

# Professional / Retail Downtown Mandan

114 2nd Ave NW - Mandan, ND

\$14.00 psf Full Service Less Janitorial



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## Executive Summary for Lease

<b>Address:</b>	114 2nd Ave NW - Mandan, ND 58554
<b>Lease Term:</b>	3 Year Minimum
<b>Lease Rate:</b>	\$14.00 psf Full Service
<b>Approximate SF:</b>	1,750 sf
<b>Parking:</b>	Off Street
<b>Tenant Responsibilities:</b>	Janitorial
<b>Landlord Responsibilities:</b>	Utilities, Interior Maintenance, Snow Removal, Parking Lot, Exterior Maintenance

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.

## Property Highlights

- Just off Main Street
- Ample Parking
- Shared Restrooms
- Renaissance Zone income tax exemption may be applicable.



### 2018 POPULATION



1 MILE	3 MILE	5 MILE
11,292	19,012	48,287

### AVERAGE HH INCOME



1 MILE	3 MILE	5 MILE
\$64,242	\$74,247	\$86,113

### MEDIAN AGE



1 MILE	3 MILE	5 MILE
39.5	38.8	39.6



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**Bill Daniel**  
CCIM, Broker

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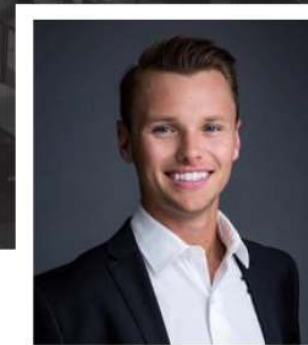
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

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