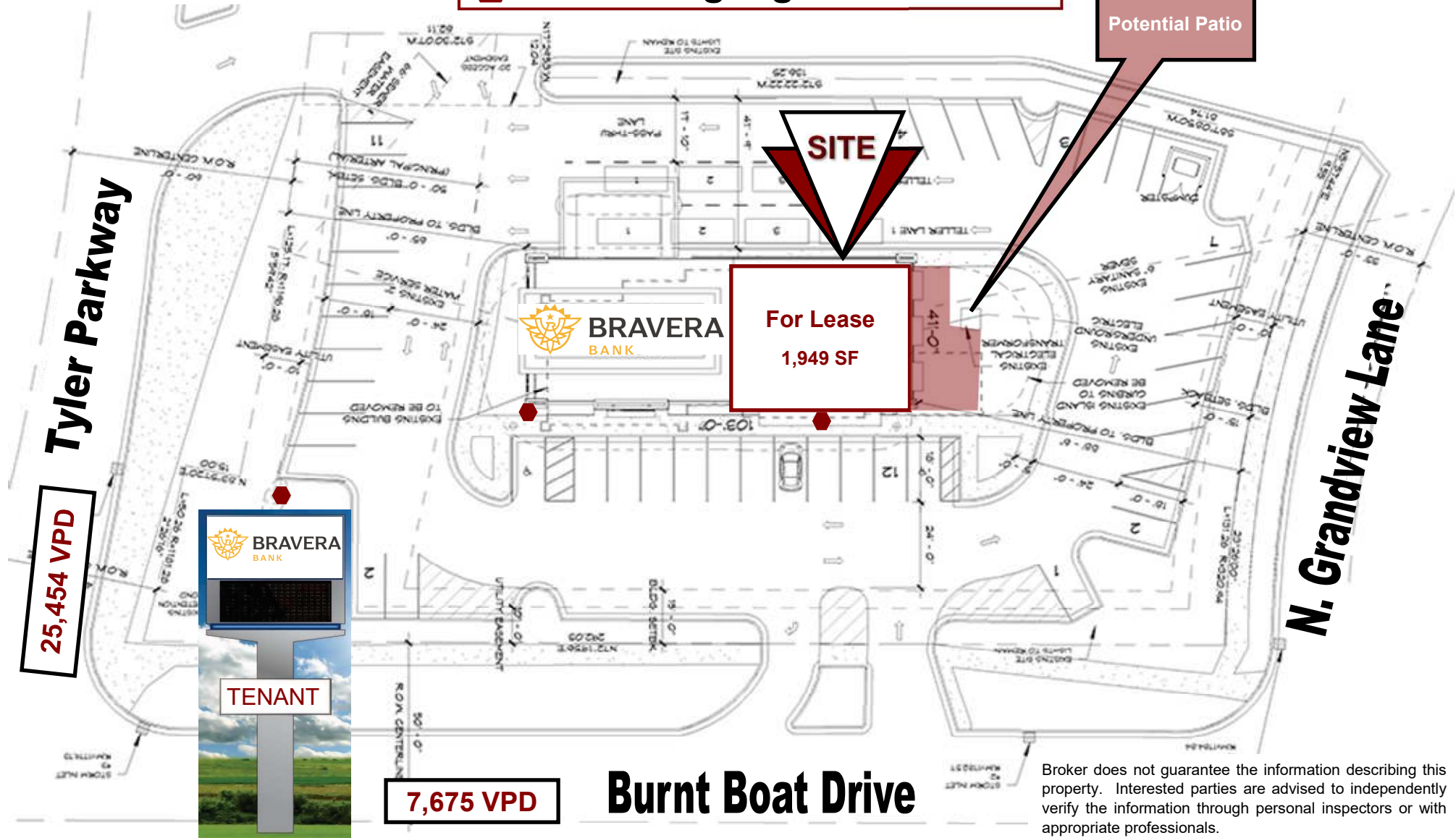
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Site Plan

 - Great Signage for Tenant!



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

**Potential For
Outdoor Patio Area!**



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Mandan, ND

INTERSTATE
94

SITE

Exit 159

Divide Ave

Tyler Pkwy

Century Ave

Country West Rd

MDU RESOURCES
COMMUNITY BOWL

LOWE'S

DOLLAR TREE

PETSMART

BEST BUY

KOHL'S

OLD NAVY

TJ-MAXX

TOUCHMARK

MDU RESOURCES





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The Leader in Commercial Real Estate



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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.