

Retail Space by South Walmart

2706 Rock Island Place - Bismarck, ND

1,800 sf @ \$21.50 psf NNN (Est. NNN \$4.75 psf)



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

DanielCompanies.com

Executive Summary for Lease

Address:	2706 Rock Island Place Suite 2
City State Zip:	Bismarck, ND 58504
Date Available:	Immediate
Lease Term:	3 Year Minimum
Lease Rate:	\$21.50 psf NNN / \$3,225 mo.
Approximate SF:	1,800 sf
Parking:	On-site and front door
Tenant Responsibilities:	NNN Cost Estimated at \$4.75 psf
Landlord Responsibilities:	Structural, 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.

Property Highlights

High Visibility - Great Signage
Great Location South Bismarck
Ample Parking
High Traffic Count - Expressway Visibility
Easy access to Kirkwood Mall Retail Corridor
Walmart / Sam's Club Outparcel Next to Taco Bell
Large Store Front
Interior Space Build out: (1) ADA Bathroom, (1) Office, Show Room, Shipping and Receiving Area.



2018 POPULATION



1 MILE	3 MILE	5 MILE
2,537	45,595	87,391

AVERAGE HH INCOME



1 MILE	3 MILE	5 MILE
\$51,416	\$70,708	\$80,571

MEDIAN AGE



1 MILE	3 MILE	5 MILE
34.1	39.0	38.4



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

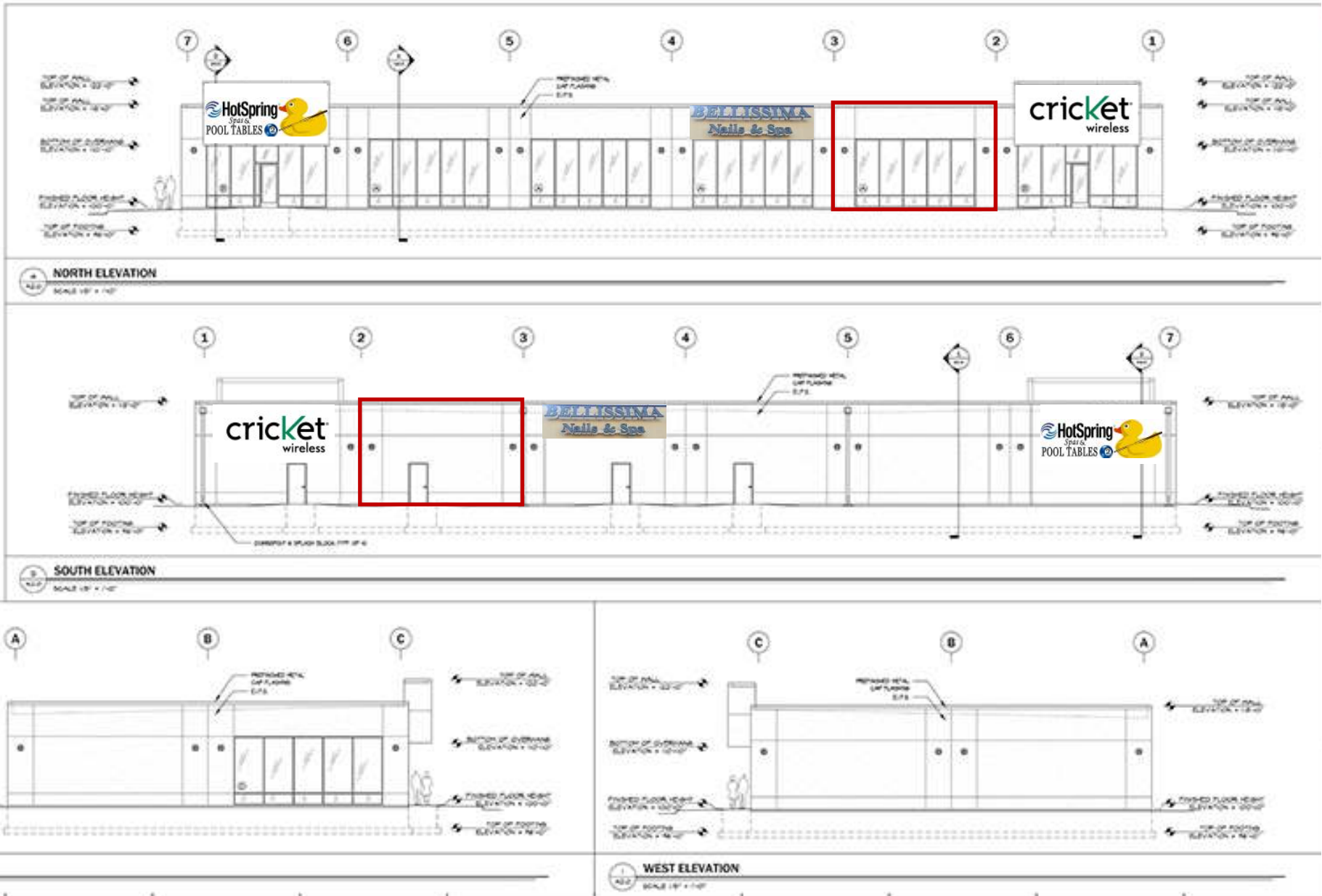


Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

DanielCompanies.com

Building Layout







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.