

# CVS Outparcel Development

1,000 sf - 6,000 sf



**DANIEL COMPANIES**  
The Leader in Commercial Real Estate

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## Executive Summary for Lease

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

<b>Address:</b>	3500 N 14th Street - Bismarck, ND
<b>Date Available:</b>	Available Now
<b>Lease Term:</b>	5 Year Minimum
<b>Lease Rate:</b>	\$20.00 psf / \$6,667 mo.
<b>Approximate SF:</b>	1,000 - 4,000 sf
<b>Parking:</b>	On-Site
<b>Tenant Responsibilities:</b>	Base Rent, CAM + Utilities
<b>Landlord Responsibilities:</b>	Building Structure and Roof
<b>Estimated CAM:</b>	\$6.00 psf Fixed CAM

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## VEHICLES PER DAY

# 28,050



	1 MILES	3 MILES	5 MILES
	8,655	57,801	85,457
2018 POPULATION			
	12,329	66,281	95,935
DAYTIME POPULATION			
	558	3,030	4,623
BUSINESSES			
	9,400	48,195	67,744
EMPLOYEES			
	\$75,463	\$81,252	\$82,779
HOUSEHOLD INCOME			



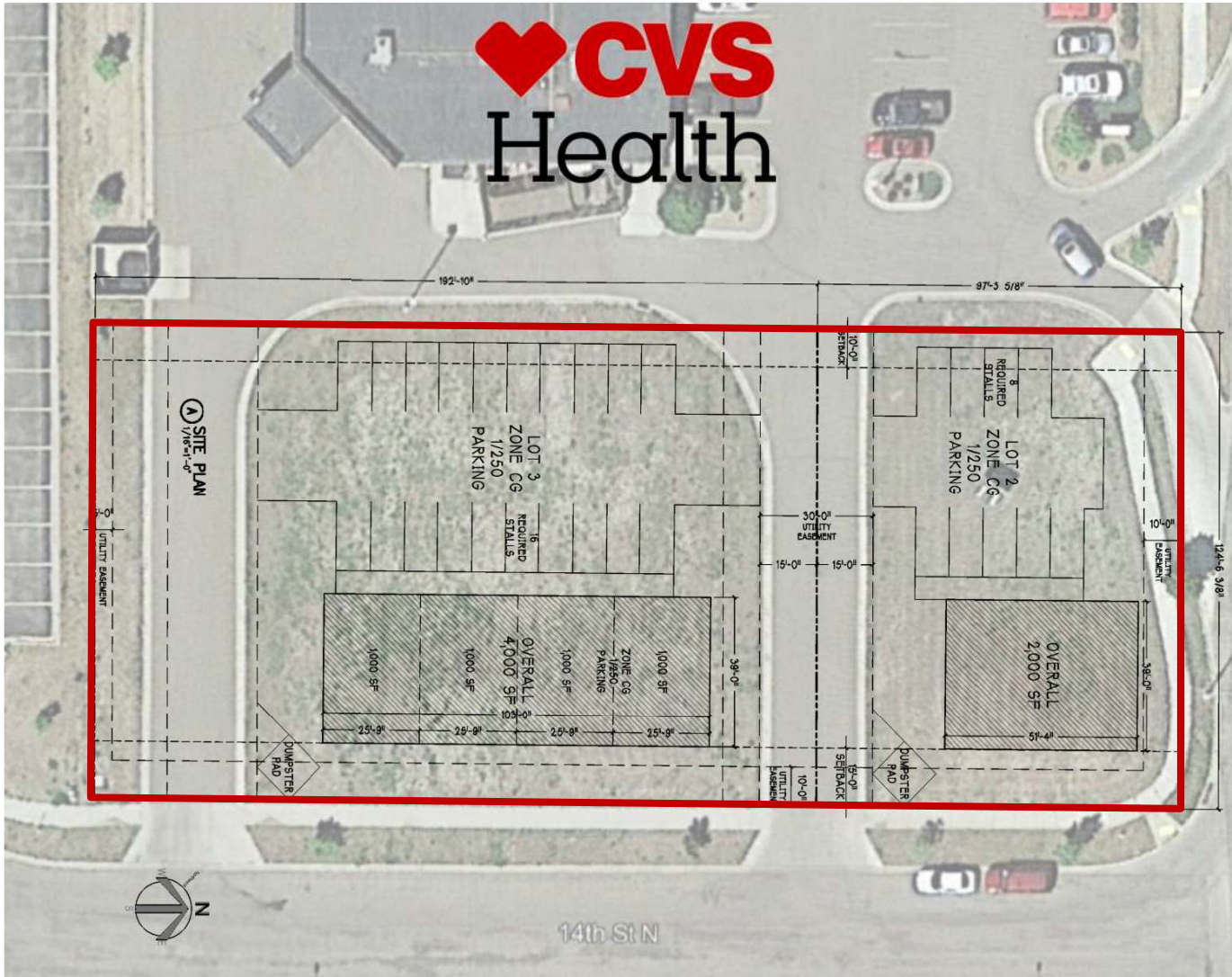
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# Site Plan



## Lease Highlights:

- \$20 - \$23 psf + \$6 CAM
- 1,000 - 6,000 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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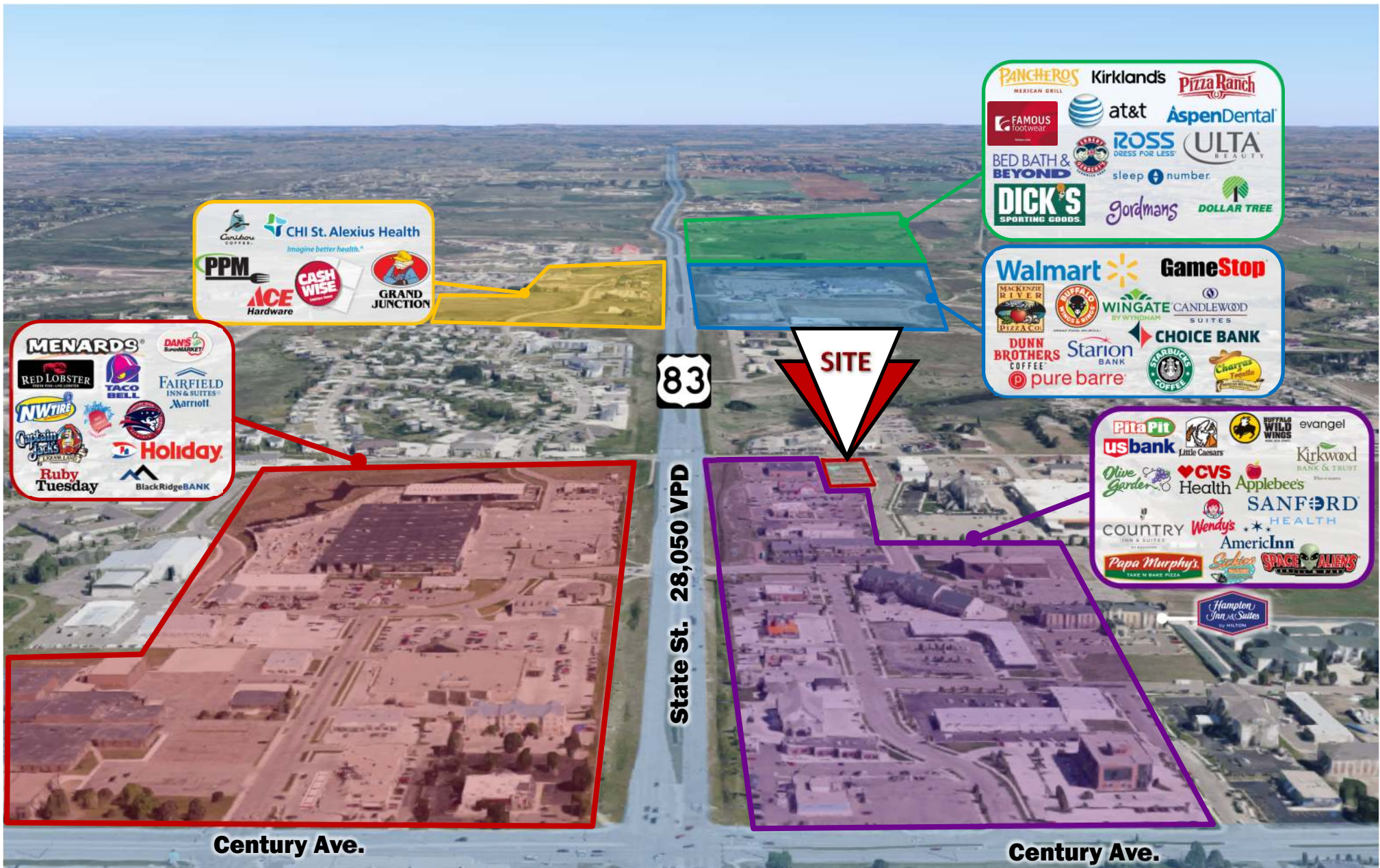


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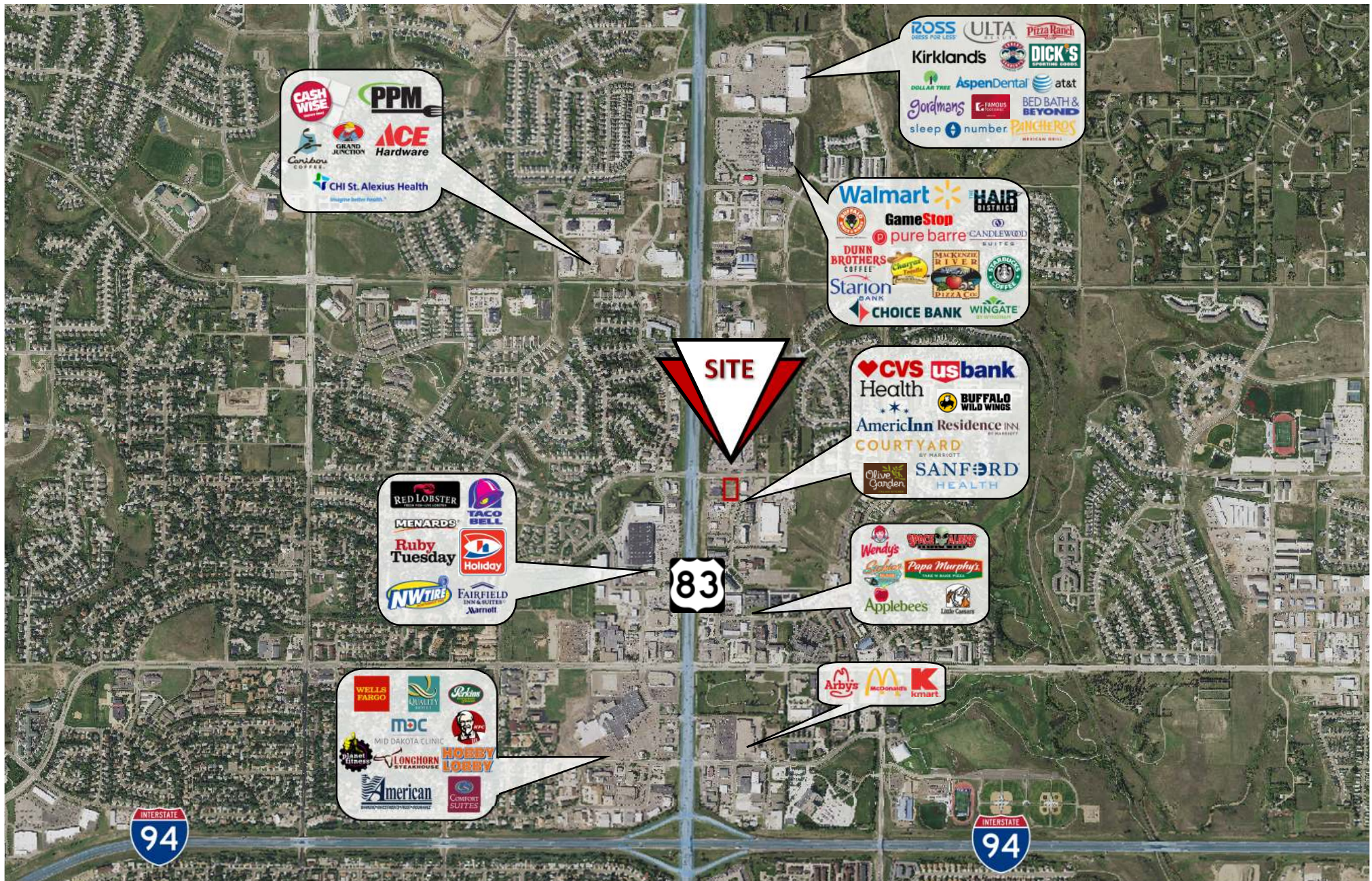
Century Ave.

Century Ave.

83

State St. 28,050 VPD

SITE



**CASH WISE**  
**PPM**  
**ACE Hardware**  
 Carbon Copy  
 GRAND JUNCTION  
**CHI St. Alexius Health**  
 Imagine better health.

**ROSS** (GOODS FOR LESS)  
**ULTA**  
**Pizza Ranch**  
**Kirklands**  
**DICK'S** SPORTING GOODS  
 DOLLAR TREE  
**AspenDental**  
 at&t  
**Gordmans**  
**FAMOUS**  
**BED BATH & BEYOND**  
 sleep number  
**PANCHEROS** MEXICAN BOWL

**Walmart**  
**GameStop**  
**HAIR DISTRICT**  
**pure barre**  
**CANDLEWOOD SUITES**  
**DUNN BROTHERS COFFEE**  
**Starion BANK**  
**CHOICE BANK**  
**WINGATE**  
**MALDEN RIVER PIZZA CO.**  
**STARBUCKS COFFEE**



**CVS Health**  
**usbank**  
**Buffalo Wild Wings**  
**AmericInn Residence INN** BY HARRISOTT  
**COURTYARD**  
**SANFORD HEALTH**  
 Olive Garden

**RED LOBSTER**  
**TACO BELL**  
**MENARDS**  
**Ruby Tuesday**  
**Holiday**  
**NW TIRE**  
**FAIRFIELD INN & SUITES** Marriott

**Wendy's**  
**WAX & ALLEN'S**  
**Papa Murphy's**  
**Applebee's**  
 Little Caesars



**Arby's**  
**McDonald's**  
**Kmart**

**WELLS FARGO**  
**QUALITY HOTELS**  
**Perkins**  
**MDC**  
**MID DAKOTA CLINIC**  
**LONGHORN STEAKHOUSE**  
**HOBBY LOBBY**  
**American**  
**CONQUEST SUITES**



  
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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.**