

CVS Outparcel Development

1,000 sf - 2,000 sf

AVAILABLE

LEASED

Calgary Ave.



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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/\$2,417 mo or \$4,834 mo
Approximate SF:	1,000 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.

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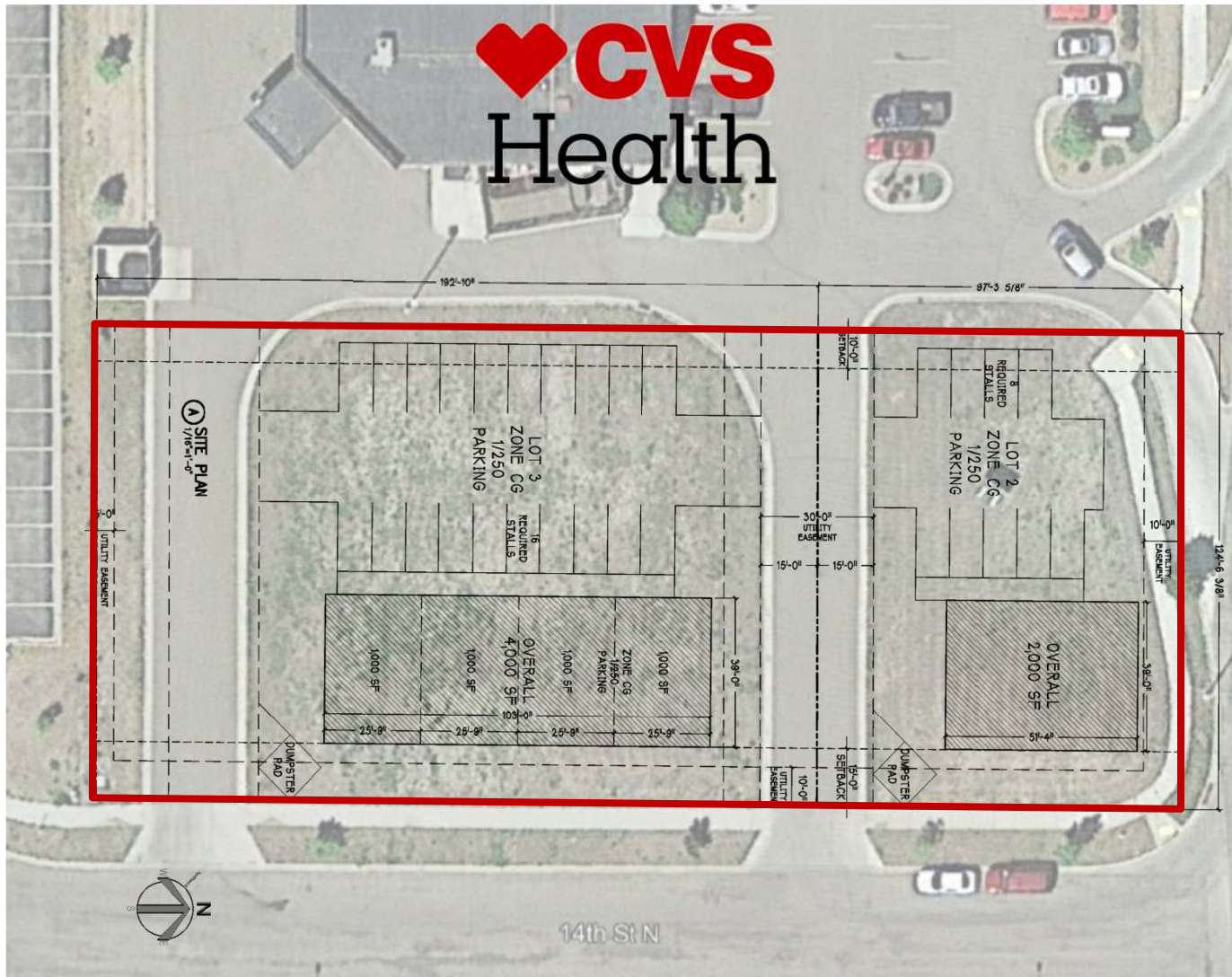


**VEHICLES PER
DAY
28,050**



	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			

Site Plan



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

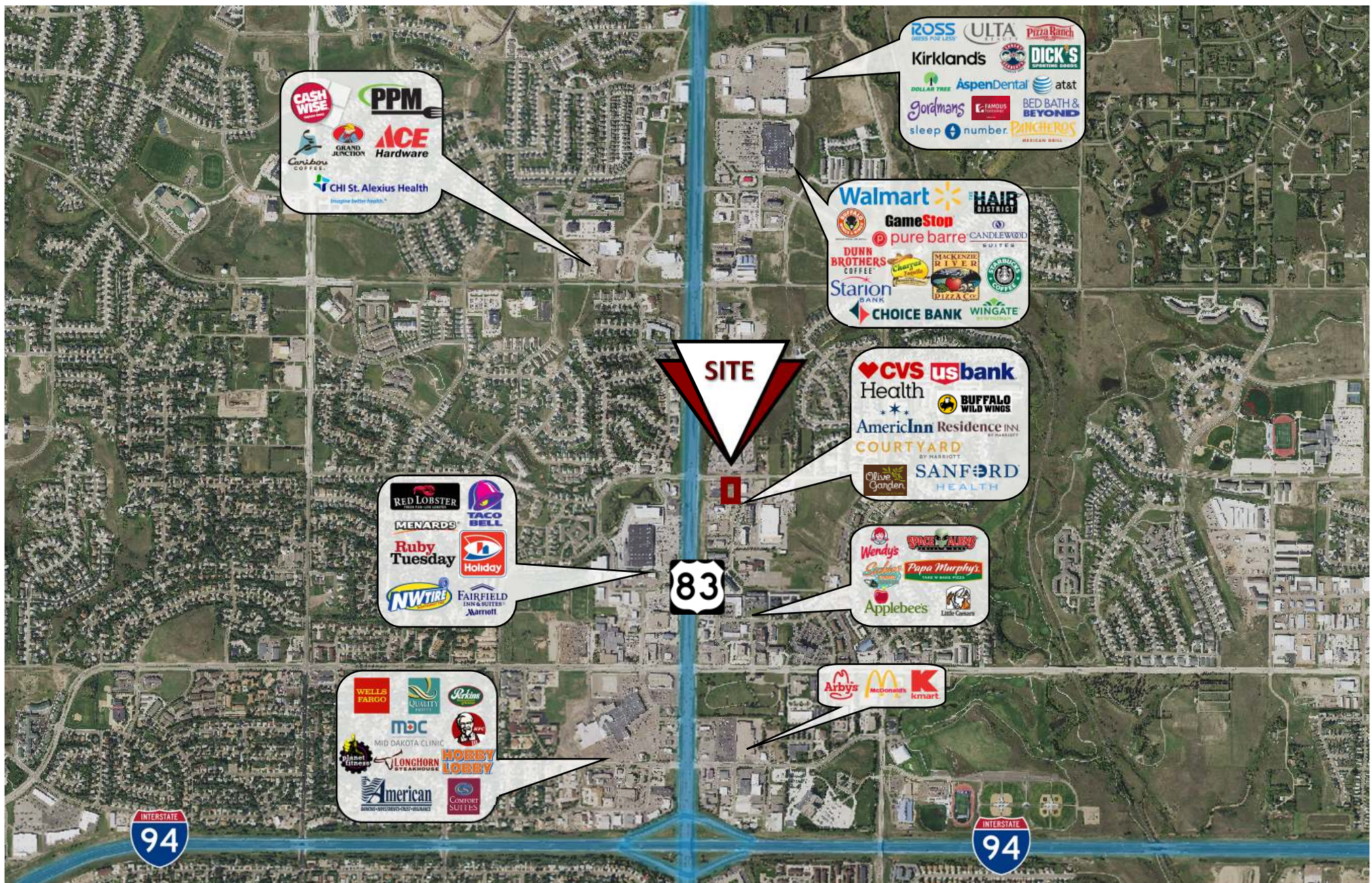


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