



PRESENTED BY
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FOR LEASE

1022 South 12th Street



**End Cap Retail Space On High Traffic Corner
Bismarck Expressway & South 12th Street**

- Price:** \$14.00 PSF Gross Rent
- Space Available:** Approximately 5,930 SF
- Terms:** 5 Years
- Zoned:** CG Commercial
- Year Built:** 1981
- Features:** Abundant windows
Located in heart of Bismarck's retail corridor
Excellent signage on Bismarck Expressway
Abundant parking



REAL ESTATE SERVICES

3712 Lockport Street
Suite C
Bismarck, North Dakota

**Information Sheet
1022 South 12th Street**

- ◆ **Approximately 5,930 SF**
- ◆ **\$14 PSF Gross Rent**
- ◆ **Utilities, prorata share of sow removal and interior maintenance paid by Tenant**
- ◆ **Abundant glass throughout space**
- ◆ **Sheet rocked walls with some slat board**
- ◆ **Drop ceiling with 2' X 4' acoustic ceiling tiles**
- ◆ **2' X 4' recessed florescent lights with prismatic lenses**
- ◆ **Pylon signage available for \$250.00/month**
- ◆ **Taxes, specials assessments, exterior building maintenance paid by Landlord**



REAL ESTATE SERVICES
Bismarck, North Dakota

Located Near

- ◆ Enterprise Rent-A-Car
- ◆ Dollar Discount
- ◆ Chips Casino & Lounge
- ◆ Bob's Pawn
- ◆ Wendy's
- ◆ Erbert & Gerbert's Subs & Clubs
- ◆ Kirkwood Mall
- ◆ Barnes & Noble
- ◆ Cash Wise Foods
- ◆ Big Lots
- ◆ Office Depot
- ◆ Tires Plus
- ◆ Peels Salon Services

Traffic counts: S. 12th Street & Bismarck Expressway
East of Intersection: 19,300 vpd
West of intersection: 21,500 vpd
North of intersection: 7,200 vpd
South of intersection: 8,500 vpd



REAL ESTATE SERVICES
Bismarck, North Dakota



Retail Area



REAL ESTATE SERVICES
Bismarck, North Dakota



Retail Area

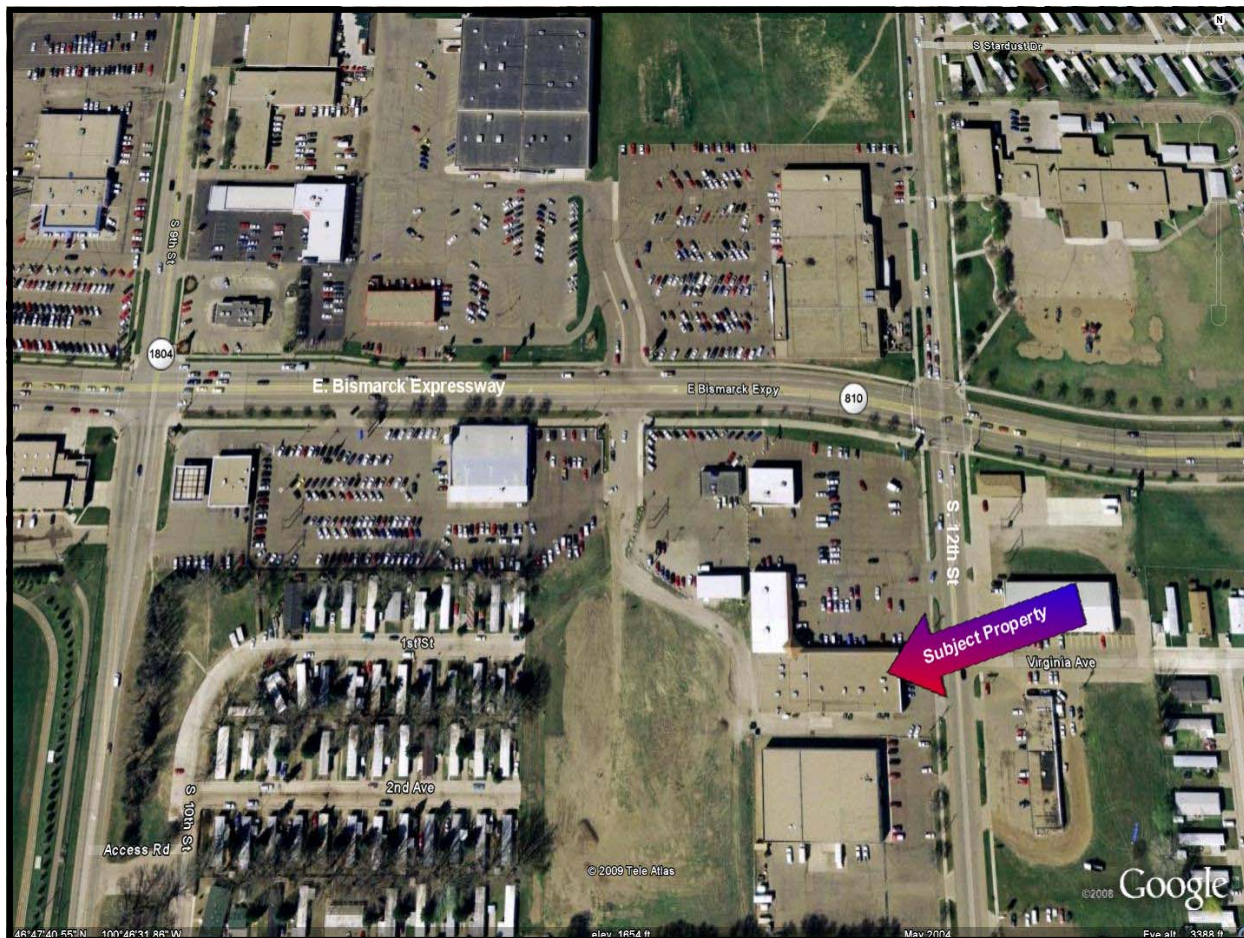


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Subject Property



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SOUTH BISMARCK



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