

CVS Outparcel Development

1,000 sf - 6,000 sf

Calgary Ave.



DANIEL COMPANIES
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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 / \$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:	\$20.00 psf / \$6,667 mo.
Approximate SF:	1,000 - 4,000 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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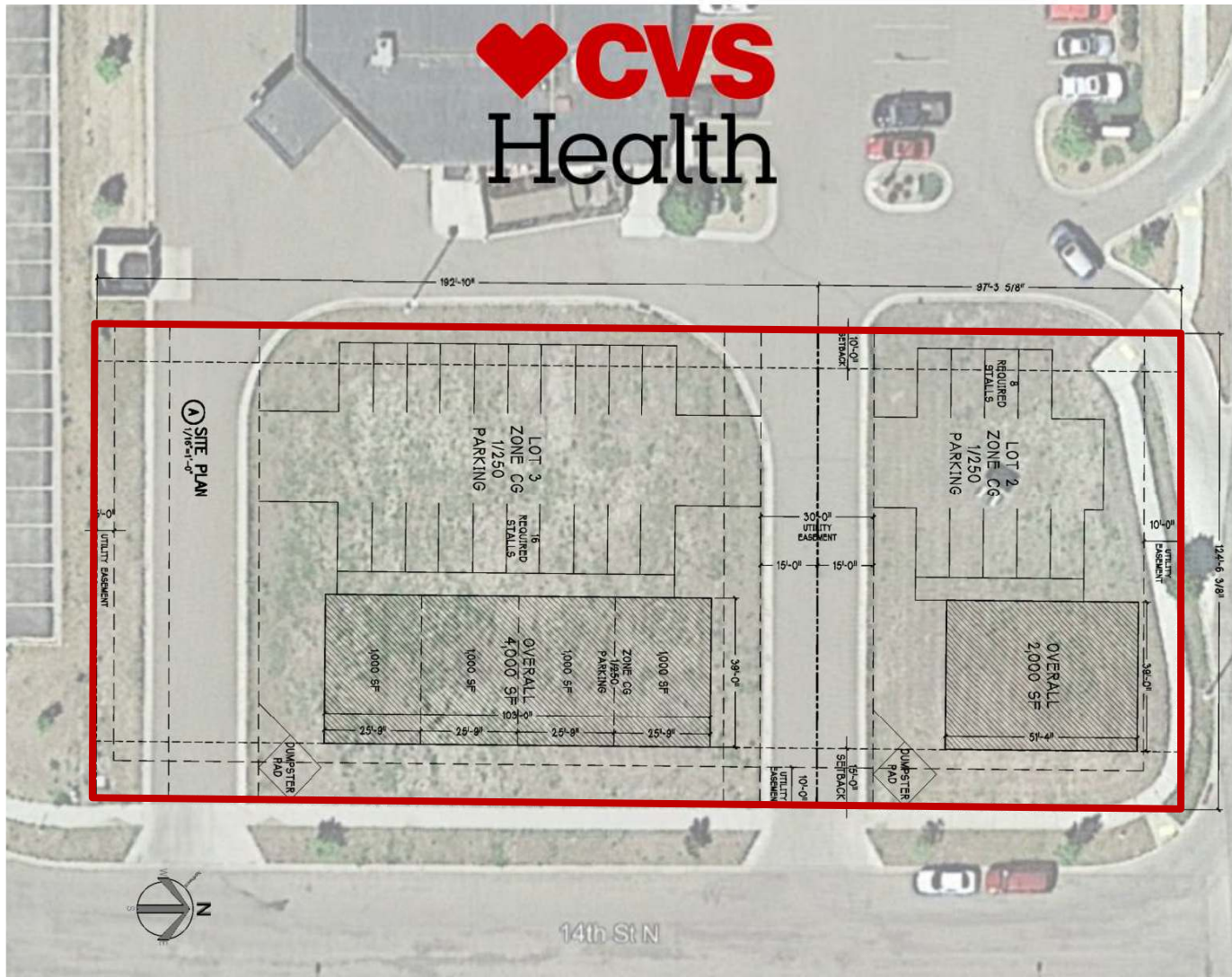


**VEHICLES PER
DAY
28,050**



	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:

- ♦ \$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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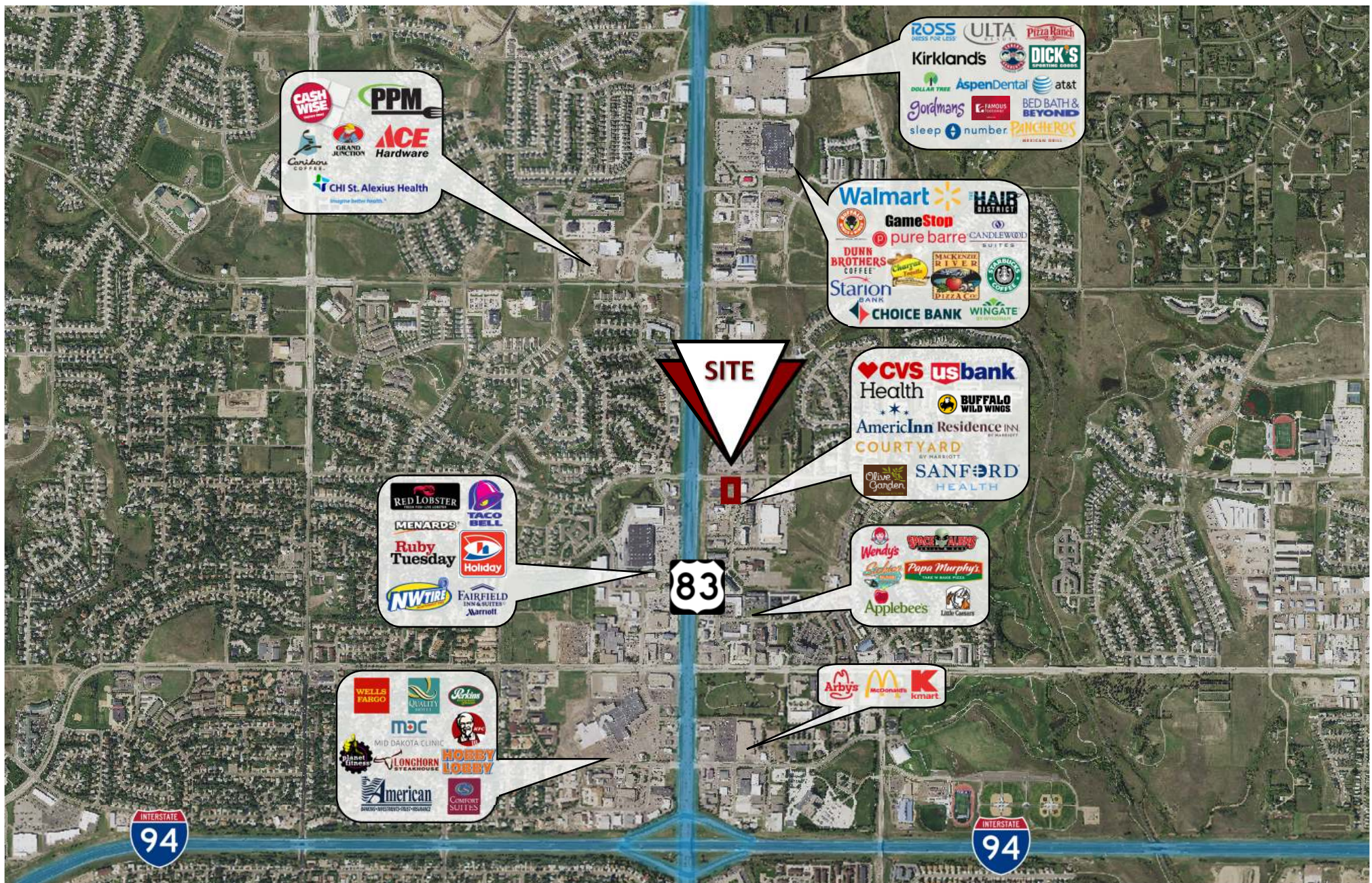


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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity.
They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.