

Southridge Centre

535 S 7th Street - Bismarck, ND
1,750 sf @21.00 psf + \$4.50 CAM
\$3,719/Mo. including CAM



Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

DanielCompanies.com

Executive Summary for Lease

Address:	535 S 7th Street - Bismarck, ND
Date Available:	Now
Lease Rate:	\$21.0 psf = \$3,719/mo. (including CAM)
CAM/NNN:	\$4.50 psf + CAM
Lease Term:	5 Year Minimum
Approximate SF:	1,750 sf
Parking:	Front Door and Ample Surface Parking
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.

Property Highlights:

- Great visibility / easy access/ high traffic
- Abundant front door parking with handicap accessibility
- Rare opportunity to lease in this established successful center
- Backdoor delivery area
- Exterior façade renovation almost complete
- 200 Amp electrical panel
- Two Restrooms
- Broker Owned Property



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



2023 POPULATION

.5 MILES	1 MILES	3 MILES
1,816	11,097	58,579



EMPLOYEES

.5 MILES	1 MILES	3 MILES
7,310	22,615	58,559



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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



AT&T

SANFORD
HEALTH

WHICH WICH?
SUPERIOR SANDWICHES

PARABLE



OneMain
Financial



MIDCO
Hair Concepts



Nails & Spa



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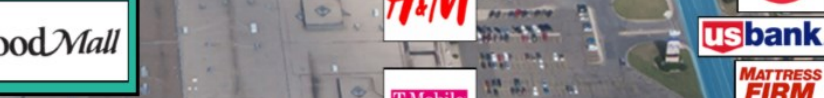
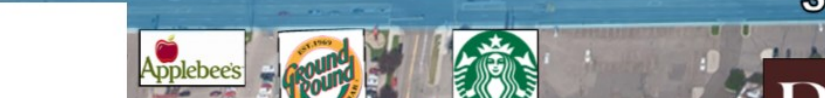
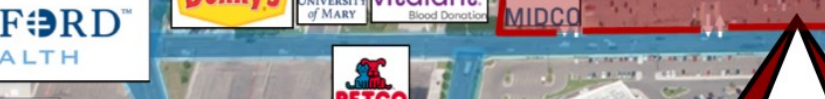




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SOUTHRIDGE CENTRE

EXPRESSWAY CENTRE




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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.

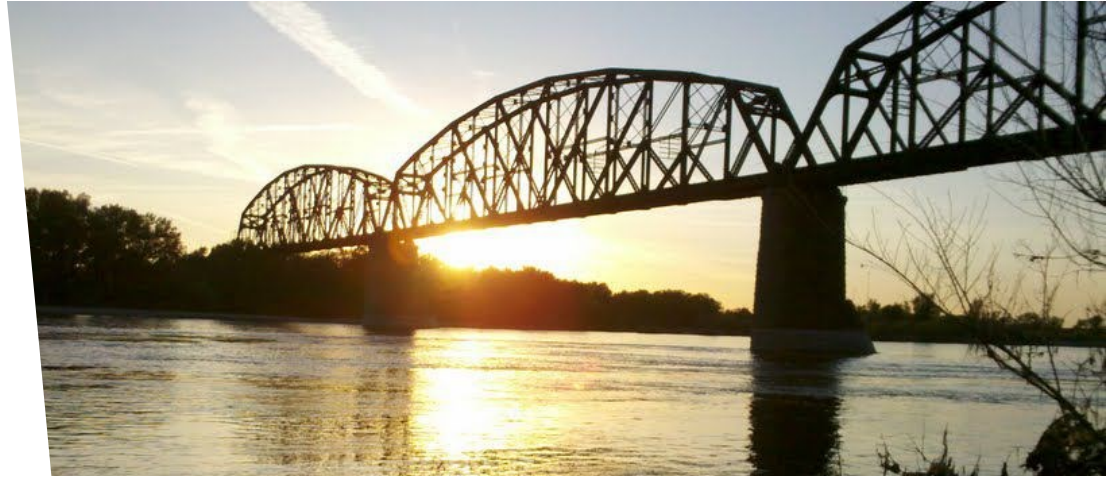
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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

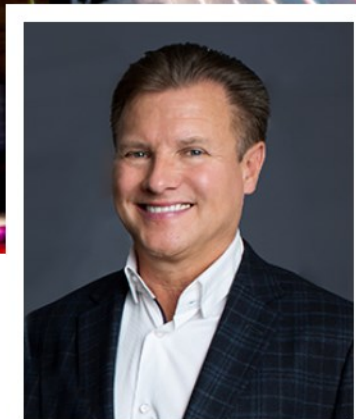
The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.





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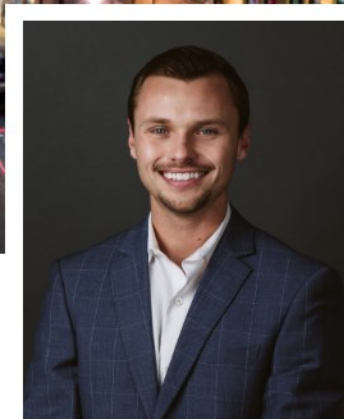


**Bill Daniel, CCIM | President
Commercial Broker**



701.220.2455

Bill@DanielCompanies.com



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



701.391.4262

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.