

Prime Retail Location NW Bismarck

1515 Burnt Boat Dr - Bismarck, ND

2,100 sf - \$22.00 psf / \$3,850 Mo. + CAM

TENANT SIGNAGE

**ROCK 3D
GAMES**

The UPS Store

Crash



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The Leader in Commercial Real Estate

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Executive Summary for Lease

Address:	1515 Burnt Boat Dr - Bismarck, ND
Date Available:	Available Now
Lease Rate:	\$22.00 psf / \$3,850 mo. + CAM
Lease Term:	5 Year Minimum
Approximate SF:	2,100 sf
Parking:	Front Door and On-Site
Tenant Responsibilities:	Base Rent, CAM, & Utilities
Landlord Responsibilities:	Building Structure and Roof
Estimated CAM/NNN:	\$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.

\$22.00 psf + \$6.00 psf CAM

- Great Demographic Retail Area
- Easy access to and from I-94
- High traffic area
- Next to frequent drop-off traffic flow of the UPS Store
- Right next to Lowe's, PetSmart, Best Buy, Kohls, and McDonalds
- Open floor plan
- Private bathroom
- Great tenant mix

Potential Uses:

(No Food Uses)

- Service Business
- Spa / Wellness
- Fitness
- Retail
- Salon
- Clinic / Medical
- Professional Office
- Entertainment
- Other



DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
7,173	67,427	108,714



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$85,503	\$76,667	\$77,571



2018 POPULATION

1 MILES	3 MILES	5 MILES
7,6329	54,832	99,569



EMPLOYEES

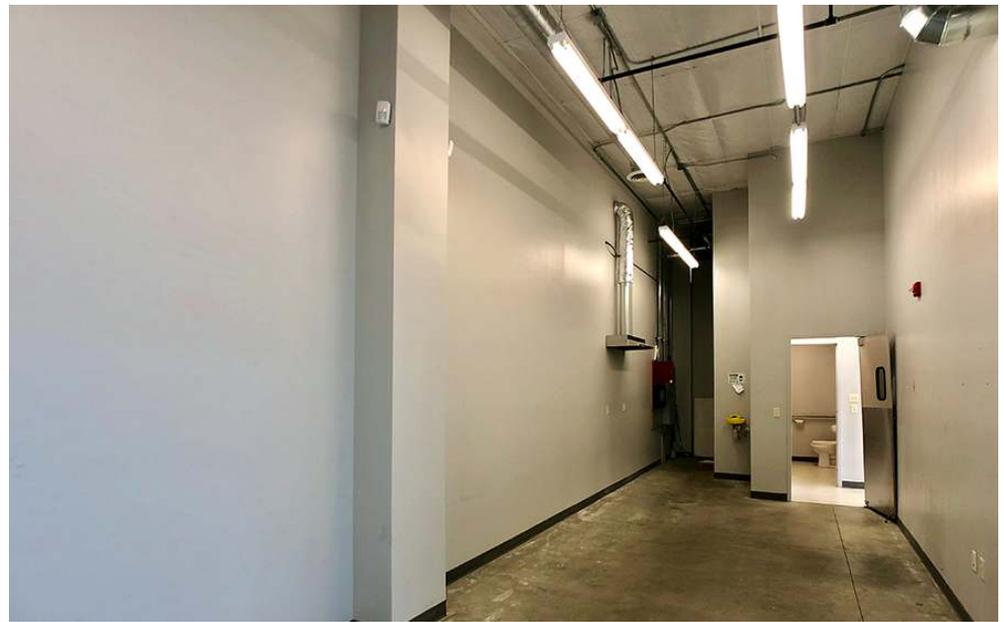
1 MILES	3 MILES	5 MILES
4,287	47,330	72,227



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- - MDU Resources Campus
- Hampton Inn & Suites
- Johnny Carinos
- Country West
- Cracker Barrel
- Dollar Tree
- Shoe Carnival
- Lane Bryant
- Dress Barn
- Complete Nutrition
- Verizon
- Taco John's
- Subway
- David's Bridal
- Eckroth Music
- Old Navy
- Kobe's Japanese Restaurant
- Bismarck Mandan Chamber of Commerce
- Proximal 50 & City Brew Coffee
- Pacific Sound
- Bismarck State College
- Eide Bailey

Immediate Area Business & Traffic Generators

- Bismarck Community Bowl
- MDU Resources Campus (Fortune 600 Company)
- Bismarck State College Campus (Est. 4,000 Students)
- Eye Center of the Dakotas
- Stadium / Lodge Bar & Grill
- Warford Orthodontics
- Capital Credit Union
- Gate City Bank
- Captain Jack's Liquor
- Kohl's
- Shell C-Store
- Lowe's
- McDonalds
- Texas Roadhouse
- Starbucks
- TJ Maxx
- Men's Warehouse
- Best Buy
- Bismarck Mandan Convention & Visitors Bureau



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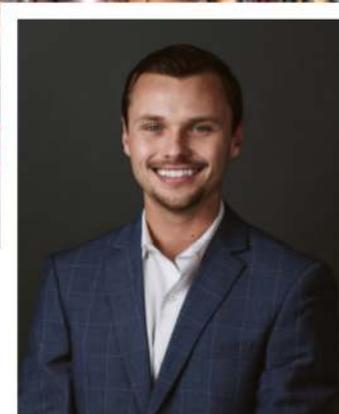
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.