

CVS Outparcel Development

1,000 sf - 2,000 sf

AVAILABLE

LEASED

Calgary Ave.



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

Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

DanielCompanies.com

Executive Summary for Lease

Address:	3530 N 14th Street - Bismarck, ND
Date Available:	Available Now
Lease Term:	5 Year Minimum
Lease Rate:	\$23.00 psf / \$3,833 mo.
Approximate SF:	2,000 sf
Parking:	On-Site
Tenant Responsibilities:	Base Rent, CAM + Utilities
Landlord Responsibilities:	Building Structure and Roof
Estimated CAM:	\$6.00 psf Fixed CAM

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.

Executive Summary for Lease

Address:	3500 N 14th Street - Bismarck, ND
Date Available:	Available Now
Lease Term:	5 Year Minimum
Lease Rate:	\$23.00 psf / \$3,833 mo.
Approximate SF:	1,700 sf
Parking:	On-Site
Tenant Responsibilities:	Base Rent, CAM + Utilities
Landlord Responsibilities:	Building Structure and Roof
Estimated CAM:	\$6.00 psf Fixed CAM

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VEHICLES PER DAY 28,050



	1 MILES	3 MILES	5 MILES
 8,626 56,475 83,400 2019 POPULATION			
 12,410 66,283 95,746 DAYTIME POPULATION			
 576 3,123 4,755 BUSINESSES			
 9,535 48,607 67,922 EMPLOYEES			
 \$68,948 \$78,861 \$79,385 HOUSEHOLD INCOME			



Lease Highlights:

- ◆ \$23 psf + \$6 CAM
- ◆ 1,000 - 2,000 sf available
- ◆ "Vanilla Shell" delivery (ask for details)
- ◆ 5 Year Minimum Term
- ◆ On same corner lot as CVS Pharmacy
- ◆ On Bismarck's highest density retail, food, and service thoroughfare
- ◆ Over 28,000 VPD through the intersection of State St. & Calgary Ave.
- ◆ Great Signage Opportunity

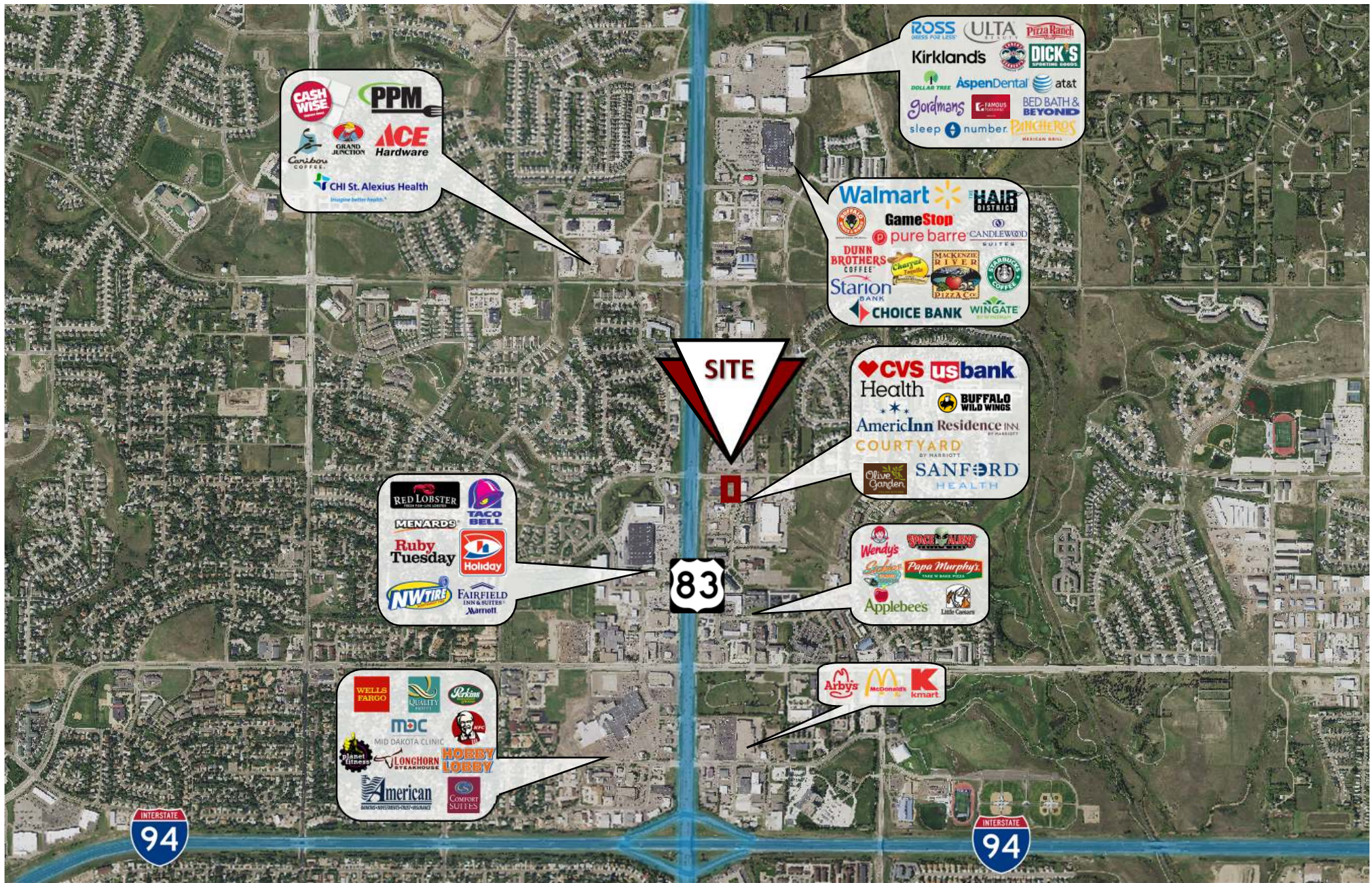
** All pictures taken June 1, 2019*



PPM

Century Ave.

Century Ave.





DANIEL COMPANIES

The Leader in Commercial Real Estate



**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.

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