

# Southridge Centre

543 S 7th Street - Bismarck, ND

1,633 sf @20.00 psf + \$4.00 CAM

\$3,266 per Mo. Including CAM



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## Executive Summary for Lease

Address:	543 S 7th Street - Bismarck, ND
Date Available:	Now
Lease Rate:	\$20.00 psf / \$3,266 mo. Includes CAM
CAM/NNN:	\$4.00 psf estimate including water and sewer
Lease Term:	5 Year Minimum
Approximate SF:	1,633 sf
Parking:	Front Door and Parking
Tenant Responsibilities:	Base Rent, CAM, & MDU gas & electricity
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.

## Property Highlights:

- Great visibility / easy access/ high traffic
- Next to AT&T and Which Wich
- Across from Target & Kirkwood Mall
- Abundant front door parking with handicap accessibility
- Great opportunity to lease in this newly renovated center
- Backdoor delivery area
- 200 Amp electrical panel
- 6 private offices. Owner will removed offices and provide vanilla box
- Broker - Part Owner



### DAYTIME POPULATION

.5 MILES	1 MILES	3 MILES
6,013	24,580	72,045



### AVERAGE HOUSEHOLD INCOME

.5 MILES	1 MILES	3 MILES
\$58,897	\$60,369	\$79,204



### 2020 POPULATION

.5 MILES	1 MILES	3 MILES
2,548	12,579	58,632



### EMPLOYEES

.5 MILES	1 MILES	3 MILES
7,033	22,546	55,393



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# Common Area Maintenance Includes:

- ♦ Real estate taxes and special assessments
- ♦ Building insurance
- ♦ Parking lot maintenance & repair
- ♦ Snow removal
- ♦ Lawn care
- ♦ Landscape care
- ♦ Water (Except restaurant)
- ♦ Garbage (Except Restaurant)
- ♦ Exterior repairs and maintenance

## SOUTHRIDGE CENTRE

Newly  
Renovated!!



AT&T

SANFORD  
HEALTH  
COMING SOON!!



MIDCO

WHICH WICH?  
SUPERIOR SANDWICHES



NATIONWIDE  
VISION



HOLLEVOET & WELK  
— ORTHODONTICS —



Nails & Spa

Direct Travel



Hair Concepts



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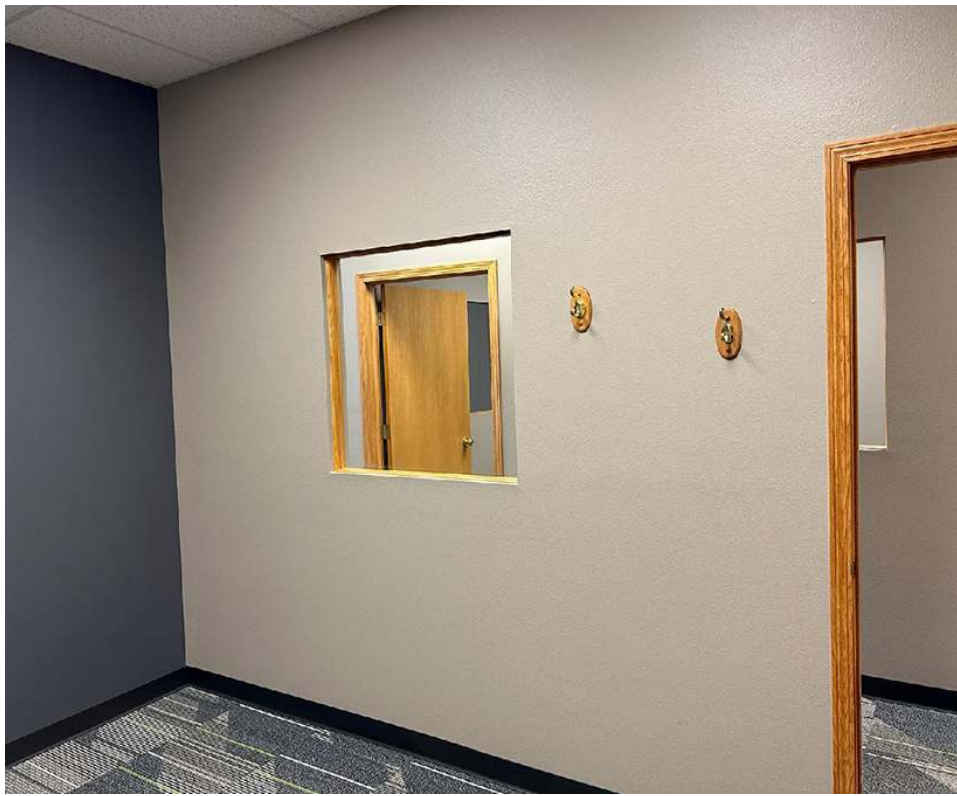
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# SOUTHRIDGE CENTRE

# EXPRESSWAY CENTRE



**SOUTHRIDGE CENTRE**

HOLLEVOET & WELK  
ORTHODONTICS  
Hair Concepts

ups

NATIONWIDE  
VISION

LIFESTYLE  
Chiropractic

WICHITA  
RAINBOW STORE

KARABLE  
CHRISTIAN STORE

Direct Travel

OneMain  
Financial

Chatime

AT&T

SANFORD  
HEALTH

**EXPRESSWAY CENTRE**

DOLLAR TREE

Office DEPOT

BIG LOTS!

CASH WISE

Little Caesars

Great Clips

SANFORD  
HEALTH

BISMARCK  
EVENT CENTER

Denny's

UNIVERSITY  
of MARY

PETCO

VERGE

XXX  
MIDCO

TARGET

ASHLEY  
FURNITURE  
HomeStore

CVS  
pharmacy

verizon

SITE

Kirkwood Mall

Essentia Health

TILT  
Studio  
FUN at FULL BLAST!

Chick-fil-A

PANCHEROS

BLAZE PIZZA

ACE  
Hardware  
PartyCity

JCPenney

H&M

T Mobile

SCHEELS

Panera  
BREAD

La Carreta  
Mexican

SCOOTERS  
COFFEE

us bank

MATTRESS  
FIRM

FAMILY'S  
Deli's

LUCKY'S  
PUB

EverSpring  
Inn & Suites

Expressway  
Suites

BEARSCAT  
Bakery

B BISMARCK  
HOTEL  
AND CONFERENCE CENTER

EIDE  
FORD LINCOLN

Dakota  
COMMUNITY  
BANK & TRUST

WACHTER  
WILDCATS

Holiday

Wendy's

noodles  
company

HUHOT  
MONGOLIAN GRILL

e9

BURGER KING

Plains

SUBWAY

Applebee's

Ground  
Pound

Starbucks

FIVE GUYS

Chick-fil-A

Caribou

LOST BOY  
BAGELS

MAGNETIC  
CARPET  
ONE

FLOORS & MORE



## 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.

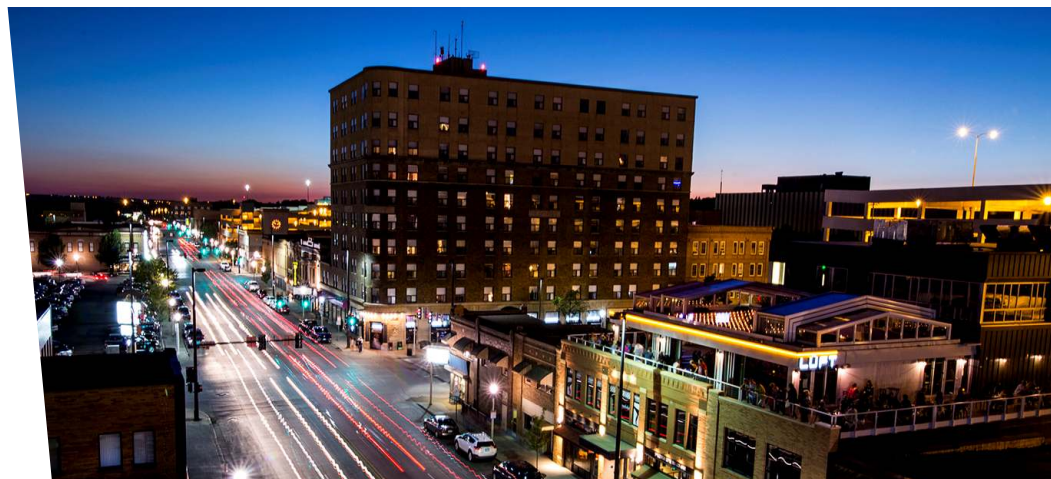
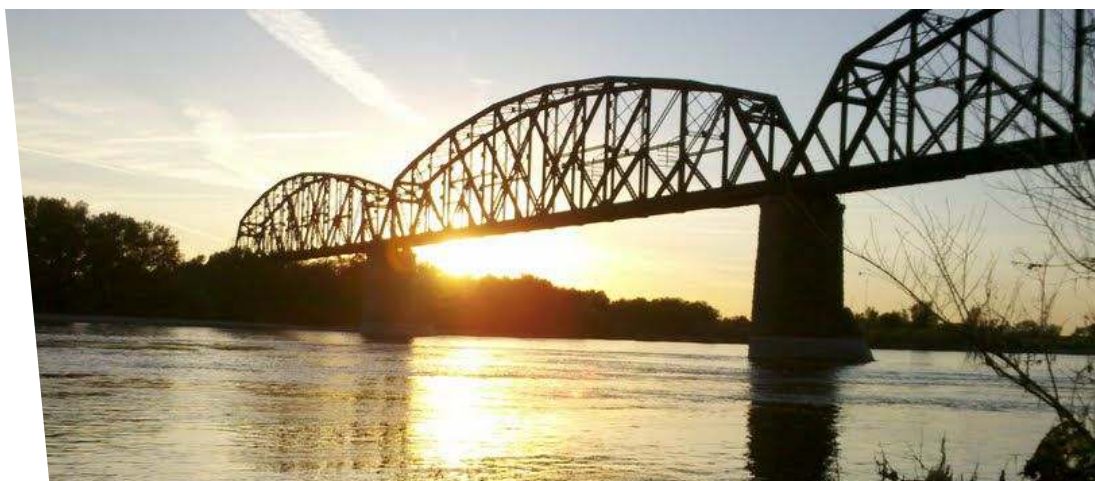
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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 WalletHub 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



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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.**