# **Arrowhead Plaza Outlot** 220 E Boulevard Ave - Bismarck, ND 1,568 sf - \$16.00 psf + Utilities and CAM



Executive Summary for Lease					
Address:	220 E Boulevard Ave - Bismarck, ND				
Property Name:	Arrowhead Plaza Outlot				
Lease Term:	5 Year Minimum				
Approximate SF:	1,568 sf				
Lease Rate:	\$16.00 psf + Utilities and CAM				
Parking:	Ample surface parking				
Tenant Responsibilities	Base rent, utilities, CAM, annual property taxes, and buildout				
Landlord Responsibilities	Building structure, roof, and building insurance				
Estimated CAM:	.70¢ psf				

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.

### **WALK SCORE**

72

220 E Boulevard Ave. has a walk score of 72 out of 100. Very walkable. Most errands can be accomplished on foot.

2018 POPULATION				BUSINESSES		
1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	
13,316	71,017	93,195	1,226	4,191	4,905	
	IME POPU		1 MILE	EMPLOYE		
25,231	85,532	102,040	19,271	62,532	70,139	

## \$16.00 psf / \$2,091 Mo.

### + Utilities & CAM

- Landlord will financially assist with improvements to shop floor and rooftop HVAC unit!
- Across street from St. Mary's Middle School
- 1 block away from State Capitol Grounds
- Blocks away from Downtown
- 12,930 VPD at 3rd & Boulevard intersection

### Possible Uses Include:

- Coffee
- Food
- Retail
- Other

\*Maximum 20 restaurant seats

### **Join NEW Tenant:**













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**Join NEW Tenant:** 

FAMILY® DOLLAR



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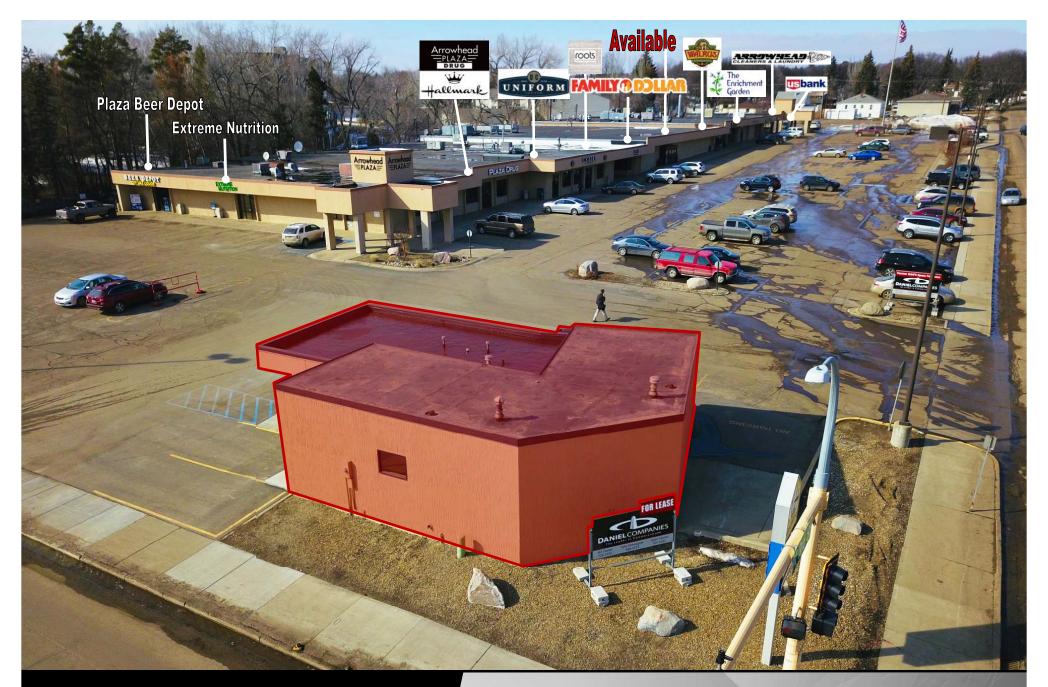




















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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.