

Shadow Anchored by Kirkwood Regional Mall & Target

535 S 7th Street - Bismarck, ND

1,750 sf - \$3,354 / mo.



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

DanielCompanies.com

Located in the Largest Retail Area in Western ND!

SOUTHRIDGE CENTRE

Tenants:

- Barnes & Noble Booksellers / Starbucks
- Parable Rainbow Shop
- AT&T
- Dakota Chappy
- H & I Nutrition
- Nationwide Vision
- Jespersen Orthodontics
- Midco
- OneMain Financial
- Direct Travel
- UPS Store
- H & R Block
- Hair Concepts
- ProfessioNails
- Which Wich Superior Sandwiches

Area Businesses Include:

- Kirkwood Shopping Center with
 - Target
 - Scheels All Sports
 - Herberger's
 - JC Penney
- Ace Home & Garden Center
- Party America
- Bismarck Event Center
- Ramkota Convention Hotel
- Denny's
- Panera Bread Co
- Caribou Coffee
- Downtown Central Business Area
- Near Medical District / Sanford / CHI
- Verge Fitness
- Petco

Lease:

**\$3,354 / mo. (includes CAM)
(\$19.50 psf + \$3.50 psf CAM)**

- Southridge Centre Across from Target, & Next to Barnes & Noble
- Min. 5 Yr. Lease
- Ample Surface Parking
- Great Visibility / Easy Access / High Traffic
- Available Now

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.



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

DanielCompanies.com

SOUTHRIDGE CENTRE

➤ Lease Terms

- Five year minimum initial term
- Tenant responsible for own utilities
 - Gas
 - Electricity

➤ Triple Net Charges - CAM

- Real estate taxes
- Special assessments
- Insurance
- Common area maintenance

Triple net charges for 2018 to be \$3.50 psf per year (adjusted annually to reflect actual costs)

➤ Common Area Maintenance (CAM)

- Real estate taxes and special assessments
- Building insurance
- Parking lot maintenance & repair
- Snow removal
- Lawn Care
- Landscape care
- Exterior repairs & maintenance
- Water (Except restaurant)
- Garbage (Except Restaurant Use)

- Space is approximately 25' wide and 70' deep

- Abundant front door parking with handicap accessibility

- Rare opportunity to lease in this established successful center

- Backdoor delivery area

- Exterior façade renovation planned this year

- 200 Amp Electrical Panel

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.



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

DanielCompanies.com



Landlord may provide Vanilla Box at Additional Cost



SOUTHRIDGE CENTRE



AT&T



The UPS Store

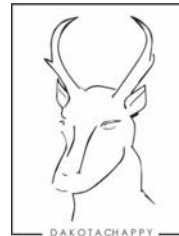


Hair Concepts

ProfessioNAILS



H&R BLOCK

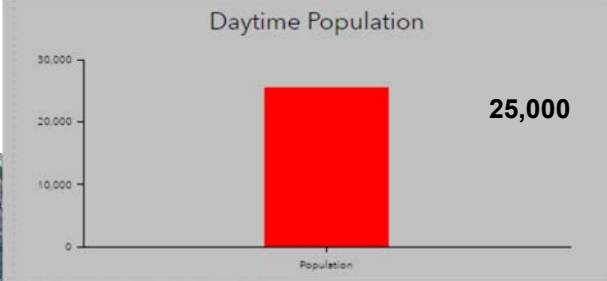


Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

DanielCompanies.com

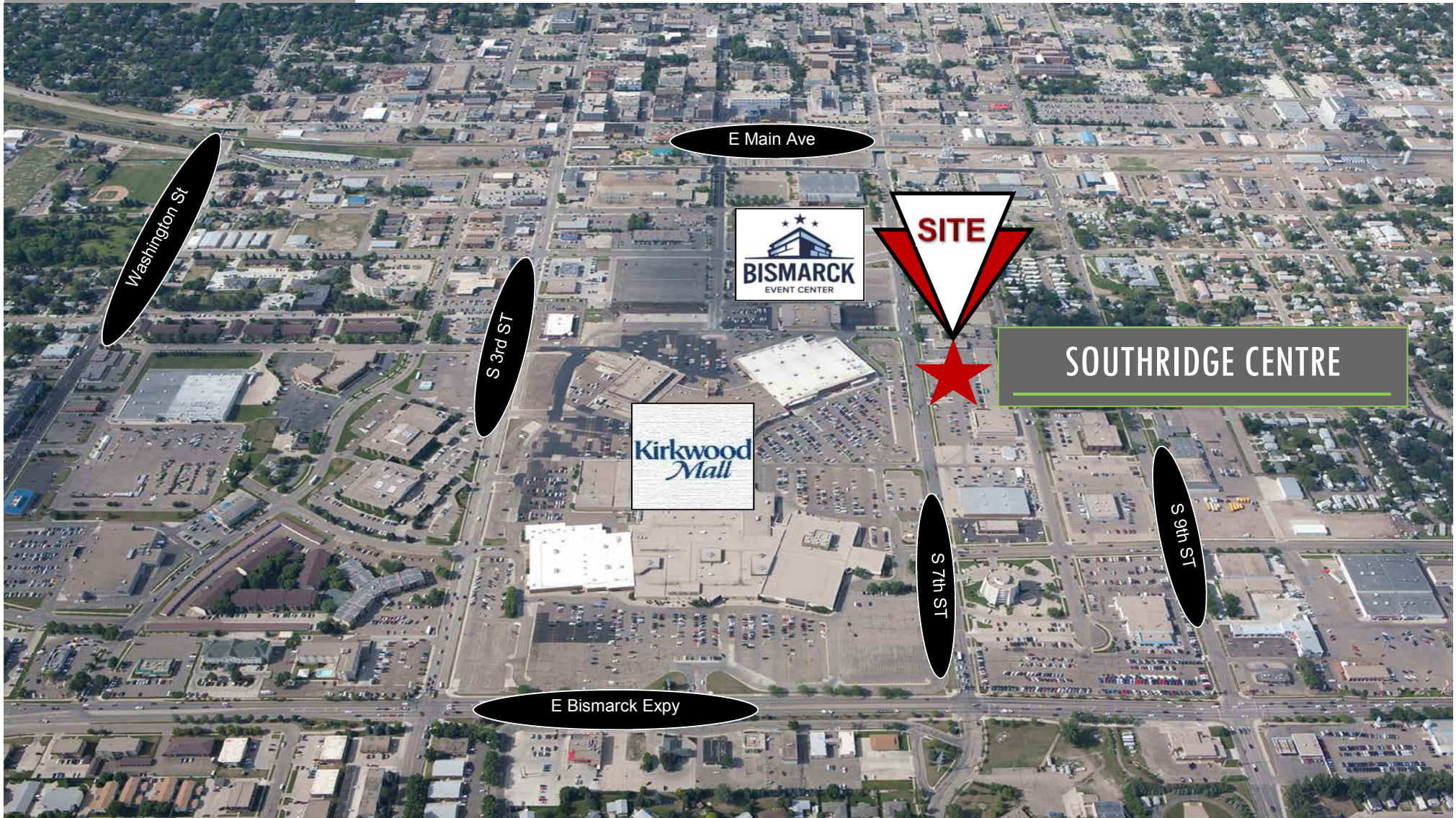
Largest Retail Area in Western ND



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Downtown Bismarck



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

DanielCompanies.com



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.



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

701.223.8488
304 E ROSSER AVE #200
BISMARCK, ND 58501



ICSC CCIM SIOR
INDIVIDUAL MEMBERS

RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE