

Shadow Anchored by Kirkwood Regional Mall & Target

535 S 7th Street - Bismarck, ND
1,750 sf - \$3,354 / mo



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The Best of the Nationals & the Best of the Locals are located at:

SOUTHRIDGE CENTRE

Tenants:

- Barnes & Noble Booksellers / Starbucks
- Parable Rainbow Shop
- AT&T
- Dakota Chappy
- H & I Nutrition
- Cartridge World
- Jespersion 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 Inn Convention Hotel
- Denny's
- Panera Bread Co
- Caribou Coffee
- Downtown Central Business Area
- Near Medical District
- Gold's Gym
- Petco

Lease: \$3,354 / mo.

(\$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 February 1st, 2018

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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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 2017 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

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Landlord may provide Vanilla Box if desired

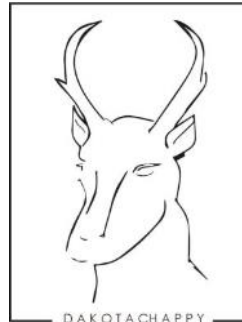
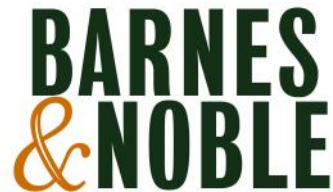


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SOUTHRIDGE CENTRE

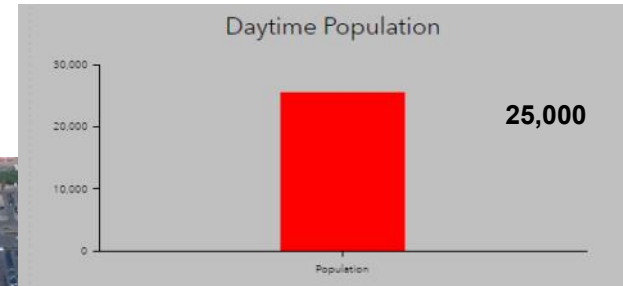


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Largest Retail Area in Western ND



DANIEL COMPANIES
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Downtown Bismarck



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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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