

# Prime Space at Arrowhead Plaza

1122 N 3rd St - Bismarck, ND - 5,400 sf

Lease: \$12.00 psf + .70 CAM = \$5,715 mo.



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## Executive Summary for Lease

Address:	1122 N 3rd Street - Bismarck, ND
Property Name:	Arrowhead Plaza
Lease Term:	5 Year Minimum
Approximate SF:	5,400 sf
Lease Rate:	\$12.00 psf + .70 CAM = \$5,715 mo.
Parking:	Ample surface parking
Tenant Responsibilities	Base rent, utilities, CAM, annual property taxes, and buildout
Landlord Responsibilities	Building structure, roof, and building insurance
Estimated CAM:	.70¢ psf

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.



Walk Score

72

**1122 N 3rd Street.** has a Walk Score of 72 out of 100. Very Walkable - Most errands can be accomplished on foot.

1 MILES

3 MILES

5 MILES

2019 POPULATION



13,207

69,511

91,508

DAYTIME POPULATION



25,496

85,239

102,268

BUSINESSES



1,165

4,256

5,050

EMPLOYEES



19,839

56,216

64,087

HOUSEHOLD INCOME



\$66,040

\$74,944

\$88,130



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- Prime Central location  
near State Capitol Complex,  
Downtown, St. Mary's Middle  
School and YMCA

- Ample Front Door Parking

- Located on a city bus route stop

- 12,930 VPD

- Join New National Tenant:

**FAMILY DOLLAR**



  
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## Join New National Tenant:



### About:

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

### For Our Community:

In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities we serve by supporting the non-profit organizations that seek to improve the quality of life for our customers and Team Members. Through a grassroots approach to giving, the FamilyHope Community Foundation aims to give back to organizations that help local families in need.



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BISMARCK PARKS AND RECREATION DISTRICT  
Est. 1927

Tom O'Leary & VFW  
All Seasons Arena

Washington St

17,550 VPD

15,990 VPD

Boulevard Ave

**SITE**

**FAMILY DOLLAR**

**ARROWHEAD**  
CLEANERS & LAUNDRY

**WALKUS**

Arrowhead  
PLAZA  
DRUG

**UNIFORM**

**us bank**

3rd St

8,155 VPD

**Available**

5 Blocks from  
Downtown

12,930 VPD



State Capitol Complex



ST. MARY'S

Google



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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.**