

North End-Cap at Arrowhead Plaza

1144 N 3rd St., Bismarck, ND - 1,875 sf

Lease: \$15.00 psf + .70 CAM = \$2,453 / mo.



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Executive Summary for Lease

Address:	1144 N 3rd Street - Bismarck, ND
Property Name:	Arrowhead Plaza
Date Available:	February 1st, 2021
Lease Term:	5 Year Minimum
Approximate SF:	1,875 sf
Lease Rate:	\$15.00 psf + .70 CAM = \$2,453 mo.
Parking:	Ample surface parking
Tenant Responsibilities	Base rent, utilities, CAM, annual property taxes, and buildout
Landlord Responsibilities	Building structure, roof, and building insurance

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.



Arrowhead
PLAZA



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BISMARCK PARKS AND RECREATION DISTRICT
Est. 1927

Tom O'Leary & VFW
All Seasons Arena

17,550 VPD Washington St

15,990 VPD

Boulevard Ave

12,930 VPD

SITE



ST. MARY'S

Google

3rd St

8,155 VPD

5 Blocks from
Downtown



State Capitol Complex


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View SW

**DOWNTOWN
BISMARCK**



E Boulevard Ave

17,345 VPD

N 3rd Street



State Capitol
Complex



Demographics



Population

2010 Total Population

1-Mile

12,501

3-Mile

59,990

5-Mile

75,925

2020 Total Population

13,219

69,469

92,299

2025 Projected Population

13,660

74,001

99,327



Daytime Population

2020

1-Mile

23,324

3-Mile

82,411

5-Mile

100,383



Average Household Income

2020

1-Mile

\$73,709

3-Mile

\$82,319

5-Mile

\$85,323

2025 Projected

\$78,803

\$89,388

\$93,365



Households

2020

1-Mile

6,474

3-Mile

31,468

5-Mile

40,274

2025 Projected

6,756

33,778

43,609

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.





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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.