

Service / Office / Retail near Kirkwood Mall

716 E Bowen Ave - Bismarck, ND

1,600 sf - \$2,500 Mo.



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Executive Summary for Lease

Address:	716 E Bowen Ave - Bismarck, ND 58501
Lease Term:	Minimum 3 Year
Approximate SF:	1,600 sf
Parking:	Front Door Parking
Tenant Responsibilities:	Gas & Electricity, Janitorial, Tenant Business Insurance
Landlord Responsibilities:	Water, Garbage Removal, Snow Removal, Taxes & Insurance, Exterior Building Insurance

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: \$18.75 psf / \$2,500 Mo

- Large Display Windows
- Front Door Parking
- Convenient to Downtown, Kirkwood Mall, Event Center, and Medical District
- High Visibility
- Great Signage Opportunity
- Minimum 3 Yr. Lease
- Sign Box will be provided by owner

Area Businesses:

- Bismarck Event Center
- BisMan Food Coop
- Kirkwood Mall
- Denny's Restaurant
- A&B Pizza
- Southridge Center
- Barnes & Noble
- Target
- Ace Hardware
- Petco
- Verge Fitness
- Asian Gourmet Market



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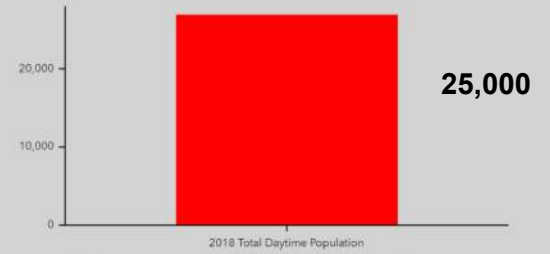
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Potential Uses:

- Retail
- Professional Services
- Office Space
- Service Businesses
- Medical

Main Ave

2018 Total 1 Mile Daytime Population



An aerial map of a commercial district in Bismarck, North Dakota. The map shows a grid of streets including E Front Ave, E Sweet Ave, E Bowen Ave, S 3rd St, S 5th St, S 7th St, S 8th St, S 9th St, and S 11th St. A red star marks the 'SITE' at the intersection of Bowen Ave and S 7th St. A white box with a red border indicates a volume of 13,240 VPD at this location. The map is overlaid with numerous logos for local businesses and institutions, including:

- Top Left:** TACO JOHN'S, BUFFALO WILD WINGS, Ground Round, SUBWAY, Applebee's, cricket wireless, Plains Commerce Bank, Starbucks, BNC National Bank.
- Center:** BISMARCK EVENT CENTER, Kirkwood Mall.
- Bottom Center:** JCPenney, Ashley HomeStore, Justice, GNC, Target, Carter's, Oshkosh, Chico's, Hallmark, American Eagle, Petco, Scheels, H&M, Kids Pub.
- Right Side:** The Bismarck Tribune, A&B PIZZA, FOOD, Denny's, UPS, ARABLE, NATIONWIDE VISION, JESPERSON ON THODONICS, AT&T, Direct Travel, OneMain Financial, Hair Concepts, Professional NAILS, WHICH WICH? SUPERIOR SANDWICHES, MIDCO, H&R BLOCK, BARNES & NOBLE, DAKOTA COMMUNITY BANK, ACE Hardware, PARTY AMERICA, Firestone.



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DANIEL COMPANIES

The Leader in Commercial Real Estate



Bill Daniel
CCIM, Broker

701.220.2455
Bill@DanielCompanies.com



Kyle Holwagner
CCIM, SIOR

701.400.5373
Kyle@DanielCompanies.com



Taylor Daniel
Commercial REALTOR®

701.391.4262
Taylor@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.