

Arrowhead Plaza Outlot

220 E Boulevard Ave - Bismarck, ND

1,568 sf - \$16.00 psf + Utilities and CAM



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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.



2020 POPULATION

1 MILE | 3 MILES | 5 MILES

12,691 | 63,973 | 92,189



DAYTIME POPULATION

1 MILE | 3 MILES | 5 MILES

23,939 | 76,418 | 99,545



BUSINESSES

1 MILE | 3 MILES | 5 MILES

1,343 | 3,868 | 4,870



EMPLOYEES

1 MILE | 3 MILES | 5 MILES

21,097 | 56,887 | 69,026

\$16.00 psf / \$2,182 Mo.

+ Utilities

- 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:

FAMILY DOLLAR



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12,930
VPD

St.
Mary's
MS



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BISMARCK PARKS AND RECREATION DISTRICT
Est. 1927

Tom O'Leary & VFW
All Seasons Arena

Washington St

17,550 VPD

15,990 VPD

Boulevard Ave

SITE

usbank

ARROWHEAD
CLEANERS & LAUNDRY

WALKUS
RESTAURANT

FAMILY DOLLAR

UNIFORM
CENTER

Arrowhead
PLAZA
DRUG

12,930 VPD

ST. MARY'S
CENTRAL HIGH SCHOOL

4th St

8,155 VPD

5 Blocks from
Downtown

9,985 VPD



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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.

Powerful Team. Powerful Process. Powerful Results.