

**Gas C-Store &  
High Quality  
Professional Space  
Investment**



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# Executive Summary for Sale

Price:	\$2,150,000
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 2019:	\$24,999.28
Specials:	
Balance -	\$34,123.96
Installment -	\$8,363.42

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 leased to University of Mary Physical Therapy through August 31st, 2020
- ◆ High Traffic Corner - 16,280 Vehicles Per Day
- ◆ On the corner of lighted intersection of N. 26th St. and E. Rosser Ave.

*\* Lease info available upon request to qualified buyers.*



### DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
11,355	73,911	97,197



### AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$64,765	\$69,400	\$79,119



### 2019 POPULATION

1 MILES	3 MILES	5 MILES
9,586	57,068	88,052



### EMPLOYEES

1 MILES	3 MILES	5 MILES
11,783	55,530	67,763



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'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 and the University of Mary's physical therapy program which currently leases 15,000 sf. Unlimited potential to capitalize on this high traffic count, easy access, and great visibility location which assures the buyer long term investment stability.



Grade School



E Ave A

E Ave A

Rosser Ave

16,280 VPD



26th Street



Fraternal Order of Eagles



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## 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 WalletHub 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.





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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.**