

Southridge Centre

551 S 7th Street - Bismarck, ND

1,435 sf - \$19.75 psf + \$3.50 CAM

**1 Mile
27,000
Daytime
Population**

SITE



Taylor Daniel | Vice President
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Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

DanielCompanies.com

Executive Summary for Lease

Address:	551 S 7th Street - Bismarck, ND
Date Available:	Immediately
Lease Term:	5 Year Minimum
Lease Rate:	\$19.75 psf + \$3.50 psf CAM / \$2,780 mo.
Approximate SF:	1,435 sf
Parking:	Front Door and Ample Surface Parking
Tenant Responsibilities:	Base Rent, Utilities, and CAM
Landlord Responsibilities:	Building Maintenance

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

75


551 S 7th Street. has a Walk Score of 75 out of 100. Very Walkable - Most errands can be accomplished on foot.

.5 MILES | 1 MILES | 3 MILES

2020 POPULATION

	2,548	12,579	58,632
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DAYTIME POPULATION

	6,013	24,580	72,045
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BUSINESSES

	463	1,472	3,707
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EMPLOYEES

	7,033	22,546	55,393
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HOUSEHOLD INCOME

	\$58,897	\$60,369	\$79,204
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Property Highlights:

- ♦ Great visibility / easy access/ high traffic
- ♦ Abundant front door parking with handicap accessibility
- ♦ Rare opportunity to lease in this established successful center
- ♦ Backdoor delivery area
- ♦ Exterior façade renovation planned this year
- ♦ 200 Amp electrical panel
- ♦ One Restroom

Common Area Maintenance Includes:

- ♦ Real estate taxes and special assessments
- ♦ Building insurance
- ♦ Parking lot maintenance & repair
- ♦ Snow removal
- ♦ Lawn care
- ♦ Landscape care
- ♦ Exterior repairs and maintenance
- ♦ Water (Except restaurant)
- ♦ Garbage (Except Restaurant)



AT&T

BARNES
& NOBLE

WHICH WICH?
SUPERIOR SANDWICHES

PARABLE



OneMain
Financial



H&R BLOCK®



Hair Concepts

The UPS Store



HOLLEVOET & WELK
— ORTHODONTICS —



LIFESTYLE
Chiropractic

MIDCO

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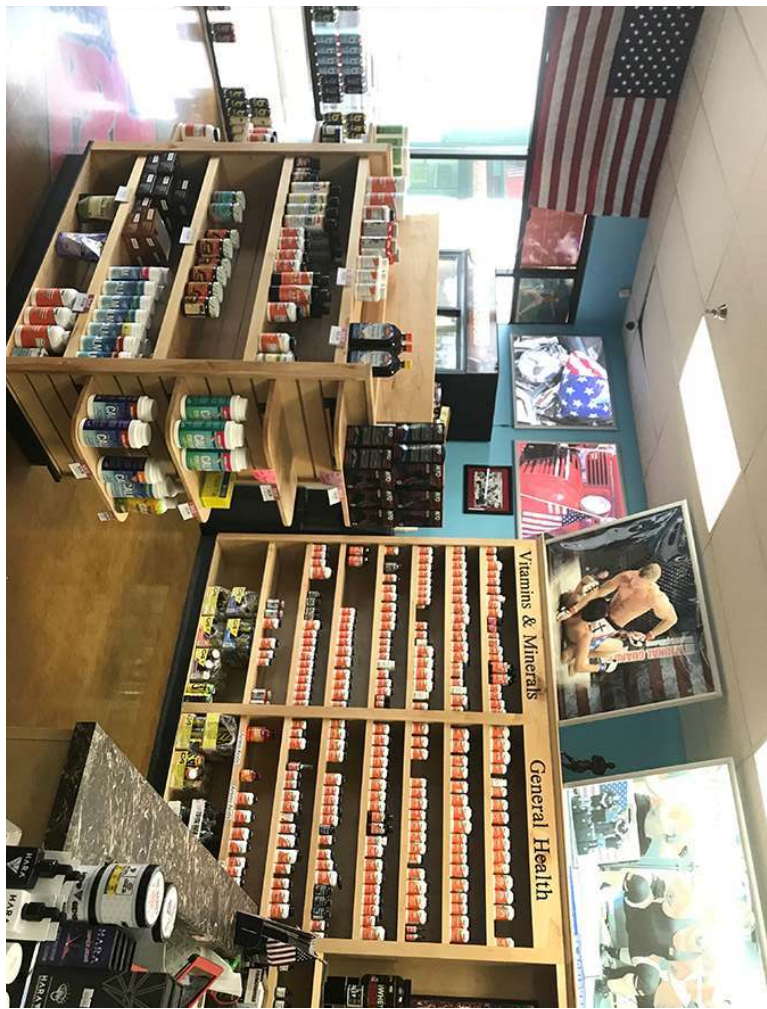
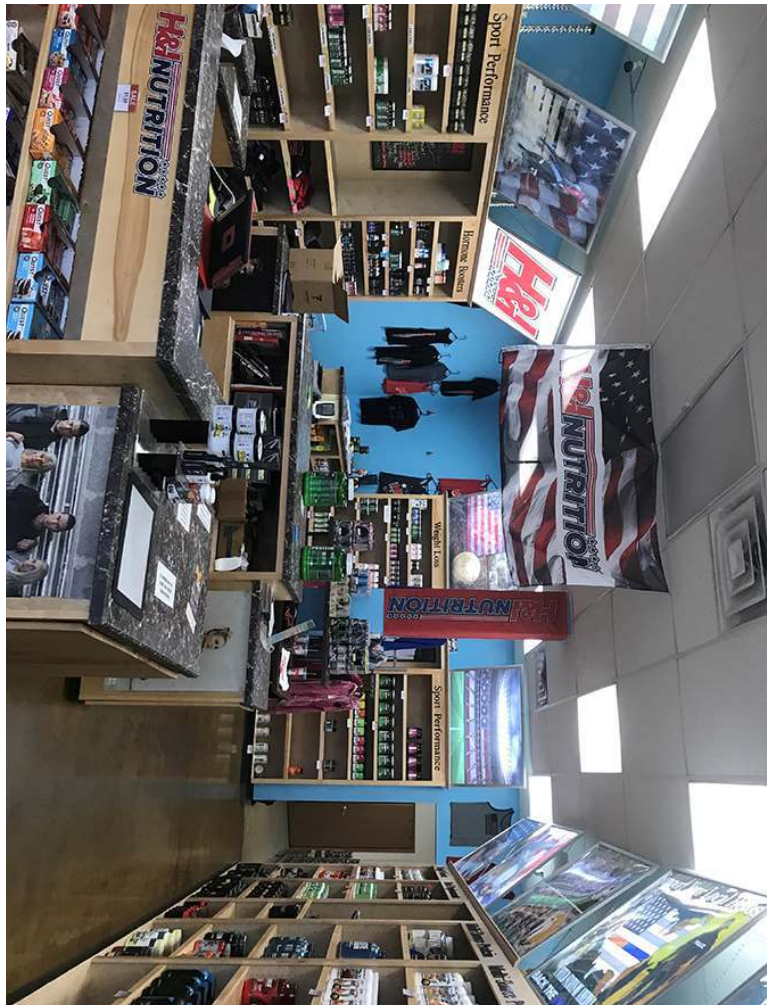
Direct Travel



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SOUTHRIDGE CENTRE



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3rd Street

7th Street

Main Ave

Kirkwood Mall

Bismarck Expy

22,270 VPD

8,845 VPD



Bismarck - Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

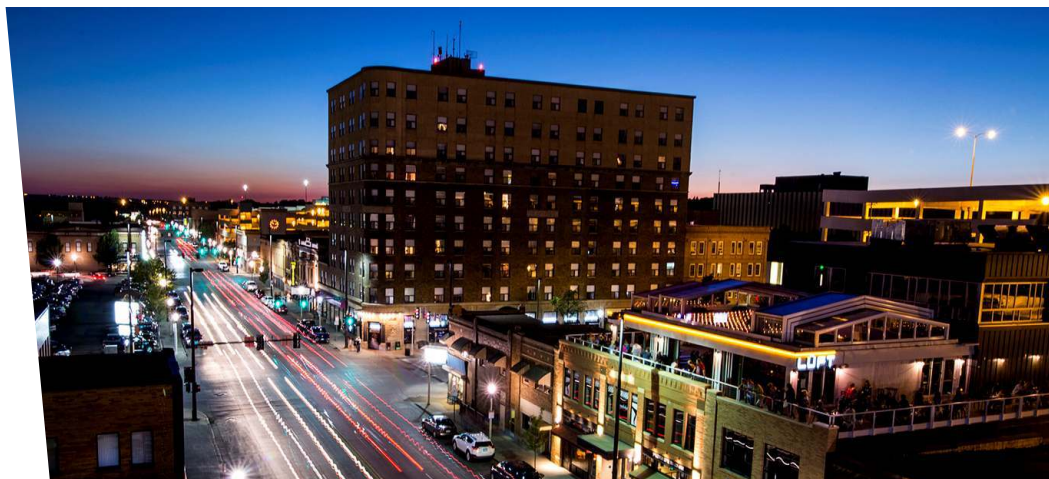
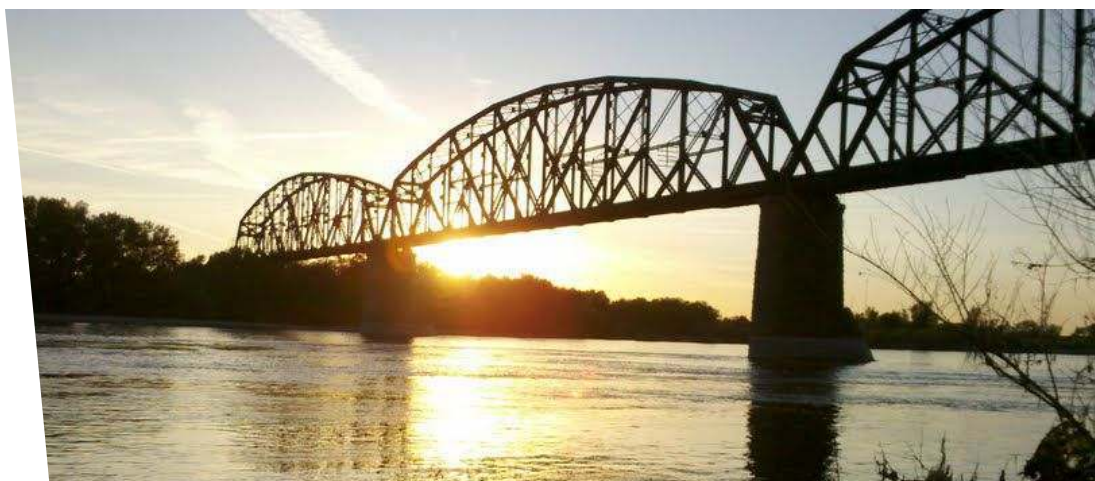
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck-Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WalletHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.





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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.

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Renovation Coming Soon



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- ♦ Two Restrooms

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TACO JOHN'S
BUFFALO WILD WINGS
Ground Pound
SUBWAY
Applebee's
cricket wireless
Starbucks COFFEE
Plains Commerce Bank

noodles & company
HUHOT MONGOLIAN GRILL
Burger King
BISMARCK EVENT CENTER
Sport Clips HAIRCUTS

ups
The UPS Store
AT&T
MIDCO
BARNES & NOBLE
Firestone
PARABLE
Direct Travel
OneMain Financial
H&R BLOCK
Dakota COMMUNITY BANK & TRUST
PARTY AMERICA
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Justice
GNC LIVE WELL
Buckle & chico's
PETCO
AMERICAN EAGLE
TANERA
SCHEELS GEAR. PASSION. SPORTS.
H&M
Target
carter's babies and kids
Hallmark
OSHKOSH
Kudys PUB

EverSpring Inn & Suites

Famous Dave's
Legendary Pit Bar-B-Que

MATTRESS FIRM

usbank

BIANCO Realty

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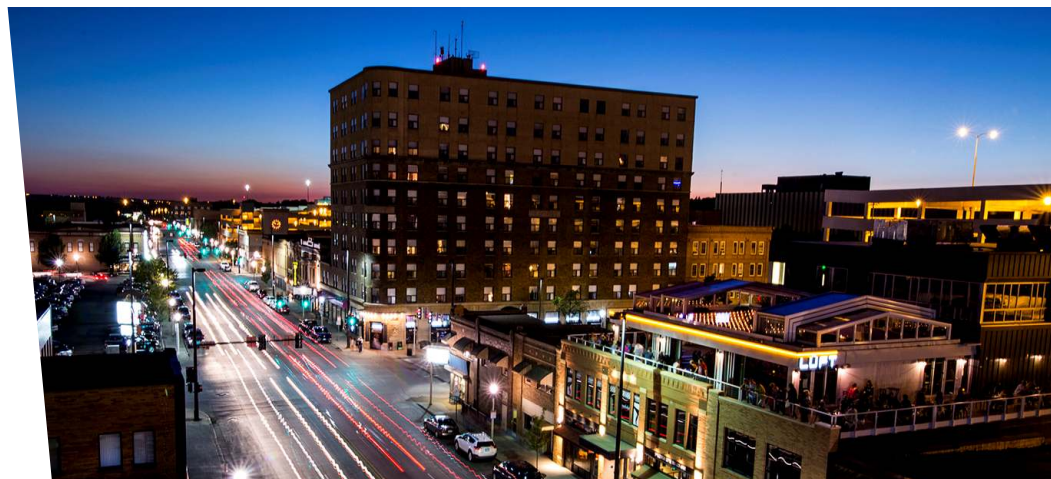
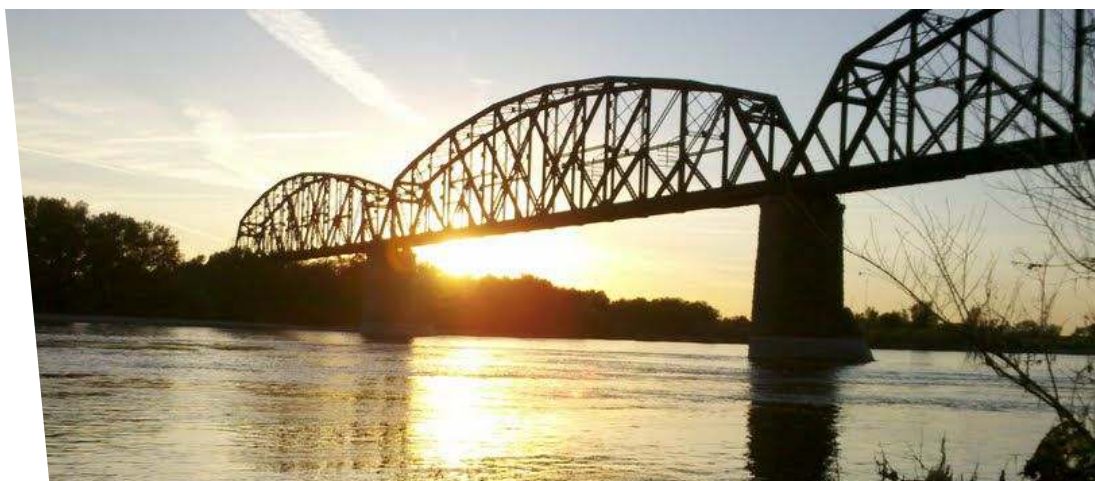
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