

# Daybreak Retail Center

2705 Sunset Dr. - Mandan, ND

2,500 SF / \$21.00 psf NNN



**Kyle Holwagner, CCIM, SIOR**  
701.400.5373  
[Kyle@DanielCompanies.com](mailto:Kyle@DanielCompanies.com)

**Kristyn Steckler, Senior Client Coordinator**  
701.527.0138  
[Kristyn@DanielCompanies.com](mailto:Kristyn@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

# Executive Summary for Lease

<b>Address:</b>	2705 Sunset Dr. - Mandan, ND
<b>Property Name:</b>	The Daybreak Retail Center
<b>Date Available:</b>	Fall 2018
<b>Lease Term:</b>	Minimum 5 years
<b>Lease Rate:</b>	\$21.00 psf NNN
<b>Approximate SF:</b>	2,500 can be subdivided
<b>Parking:</b>	On-Site
<b>Tenant Responsibilities:</b>	Utilities, Interior Maintenance, Prorata share of building insurance, taxes, and snow removal
<b>Landlord Responsibilities:</b>	Structural Walls, and Roof
<p>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.</p>	

## Lease Rate: \$21.00 psf NNN

- Estimated \$4.50 CAM
- Restricted Uses include coffee and shakes
- Next to Arby's
- Near the newly developed Bennigan's restaurant
- Request landlord shell conditions
- Easy access to Interstate 94 and Old Red Trail
- Subject to recorded easements, covenants, and restrictions
- High visibility
- Great signage opportunity on building
- Ample parking for employees and customers

### 2017 POPULATION



**1 MILE 3 MILE 5 MILE**

2,395 17,442 30,086

### AVERAGE HH INCOME



**1 MILE 3 MILE 5 MILE**

\$67,056 \$71,342 \$89,479

### MEDIAN AGE



**1 MILE 3 MILE 5 MILE**

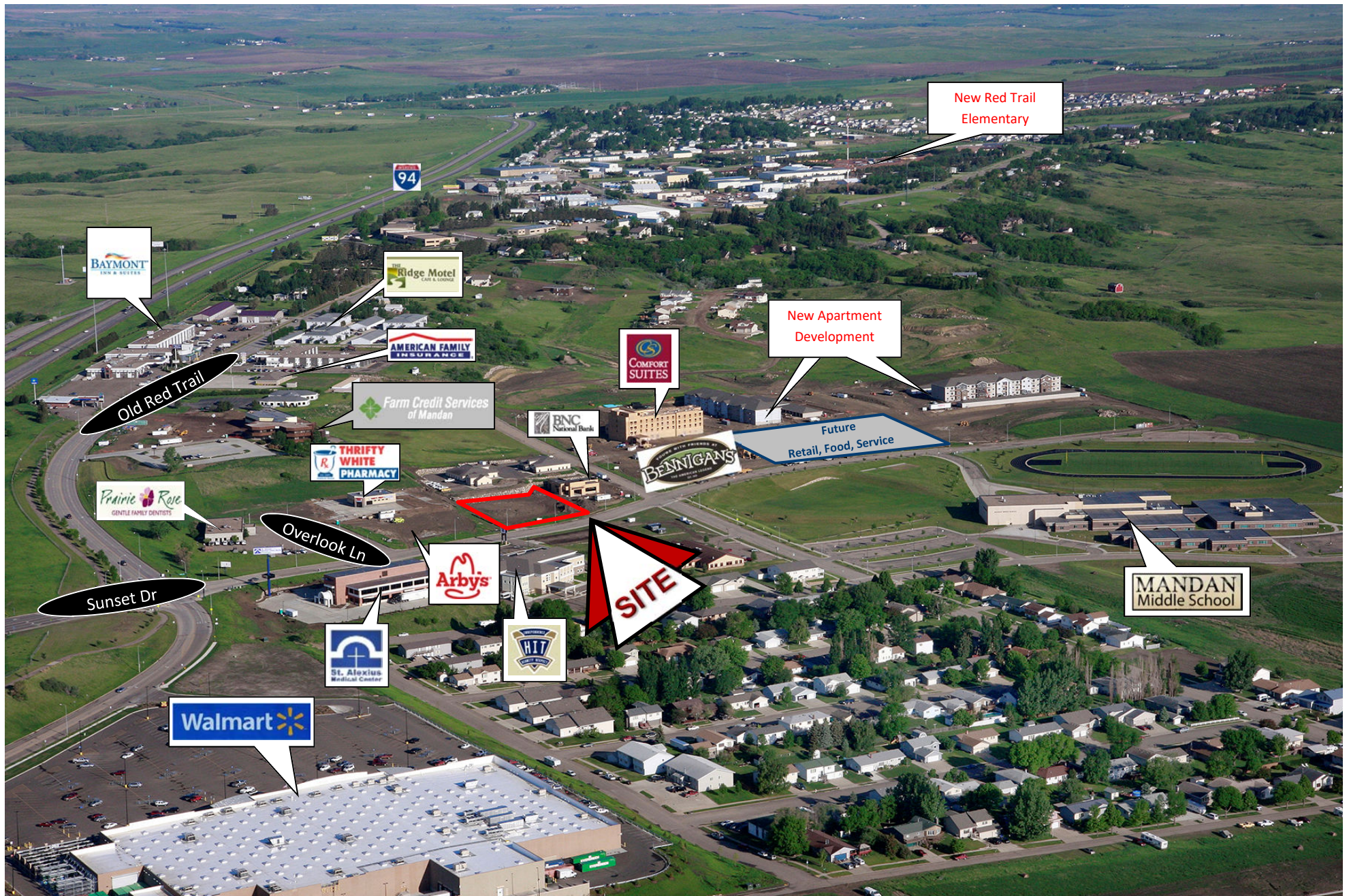
47.9 39.7 39.2



**Kyle Holwagner, CCIM, SIOR**  
 701.400.5373  
[Kyle@DanielCompanies.com](mailto:Kyle@DanielCompanies.com)

**Kristyn Steckler, Senior Client Coordinator**  
 701.527.0138  
[Kristyn@DanielCompanies.com](mailto:Kristyn@DanielCompanies.com)







# DANIEL COMPANIES

The Leader in Commercial Real Estate



**Kyle Holwagner**  
CCIM, SIOR

---

701.400.5373  
Kyle@DanielCompanies.com



**Kristyn Steckler**  
REALTOR®

---

701.527.0138  
Kristyn@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.