

Mandan Retail Center

2705 Sunset Dr. - Mandan, ND

1,250 - 2,500 SF / \$21.00 psf NNN



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DanielCompanies.com

Executive Summary for Lease

Address:	2705 Sunset Dr. - Mandan, ND
Date Available:	Fall 2018
Lease Term:	Minimum 5 years
Lease Rate:	\$21.00 psf NNN
Approximate SF:	1,250 - 2,500 can be subdivided
Parking:	On-Site
Tenant Responsibilities:	Utilities, Interior Maintenance, Prorata share of building insurance, taxes, and snow removal
Landlord Responsibilities:	Structural Walls, 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 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

2018 POPULATION



1 MILE 3 MILE 5 MILE

2,426 17,992 31,103

AVERAGE HH INCOME



1 MILE 3 MILE 5 MILE

\$68,302 \$72,396 \$88,407

MEDIAN AGE



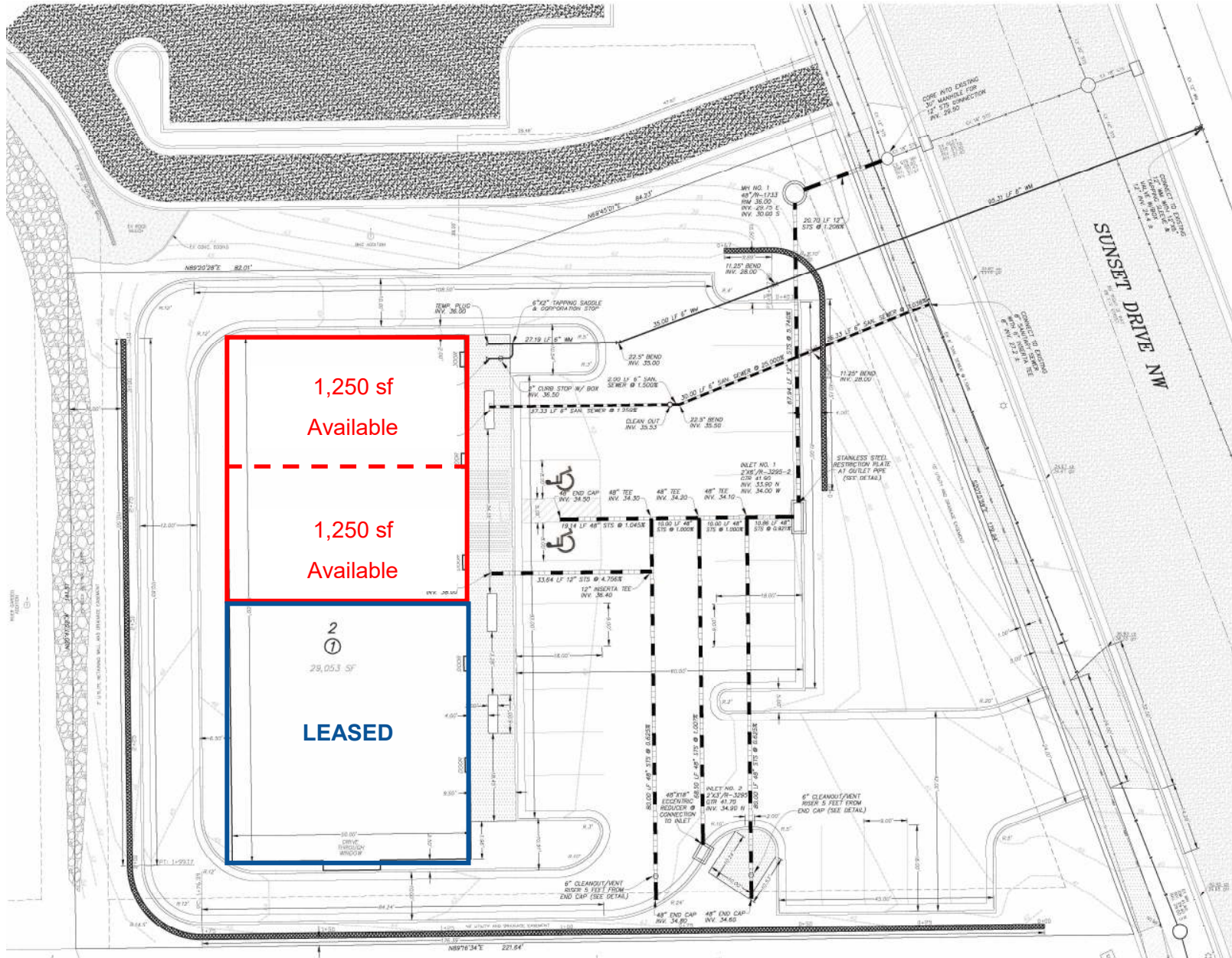
1 MILE 3 MILE 5 MILE

47.9 39.8 39.3



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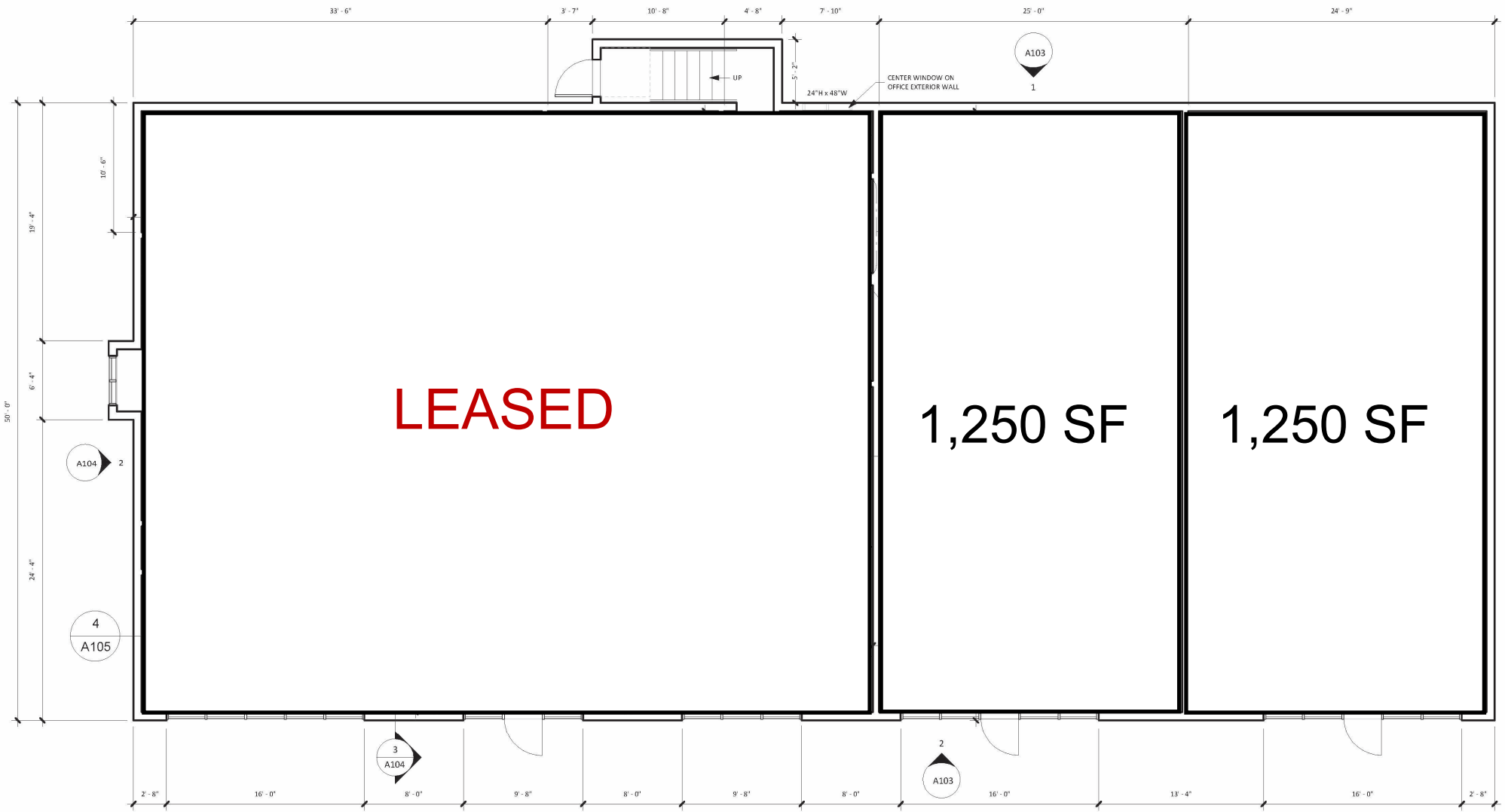
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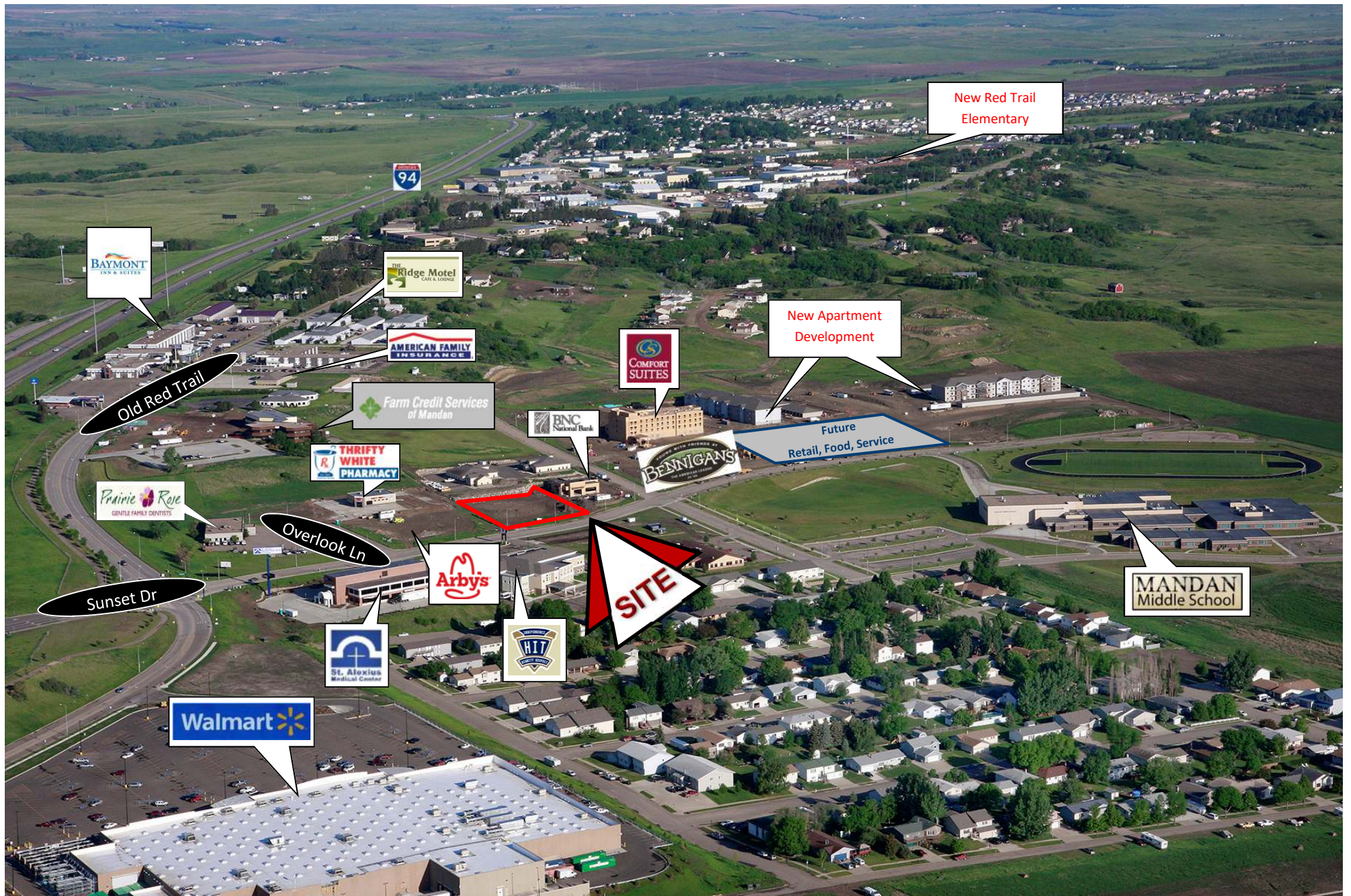
1 FLOOR PLAN
1/8" = 1'-0"



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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.

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