

# Eastdale Plaza

## Investment / Owner - User Opportunity

2600 E Rosser Ave - Bismarck, ND

\$1,999,000



Grade School



Rosser Ave

16,280 VPD

15,000 sf Available

E Ave A

Rosser Ave



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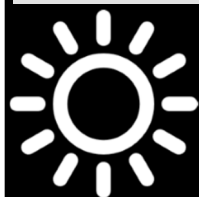
## Executive Summary for Sale

Price:	\$1,999,000
Parcel ID:	0655-001-001
Address:	2600 E Rosser Ave Bismarck, ND
Legal Description:	Addition Name: EASTDALE BLK:1 Lot 1
Property Name:	Eastdale Plaza
Lot Size:	95,288 sf
Building Size:	18,278 sf
Year Built:	1979
Zoning:	CA
Taxes 2020:	\$23,242.36
Specials:	
Balance -	\$9,649.53
Installment -	\$7,780.01

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.

### 2600 E Rosser Ave

- ♦ Zoned CA
- ♦ Corner C-Store leased to Loaf N' Jug - 3,278 sf
- ♦ 15,000 sf available
- ♦ High Traffic Corner - 26,015 Vehicles Per Day
- ♦ On the corner of lighted intersection of N. 26th St. and E. Rosser Ave.



#### DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
11,356	74,161	97,162



#### AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$65,226	\$69,424	\$79,084



#### 2020 POPULATION

1 MILES	3 MILES	5 MILES
9,684	57,091	87,912



#### EMPLOYEES

1 MILES	3 MILES	5 MILES
11,671	56,636	67,812



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Main Ave



9,735 VPD



26th Street

16,280 VPD



Rosser Ave

15,000 sf Available



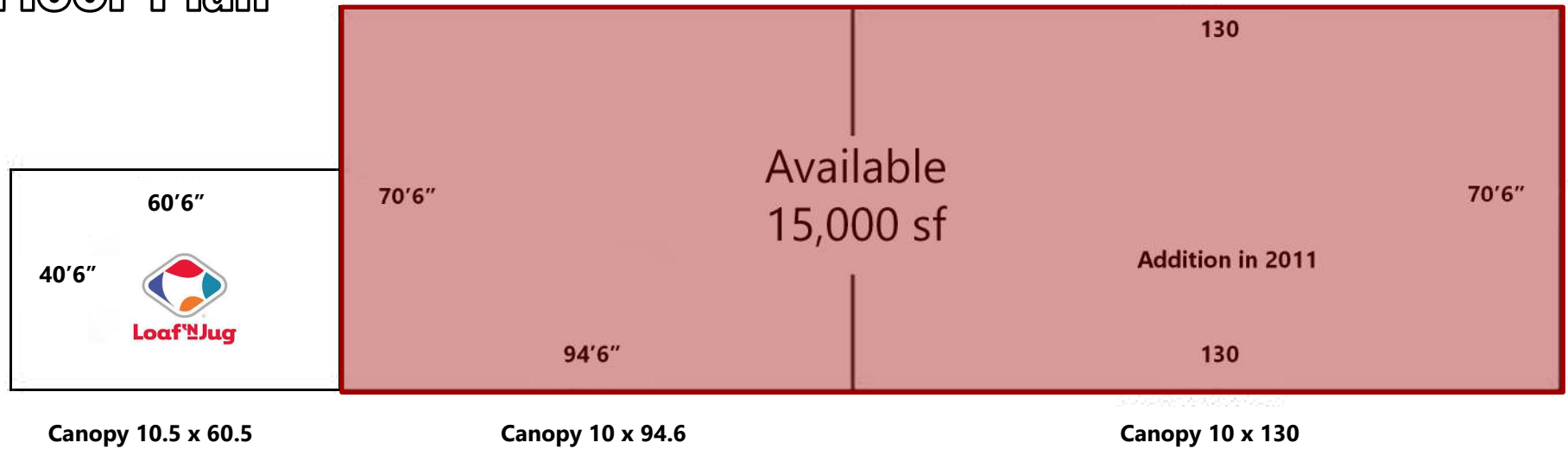
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# Floor Plan



15,000 sf Available to Use or Lease - Great Access & Front Door Parking









***E. Rosser Ave***

'Eastdale Plaza', at the high traffic corner of 26th St. & Rosser Ave. has massive potential for an investor to get creative and capitalize on this unique investment opportunity! Eastdale Plaza is currently anchored by long term tenant Loaf N' Jug Gas & C-store. 15,000 sf previously occupied by the University of Mary's physical therapy program is available for lease or occupied by new buyer. Unlimited potential to capitalize on this high traffic count, easy access, and great visibility location which assures the buyer long term investment stability.





West Endcap Leased to  
Loaf n' Jug C-Store





## MEDICAL USES:

- ◆ DENTISTS
- ◆ DERMATOLOGY
- ◆ ORTHODONTICS
- ◆ CHIROPRACTOR
- ◆ RESEARCH LAB
- ◆ WELLNESS CENTER
- ◆ THERAPY CENTER
- ◆ PODIATRISTS
- ◆ PEDIATRIC CLINIC
- ◆ REHAB CENTER
- ◆ GENERAL PRACTICE CLINIC

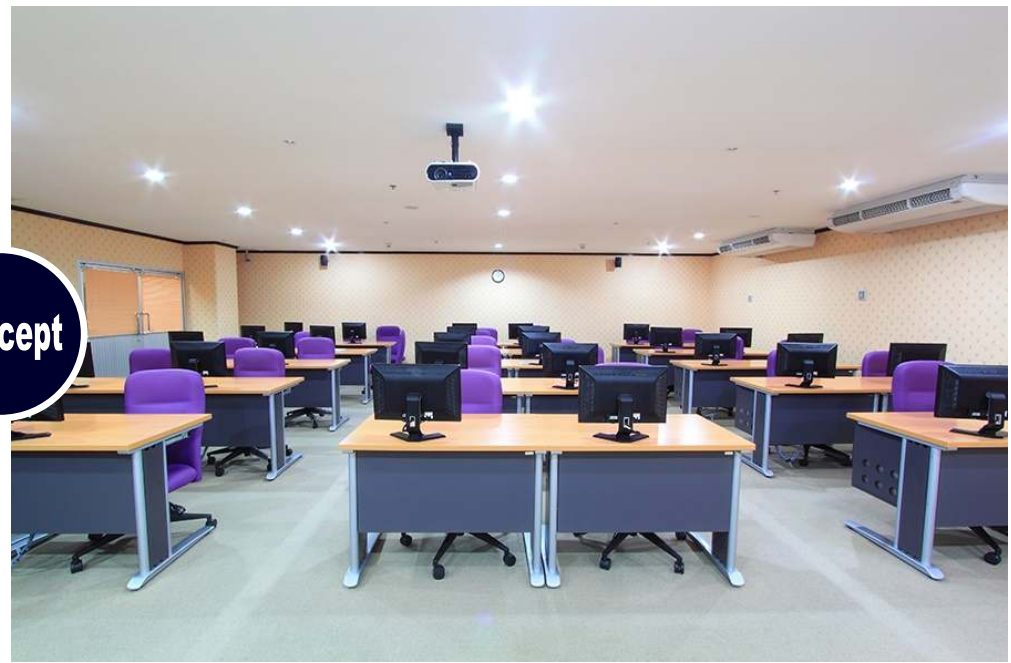
'Eastdale Plaza' at the high traffic corner of 26th St. & Rosser Ave. has massive potential for an investor to get creative and capitalize on this unique investment / user opportunity! Unlimited potential, easy access, and great visibility , it assures the buyer long term investment stability.







Concept



Fantastic opportunity for Corporate Headquarters, Medical Clinic, Spa, Salon, Data Center, Law Firm, Accounting Firm, Association Headquarters, Financial Advisor, Mortgage Companies, Insurance Company, Photography / Art Studio, Government Offices, Technology Center, Consignment Store, Training Center or many other potential users.

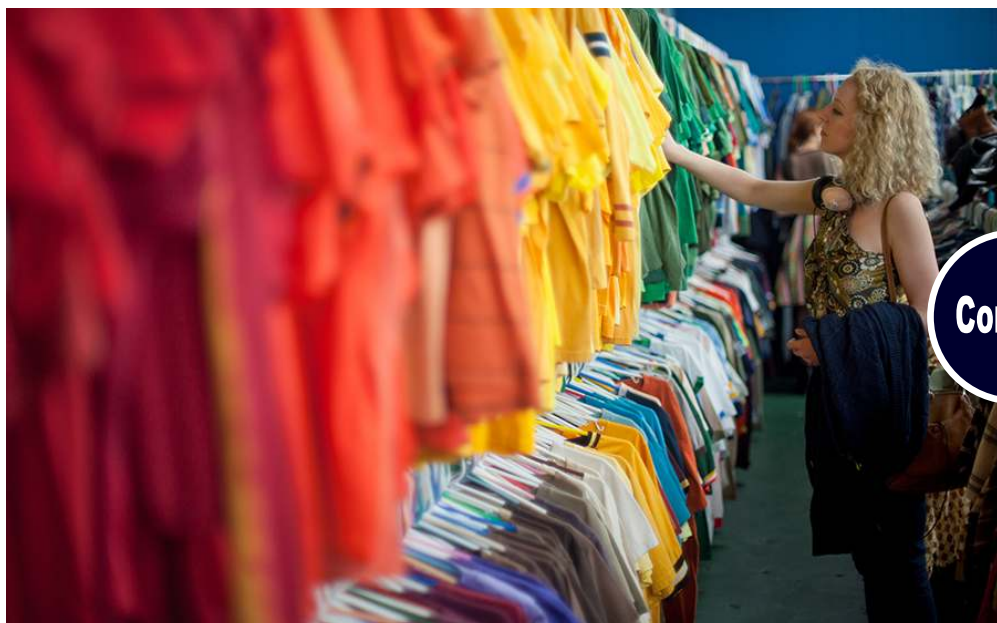


Concept





Retail Opportunities for Consignment Store, Boutique, Furniture Store, Hardware Store, Etc.





## Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses

- #1 in Industry Variety

- #1 Most Accessible Financing

- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.







# DANIEL COMPANIES

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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.**