

Prime Retail / Medical Location

2304 15th St NW - Bismarck, ND

1,836 sf - \$22.00 + \$6.00 psf CAM / \$4,284 mo



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Executive Summary for Lease

Address:	2304 15th St NW - Bismarck, ND
Date Available:	Now
Lease Rate:	\$22.00 psf / \$4,284 mo. (with CAM)
Estimated CAM/NNN:	\$6.00 psf Fixed CAM
Lease Term:	5 Year Minimum
Approximate SF:	1,836 sf (25' 6" x 72')
Parking:	Front Door and On-Site
Tenant Responsibilities:	Base Rent, CAM, & Utilities
Landlord Responsibilities:	Building Structure and 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.



DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
5,980	65,365	107,714



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$89,615	\$76,708	\$77,545



2020 POPULATION

1 MILES	3 MILES	5 MILES
6,122	53,093	99,671



EMPLOYEES

1 MILES	3 MILES	5 MILES
3,836	45,689	66,507

\$22.00 psf + \$6.00 psf CAM

- Great Demographic Retail Area
- Easy access to and from I-94
- High traffic area
- Next to Lowe's, PetSmart, Best Buy, Kohls, McDonalds, and Pacific Sound
- Open floor plan
- 2 Private bathroom
- Great tenant mix

Potential Uses:

(No Food Uses)

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

Fixtures in space are included

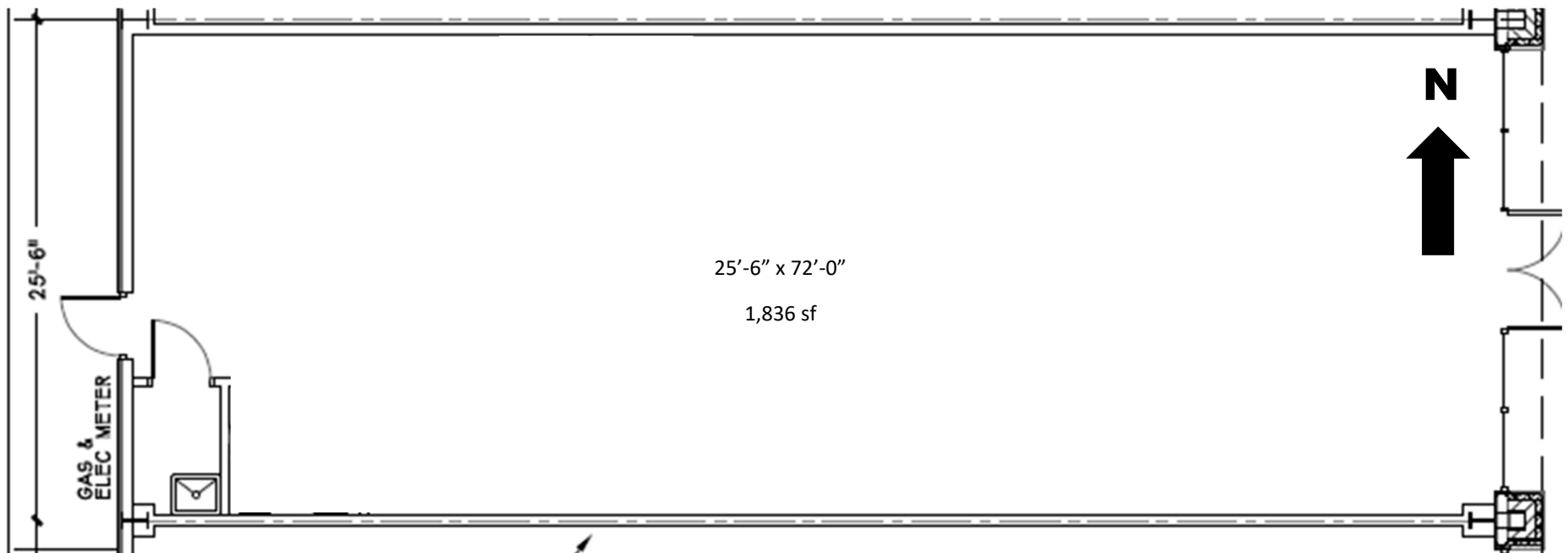


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Immediate Area Business & Traffic Generators

- 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
- MDU Resources Campus
- Hampton Inn & Suites
- Johnny Carinos
- Country West
- Cracker Barrel
- Dollar Tree
- Shoe Carnival
- Complete Nutrition
- Verizon
- Taco John's
- Subway
- 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



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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 WallettHub 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.







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.