

Prime Downtown Street Front Space

523 E Broadway Ave - Bismarck, ND

2,376 sf - \$2,970 mo.



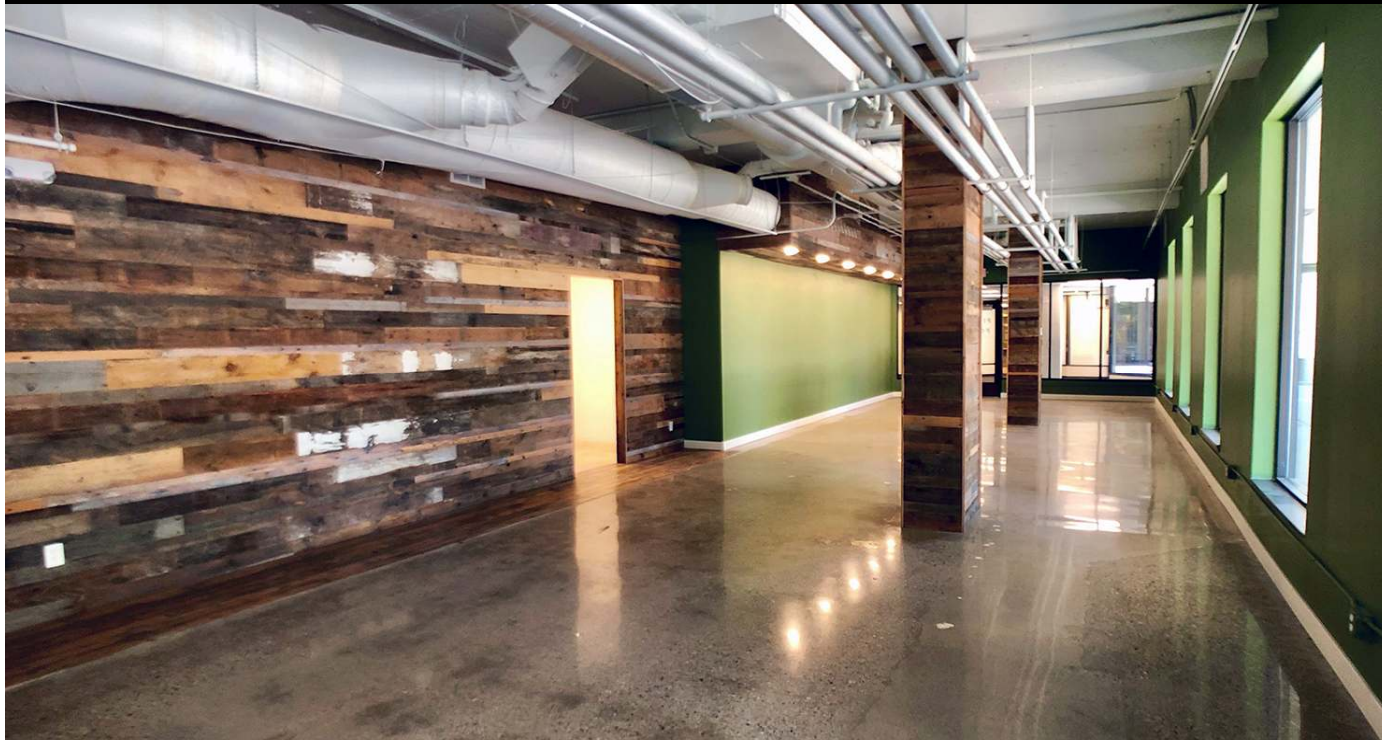
Taylor Daniel | Vice President
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Executive Summary for Lease

Address:	523 E Broadway Ave - Bismarck, ND
Date Available:	Available Now
Lease Term:	3 or 5 Years
Lease Rate:	\$15.00 psf / \$2,970 mo.
Approximate SF:	2,376 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Base Rent and Electricity

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.



523 E Broadway Ave. has a Walk Score of 83 out of 100. Very Walkable - Most errands can be accomplished on foot.

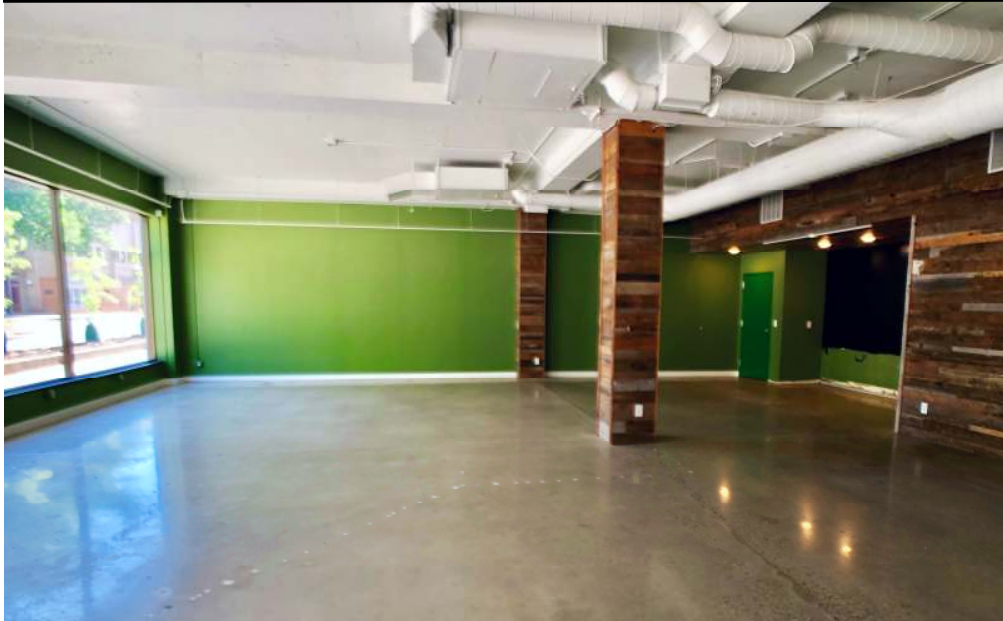
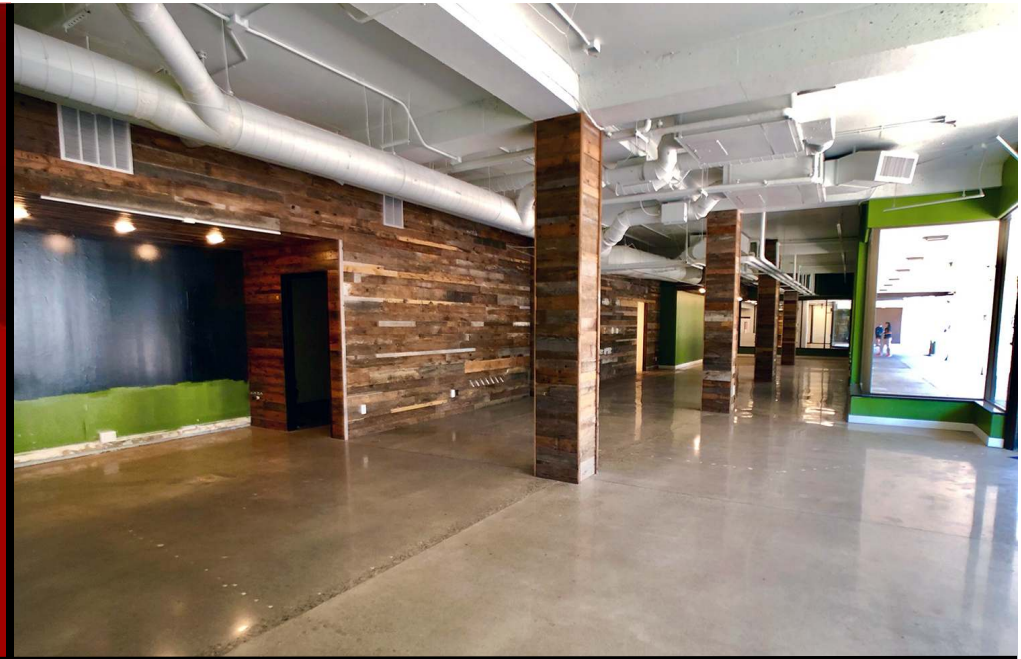
	.5 MILES	1 MILES	3 MILES
2019 POPULATION			
	2,466	13,826	64,222
DAYTIME POPULATION			
	16,436	30,134	79,051
BUSINESSES			
	853	1,543	4,031
EMPLOYEES			
	12,657	25,567	58,694
HOUSEHOLD INCOME			
	\$40,693	\$55,944	\$73,111



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- Unique woodwork interior
- Great walkability to many downtown restaurants, bars, boutiques, art galleries, banks, Bismarck Event Center & Kirkwood Mall
- 25,000+ Employees within 1 Mile
- Great Visibility and Signage Opportunity





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INC
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 BRIDAL
 THE CAPITAL
 KFYR-TV

Blatney
 ROUNDHOUSE
 LUFT
 JLG
 THE STARBUCKS ROOSTER
 DECADEALLY
 ANIMA CUCINA
 Halberstadt's MEN'S CLUBBERS
 FIRE FLOUR PIZZA
 ELBOW ROOM
 Humphreys & Jolly's

Qdoba MEXICAN GRILL
 Panera BREAD
 HU HOT MONGOLIAN GRILL
 noodles & company

crabapple
 Coffee Break
 FIRST WESTERN BANK & TRUST

BISMARCK EVENT CENTER
 Kirkwood Mall

E Broadway Ave

E Main Ave

E Front Ave

SITE

14,545 VPD

Radisson

N 3rd St.

N 5th St.

N 7th St.

Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



THE BARBER'S WIFE EST. 2015

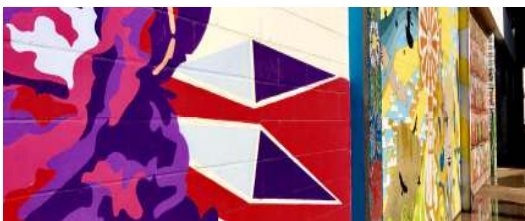


THREEFOLD



Small town. Growing city.







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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.