

Awesome Bank Location for Sublease

404 S 3rd Street - Bismarck, ND 58504

3,456 sf building / 15,000 sf @ \$24.00 psf NNN



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Executive Summary for Sublease

Address:	404 S 3rd Street - Bismarck, ND
Date Available:	Now
Lease Rate:	\$24.00 psf NNN
Estimated CAM/NNN:	Tenant Responsiibilty
Lease Term:	5 Year Minimum
Approximate SF:	3,465 sf
Parking:	Front Door and On-Site
Tenant Responsibilities:	Base Rent, Utilities, Taxes, Specials, Insurance, Repairs, Snow Removal / Lawn care, and 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.



DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
22,152	77,356	102,698



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$82,939	\$106,646	\$113,206



2022 POPULATION

1 MILES	3 MILES	5 MILES
11,443	61,900	94,053



EMPLOYEES

1 MILES	3 MILES	5 MILES
20,230	59,156	71,598

- **High Traffic Location with EMC Sign**
- **Near Kirkwood Mall, Downtown, and Event Center!**
- **Easy Access, Great Parking and Visibility!**
- **Taxes 2022: \$11,725; Specials: \$126.31**
- **Drive UP Window - maybe able to add another lane**
- **Awesome opportunity for Bank, Medical, Financial, Law Firm or Association Headquarters**
- **Broker part owner**

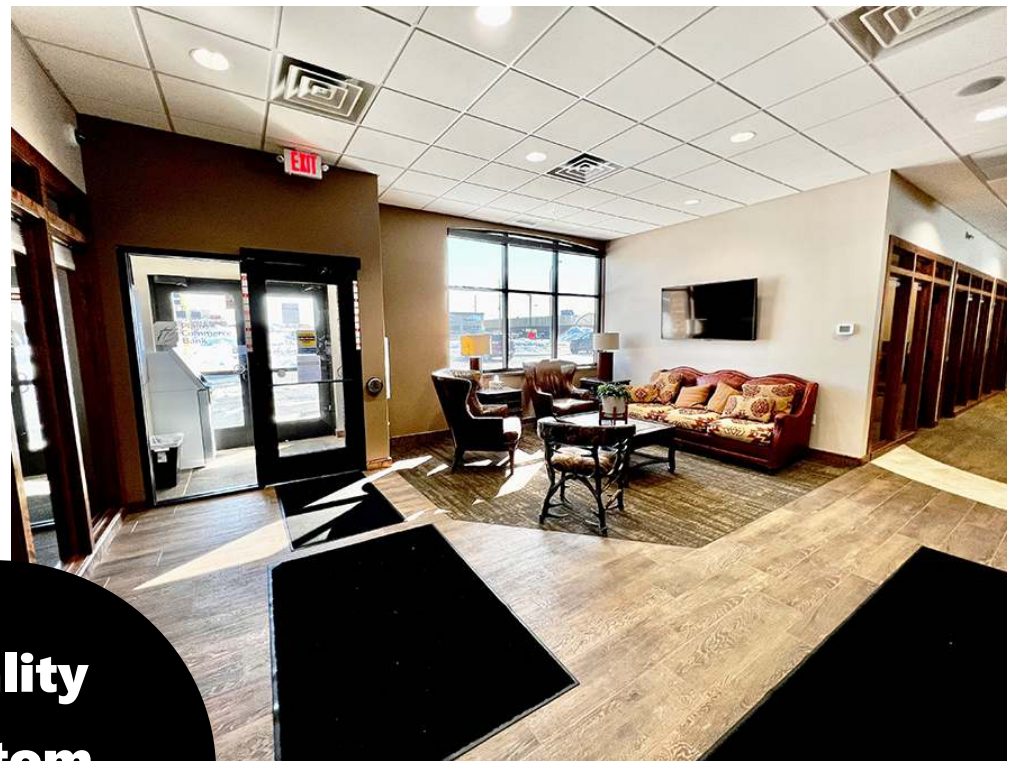


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**Quality
Custom
Build Out**



Drive Up Window









SOUTHRIDGE CENTRE

EXPRESSWAY CENTRE



SITE



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.