

# Prime Retail Location NW Bismarck

1515 Burnt Boat Dr - Bismarck, ND

2,100 sf - \$19.00 psf / \$3,325 Mo. + CAM

**TENANT SIGNAGE**



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## Executive Summary for Lease

Address:	1515 Burnt Boat Dr - Bismarck, ND
Date Available:	Available Now
Lease Rate:	\$19.00 psf / \$3,325 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.



### DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
6,633	67,131	108,106



### AVERAGE HOUSEHOLD

1 MILES	3 MILES	5 MILES
\$95,897	\$86,519	\$87,479



### 2019 POPULATION

1 MILES	3 MILES	5 MILES
7,329	54,832	99,569



### EMPLOYEES

1 MILES	3 MILES	5 MILES
3,913	44,260	66,514

**\$19.00 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

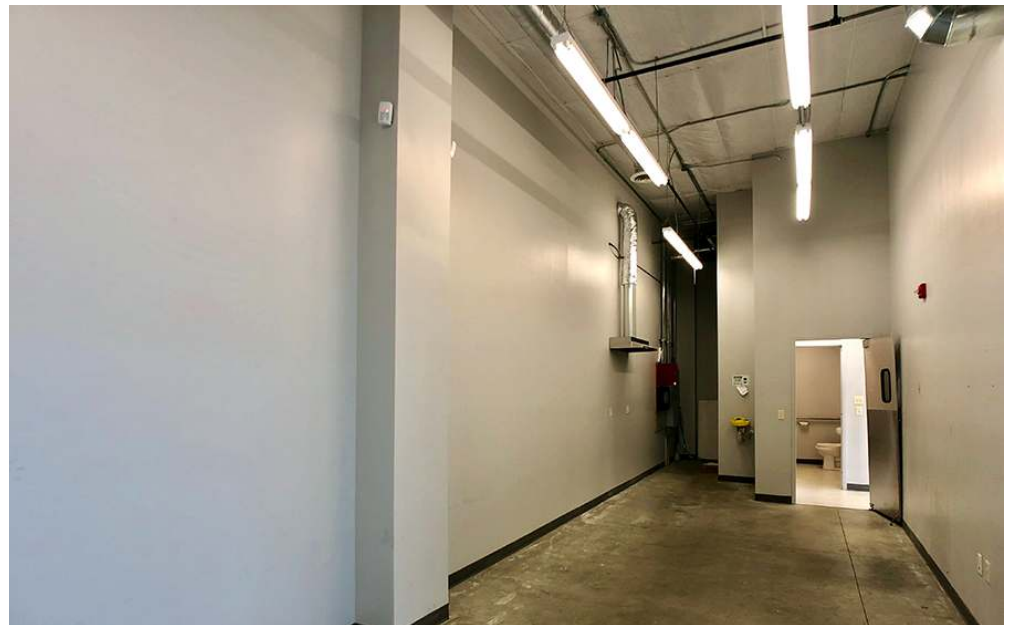


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# TENANT SIGNAGE

- Bismarck Mandan Convention & Visitors Bureau
- 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



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**DANIEL COMPANIES**  
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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.**