

# Prime Downtown Food/Drink Building

204 E Main Ave - Bismarck, ND

2,420 sf - \$3,750 mo. NNN



**Taylor Daniel | Vice President**  
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# Executive Summary for Lease

<b>Address:</b>	204 E Main Ave - Bismarck, ND
<b>Date Available:</b>	Available Now
<b>Lease Term:</b>	5 Years + Options to Extend Available
<b>Lease Rate:</b>	\$18.60 psf NNN / \$3,750 mo. NNN (NNN est. @ only \$2 psf)
<b>Approximate SF:</b>	2,420 sf Main Floor + Fully Built-Out Basement
<b>Parking:</b>	Back Door and Street Parking
<b>Tenant Responsibilities:</b>	Base Rent, Utilities, RE taxes, Building Insurance, Garbage, Snow Removal, Interior Buildout
<b>Landlord Responsibilities:</b>	Building Structure, Roof






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.



Walk Score

89

**523 E Broadway Ave.** has a Walk Score of **89** out of 100. Very Walkable - Most errands can be accomplished on foot.

	1/2 MILE	1 MILE	3 MILES
<b>2019 POPULATION</b>			
	2,460	12,727	63,129
<b>DAYTIME POPULATION</b>			
	11,671	29,139	78,701
<b>BUSINESSES</b>			
	815	1,477	3,980
<b>EMPLOYEES</b>			
	11,383	23,753	57,752
<b>HOUSEHOLD INCOME</b>			
	\$41,253	\$57,618	\$73,268



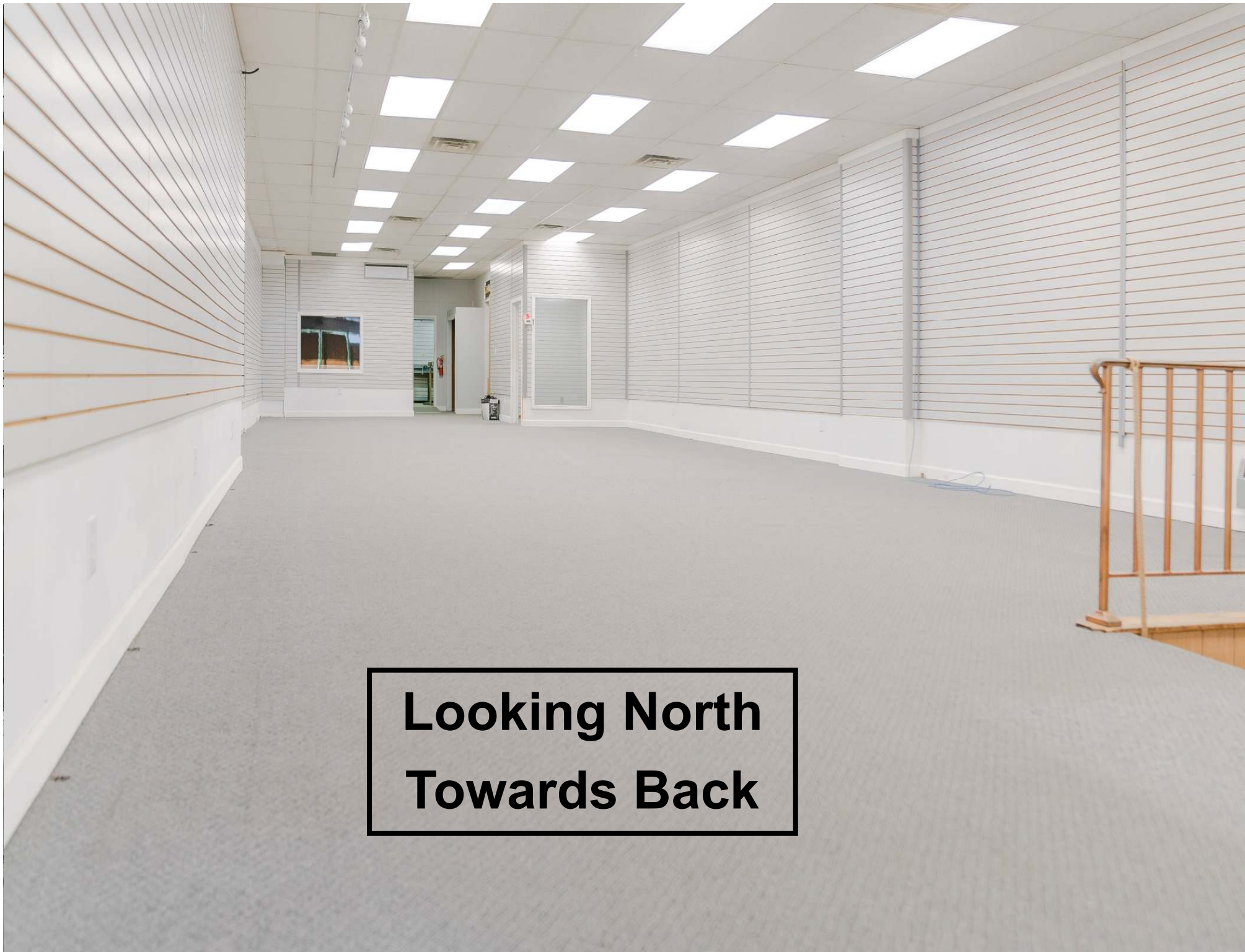
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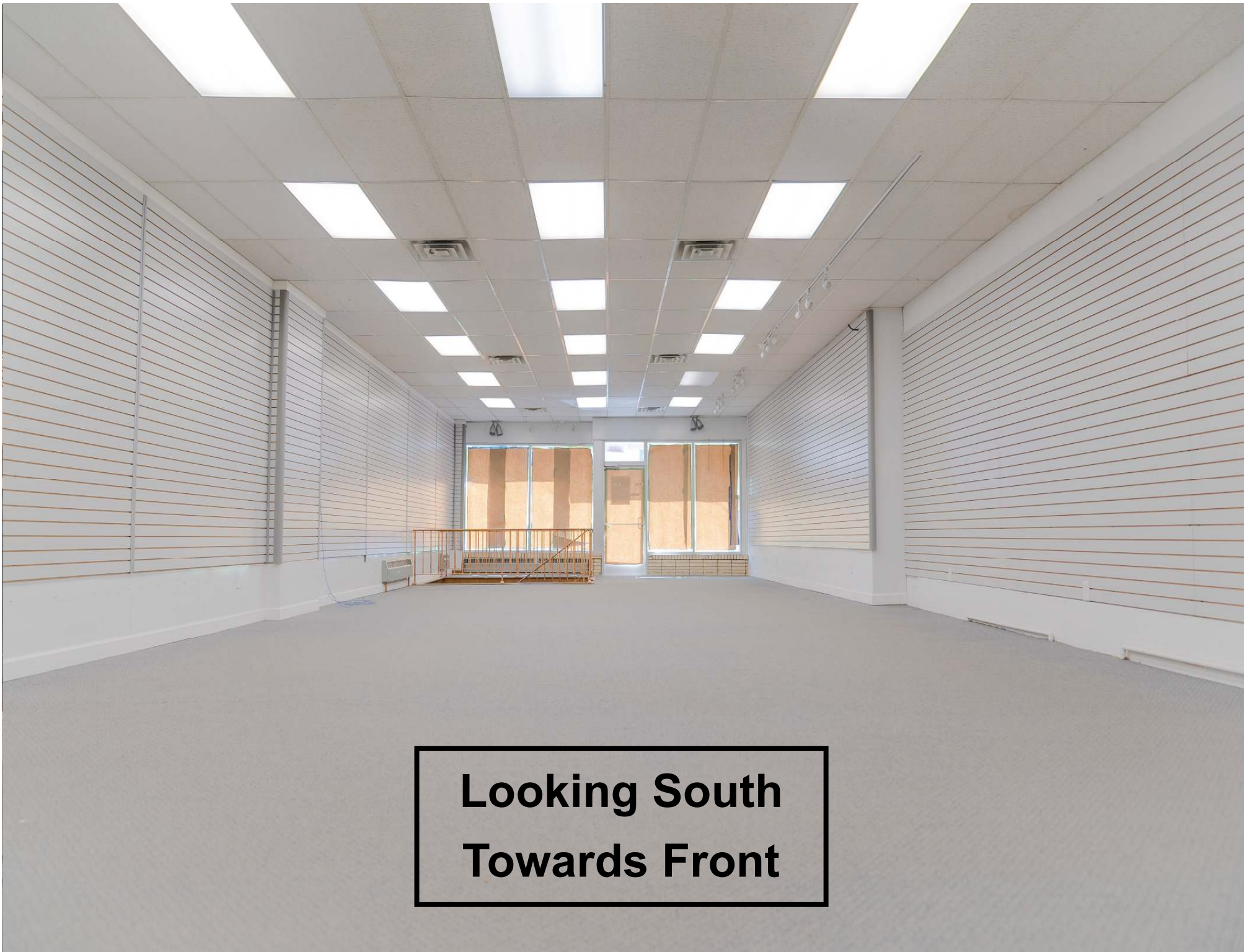
## Property Highlights:

- ◆ New Façade Improvements!
- ◆ 10' Drop Ceilings - Potential to expose up to 15' Roof Deck
- ◆ Back door Parking
- ◆ 29,000+ Daytime Population and nearly 24,000 Employees within 1-mile
- ◆ Great Walkability to many downtown restaurants, bars, boutiques, art galleries, banks, Bismarck Event Center, and Kirkwood Mall
- ◆ Amazing Visibility and signage Opportunity
- ◆ 89 Walk Score - Among the very highest in all of Bismarck
- ◆ New Roof in 2019
- ◆ Similar Layout to Butterhorn Toasted Frog, Pirogue, Starving-Rooster, and Brick Oven Bakery





**Looking North  
Towards Back**



**Looking South  
Towards Front**



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# Proposed Exterior Improvements

**NEW** two-tone wood material signage band, accent lighting, and blade sign

**SIGNAGE**

**NEW** modern charcoal painted brick, black paint anodized aluminum window frames



# Major, Future Downtown Bismarck Investments that will spur Economic Growth and Development

- ◆ University of Mary - Downtown Campus on corner of 5th St. and Front Ave.
- ◆ Sanford Health - State of the Art, Regional Heart Hospital on corner of 7th St. and Rosser Ave.



UNIVERSITY  
*of* MARY



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# Major, Future Downtown Bismarck Investments that will spur Economic Growth and Development

- ◆ Mixed-Use Development on corner of Main Ave. & 7th St. - 52 apartment + 10,000 sf ground floor commercial space
- ◆ 55-Unit Apartment Complex on corner of 1st St. & Sweet Ave.



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**Built in 1890, 204 E. Main Ave. seems to be the second oldest building in Downtown Bismarck. It was once the final addition apart of the “Dakota Block Building”, built in 1880; which was the first building built in Downtown Bismarck.**

**In 1953, 204 E. Main Ave. was home to a street-front bar, named “Dick’s”, with a Pabst Blue Ribbon blade sign out front.**



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Stellas  
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noodlezoo  
BUTTERHORN

Gate City Bank  
GLANCE  
MONTANA-DAKOTA UTILITIES CO.  
Starion BANK  
American  
The CASTLE

CHI St. Alexius Health  
SANFORD HEALTH  
MDC  
MID DAKOTA CLINIC

**SITE**

E Broadway Ave.

WELLS FARGO  
FNC National Bank  
BRIDAL in 1000  
THE CAPITAL  
KFYR-TV

Radisson

10,240 VPD

E Main Ave.

14,545 VPD

N 3rd St.

N 5th St.

McDonald's  
LUFT  
ANIMA CUCINA  
Halberstadt's  
FIRE FLOUR PIZZA  
ELBOW ROOM  
JLG  
T.N.  
ROUNDERHOUSE  
PEACOCK VALLEY  
Bismarck

Qdoba MEXICAN GRILL  
Panera BREAD  
noodles & company  
HUHOT MONGOLIAN GRILL

crabapple  
Coffee Break  
FIRST WESTERN BANK & TRUST

BISMARCK EVENT CENTER  
Kirkwood Mall

E Front Ave.

# Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



THREEFOLD



Small town. Growing city.

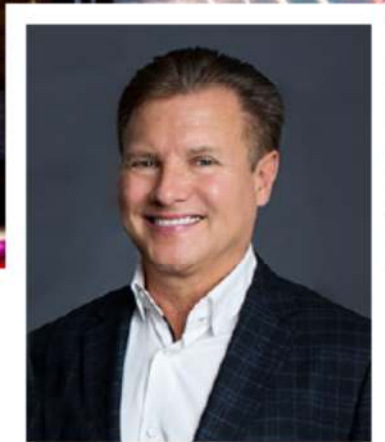






# DANIEL COMPANIES

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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.**