

Highly Visible Retail Space

2008 N 12th Street - Bismarck, ND

1,650 sf - \$17.00 psf NNN



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Executive Summary for Lease

Address:	2008 N 12th Street - Bismarck, ND
Date Available:	TBD
Lease Term:	Minimum 3 Years
Lease Rate:	\$17.00 psf NNN. NNN estimated at \$4.00 psf.
Approximate SF:	1650 sf
Parking:	Off-Street
Tenant Responsibilities:	NNN includes General Maintenance, Real Estate Taxes, Building Insurance, Utilities, Pro-Rata of Snow Removal, and Parking Lot Maintenance
Landlord Responsibilities:	Building Structure and Roof

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.

Lease: \$17.00 psf NNN

- Great signage opportunity on Building and Pylon Sign
- High Traffic, Great Visibility
- Front Door Parking
- Paved Parking Lot
- Back Door Delivery Area
- Co-Tenant Subway
- Located near lighted Intersection

Potential Uses

- Boutique
- Medical
- Professional Services
- Retail

**Space is currently under construction -
Showings available soon!!**

2017 POPULATION



1 MILE	3 MILE	5 MILE
13,428	67,430	87,856

AVERAGE HH INCOME



1 MILE	3 MILE	5 MILE
\$69,072	\$77,525	\$82,206

MEDIAN AGE



1 MILE	3 MILE	5 MILE
42.4	38.8	38.4



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Aerial Overview - VPD (Vehicles Per Day)





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. This powerful team delivers powerful results.



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