

Prime Retail Location NW Bismarck

2304 15th St NW - Bismarck, ND

1,836 sf - \$22.00 psf / \$3,366 Mo. + CAM



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Executive Summary for Lease

Address:	2304 15th St NW - Bismarck, ND
Date Available:	1/1/2021
Lease Rate:	\$22.00 psf / \$3,366 mo. + 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
- 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
- Clinic / Medical
- Professional Office
- Other

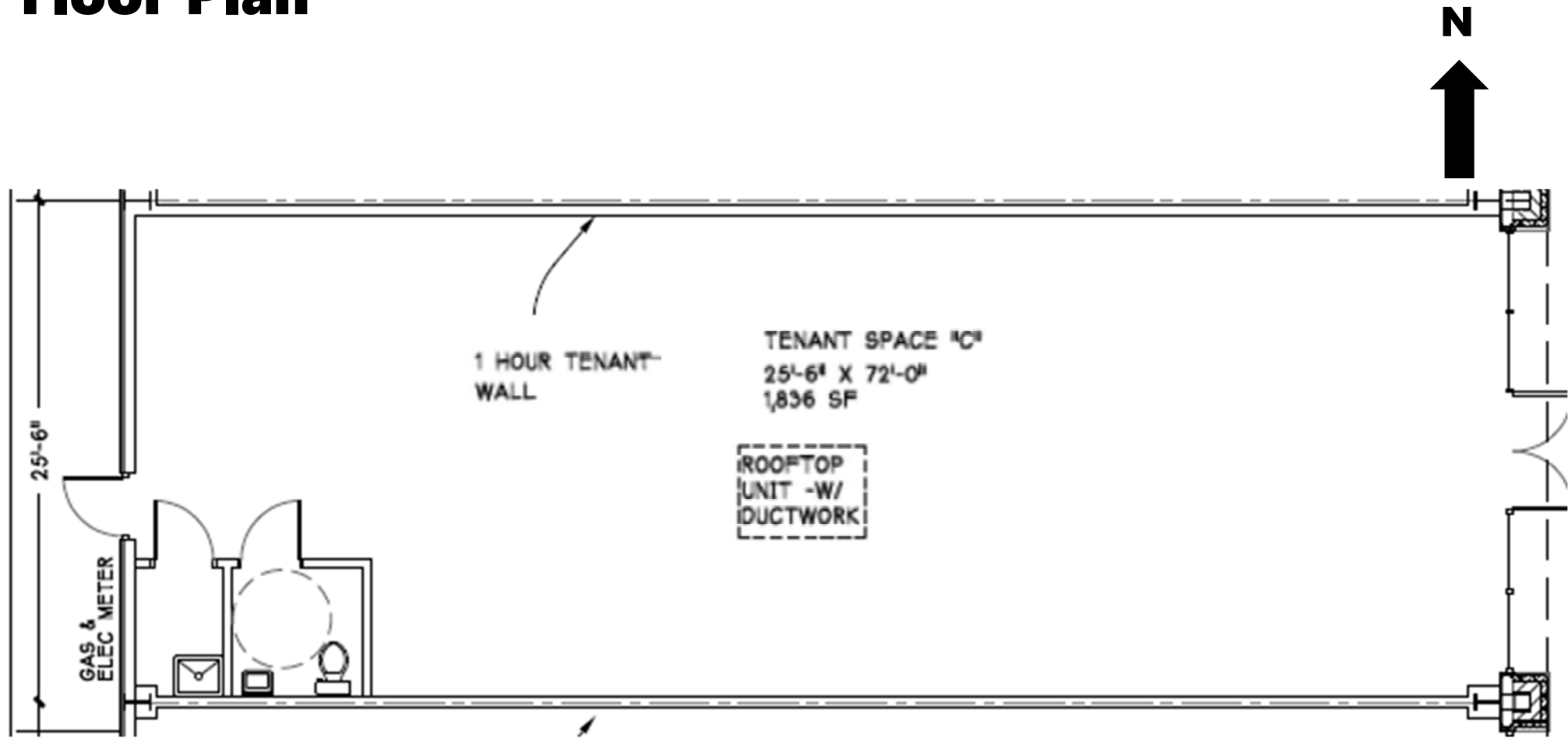


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Floor Plan





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





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.