

Eastdale Plaza

15,000 sf Multi-Use Space for Lease

2600 E Rosser Ave - Bismarck, ND

\$12.00 PSF



Front Door Parking!!

Retail - Training Center - Daycare - Medical - Fitness - Education



Bill Daniel | President

CCIM, Broker

Bill@DanielCompanies.com

701.220.2455

DanielCompanies.com

Executive Summary for Lease

Address:	2600 E Rosser Ave - Bismarck, ND
Date Available:	Immediate
Lease Rate:	\$12.00 psf Plus Utilities
Estimated CAM/NNN:	None
Lease Term:	5 Year Minimum
Approximate SF:	15,000 sf - May Subdivide
Parking:	Front Door
Tenant Responsibilities:	Base Rent, & Utilities

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.

- ♦ Zoned CA
- ♦ Corner C-Store leased to Loaf N' Jug - 3,278
- ♦ 15,000 sf available
- ♦ High Traffic Corner - 26,015 Vehicles Per Day
- ♦ On the corner of lighted intersection of N. 26th St. and E. Rosser Ave.
- ♦ Like New Condition
- ♦ Front Door Parking
- ♦ Rear Door Access
- ♦ Will Subdivide



DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
11,107	71,526	95,367



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$71,235	\$76,416	\$86,721



2020 POPULATION

1 MILES	3 MILES	5 MILES
9,759	57,157	88,386



EMPLOYEES

1 MILES	3 MILES	5 MILES
11,422	56,369	66,997



Main Ave

9,735 VPD
16,280 VPD

26th Street

15,000 sf Available



Rosser Ave

FOR
LEASE



'Eastdale Plaza', at the high traffic corner of 26th St. & Rosser Ave. has massive potential for an investor to get creative and capitalize on this unique investment opportunity! Eastdale Plaza is currently anchored by long term tenant Loaf N' Jug Gas & C-store. 15,000 sf previously occupied by the University of Mary's physical therapy program is available for lease or occupied by new buyer. Unlimited potential to capitalize on this high traffic count, easy access, and great visibility location which assures the buyer long term investment stability.

Floor Plan

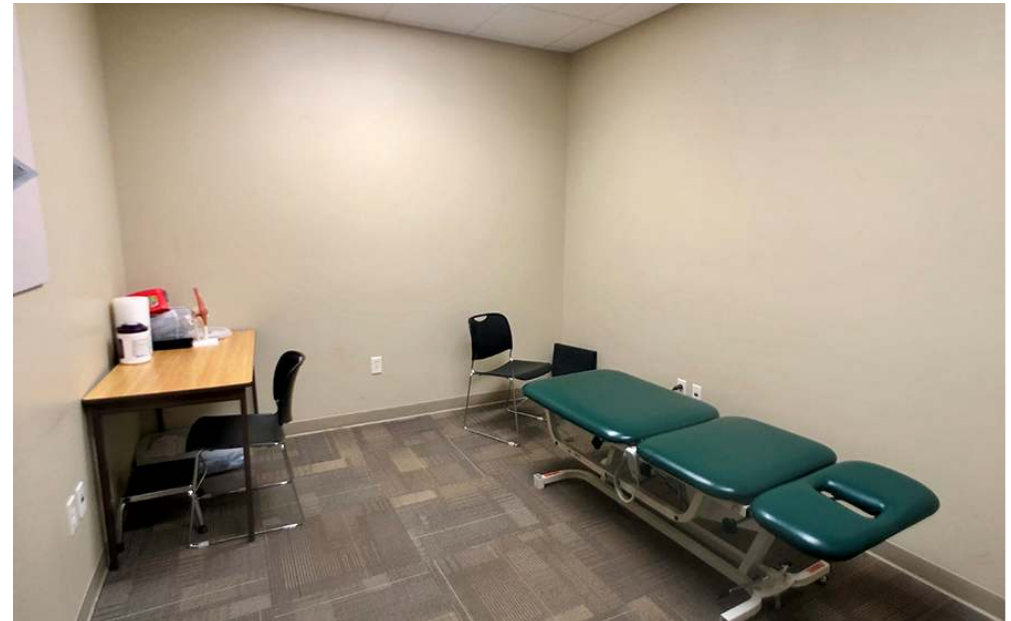


15,000 sf Available - Great Access & Front Door Parking



Former Tenant University of Mary Physical Therapy







MEDICAL USES:

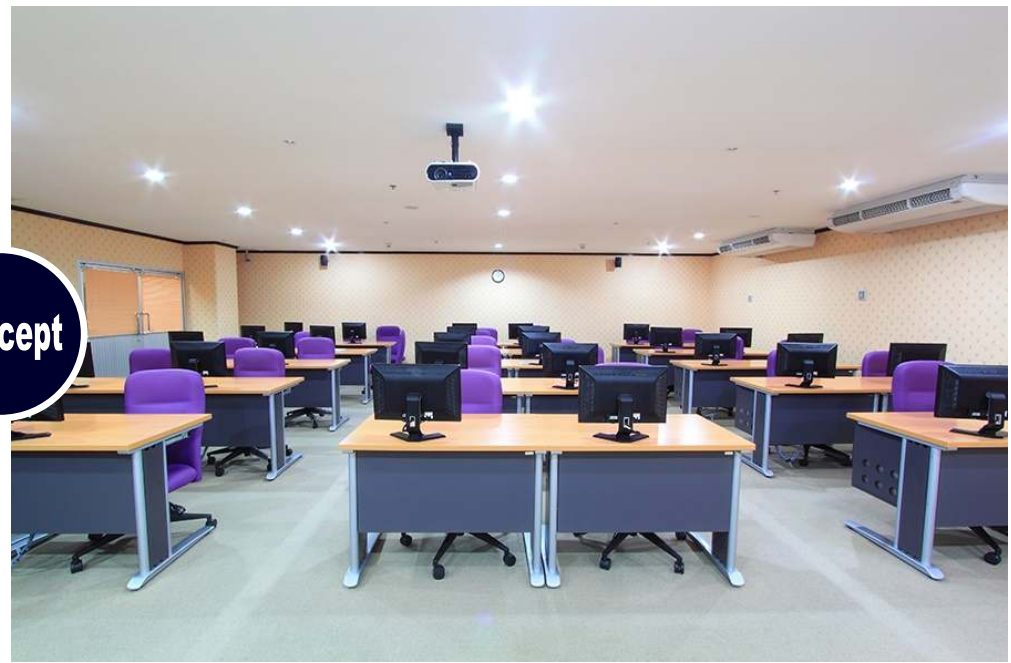
- ◆ DENTISTS
- ◆ DERMATOLOGY
- ◆ ORTHODONTICS
- ◆ CHIROPRACTOR
- ◆ RESEARCH LAB
- ◆ WELLNESS CENTER
- ◆ THERAPY CENTER
- ◆ PODIATRISTS
- ◆ PEDIATRIC CLINIC
- ◆ REHAB CENTER
- ◆ GENERAL PRACTICE CLINIC

'Eastdale Plaza' at the high traffic corner of 26th St. & Rosser Ave. has massive potential for an investor to get creative and capitalize on this unique investment / user opportunity! Unlimited potential, easy access, and great visibility , it assures the buyer long term investment stability.





Concept



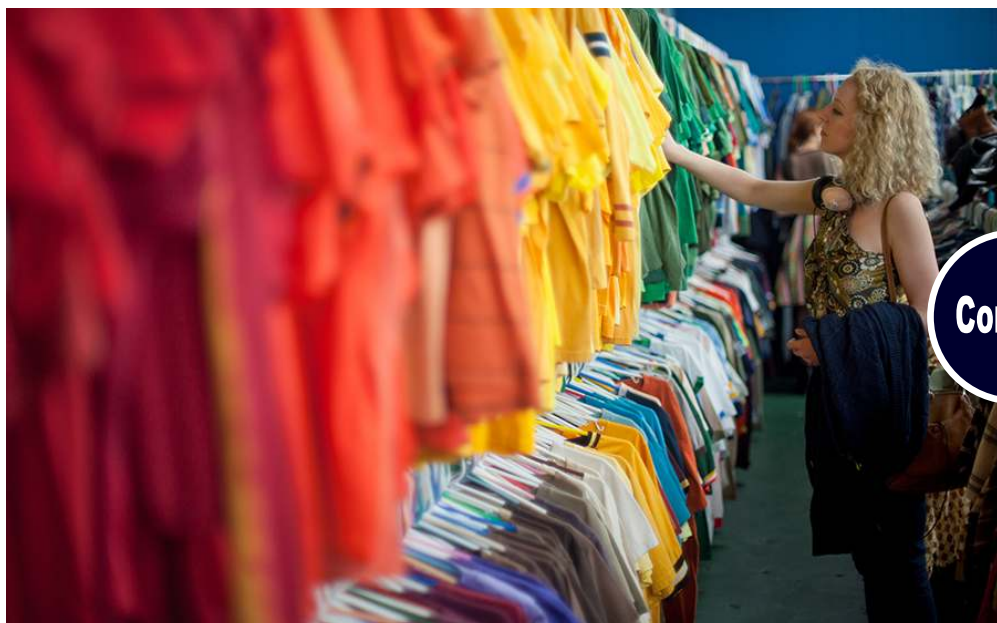
Fantastic opportunity for Corporate Headquarters, Medical Clinic, Spa, Salon, Data Center, Law Firm, Accounting Firm, Association Headquarters, Financial Advisor, Mortgage Companies, Insurance Company, Photography / Art Studio, Government Offices, Technology Center, Consignment Store, Training Center or many other potential users.



Concept



Retail Opportunities for Consignment Store, Boutique, Furniture Store, Hardware Store, Etc.



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

The Leader in Commercial Real Estate



**Bill Daniel, CCIM | President
Commercial Broker**

701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President
Commercial Realtor®**

Taylor@DanielCompanies.com

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.