



Taylor Daniel | Vice President Commercial Realtor®

Taylor@DanielCompanies.com

DanielCompanies.com

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	
;;;;		ME POPU			1 MILE	EMPLOYEI	1	
	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:





Taylor Daniel | Vice President

Commercial Realtor®

<u>Taylor@DanielCompanies.com</u>





Taylor Daniel | Vice President Commercial Realtor® Taylor@DanielCompanies.com

DanielCompanies.com





\$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 High 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:

FAMILY® DOLLAR



Taylor Daniel | Vice President Commercial Realtor® Taylor@DanielCompanies.com

* Landlord will financially assist with improvements to shop floor and rooftop HVAC Unit!



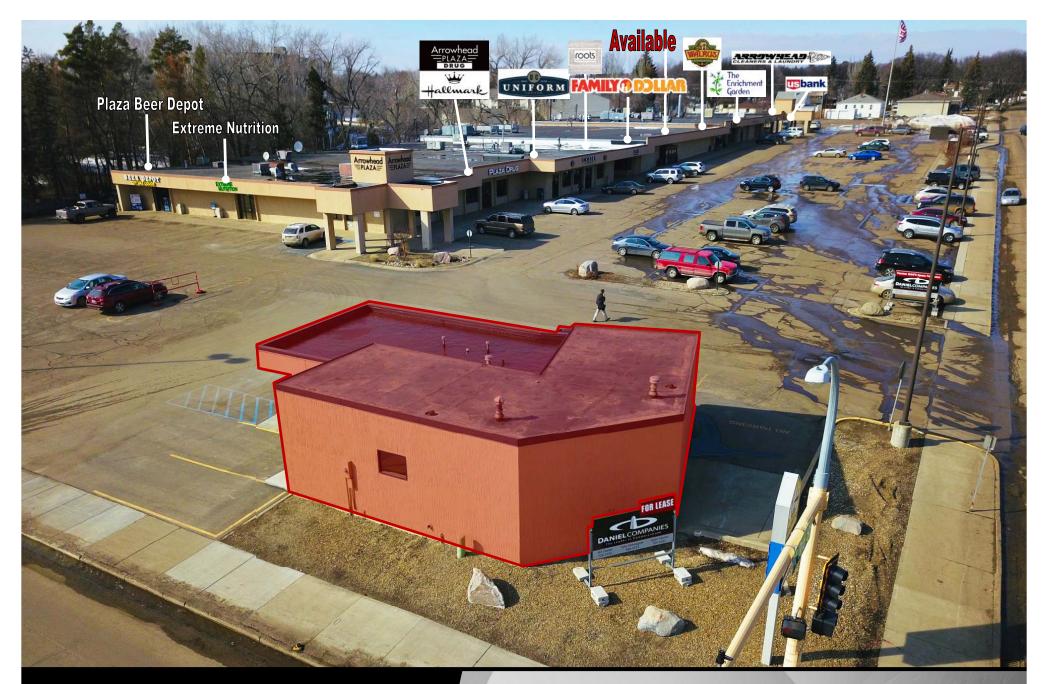








Taylor Daniel | Vice President Commercial Realtor® Taylor@DanielCompanies.com





Taylor Daniel | Vice President Commercial Realtor® Taylor@DanielCompanies.com





Taylor Daniel | Vice President

Commercial Realtor®

Taylor@DanielCompanies.com

DanielCompanies.com



Bill Daniel, CCIM | President Commercial Broker

701.220.2455 Bill@DanielCompanies.com Taylor Daniel | Vice President 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.