

Prime Space at Arrowhead Plaza

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

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



Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

DanielCompanies.com

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

2020 POPULATION



13,151

69,667

92,370

DAYTIME POPULATION



23,283

82,505

100,420

BUSINESSES



1,125

4,144

4,958

EMPLOYEES



17,580

61,165

69,779

HOUSEHOLD INCOME



\$73,862

\$82,374

\$85,352



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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

17,550 VPD Washington St

15,990 VPD

Boulevard Ave

12,930 VPD

SITE

Available

5 Blocks from
Downtown

3rd St

8,155 VPD



State Capitol Complex



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Bill@DanielCompanies.com

DanielCompanies.com



DANIEL COMPANIES

The Leader in Commercial Real Estate



**Bill Daniel, CCIM | President
Commercial Broker**

701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President
Commercial Realtor®**

701.391.4262

Taylor@DanielCompanies.com

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.