

CVS Outparcel Development

2,000 sf

AVAILABLE

LEASED

Calgary Ave.



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/\$4,834 mo
Approximate SF:	2,000 sf *will not subdivide
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/\$4,834 mo
Approximate SF:	1,000 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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LEASED



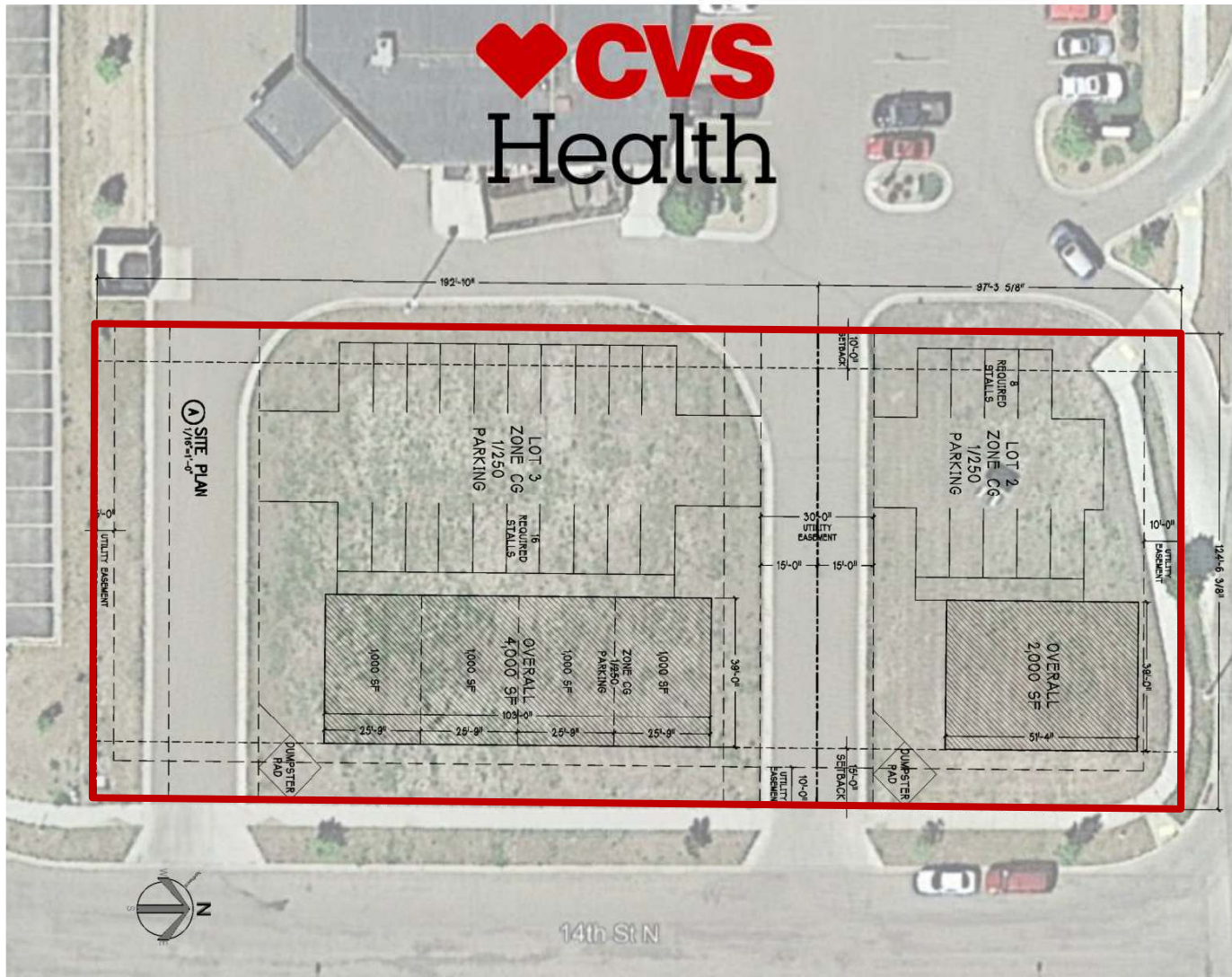


**VEHICLES PER
DAY
28,050**



	1 MILES	3 MILES	5 MILES
	8,518	56,559	83,742
2020 POPULATION			
	12,034	64,475	93,793
DAYTIME POPULATION			
	579	3,018	4,656
BUSINESSES			
	9,766	47,690	67,032
EMPLOYEES			
	\$76,521	\$86,999	\$86,980
HOUSEHOLD INCOME			

Site Plan



Lease Highlights:

- ♦ \$23 psf + \$6 CAM
 - ♦ 2,000 sf available
 - ♦ Space can not be subdivided
 - ♦ "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*

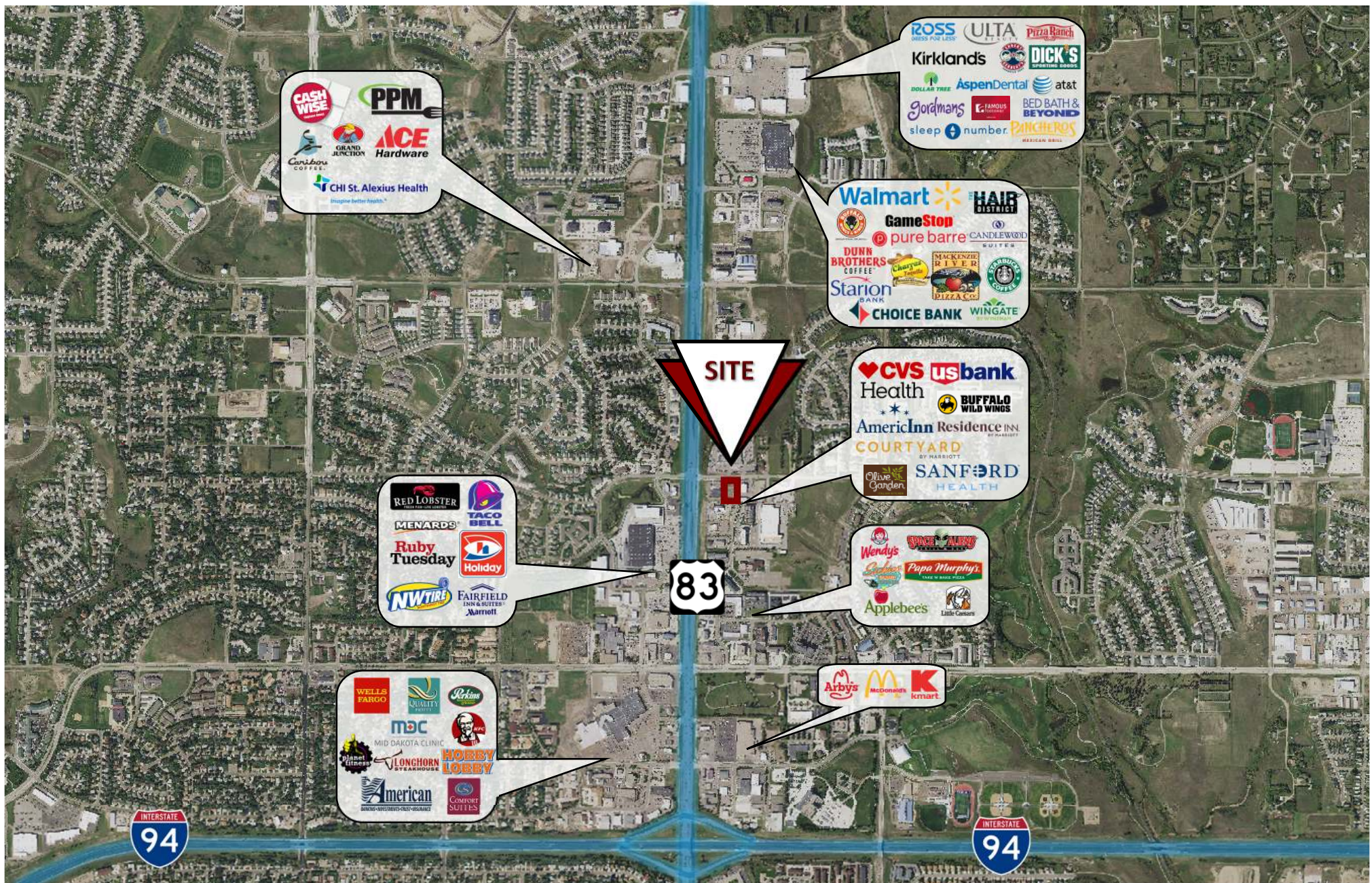


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