



GROUND LEASE

HIGH VISIBILITY LOT IN NW BISMARCK

1133 WEST DIVIDE AVENUE | BISMARCK, ND



LOT SIZE: 29,717 SF
15,605 SF +/- Inside Easements
PRICE:
\$1.29 PSF NNN Annual Lease Rate

HIGHLIGHTS:

- Owner will consider Build-To-Suit
- 2 Driveways Exist
- Water & Sewer Available
- Excellent Visibility on Divide Avenue
- High Traffic Counts
- Zoning: CG—Commercial

STEVEN ILSE

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in



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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely only on those results.



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|PROPOSED RENDERINGS

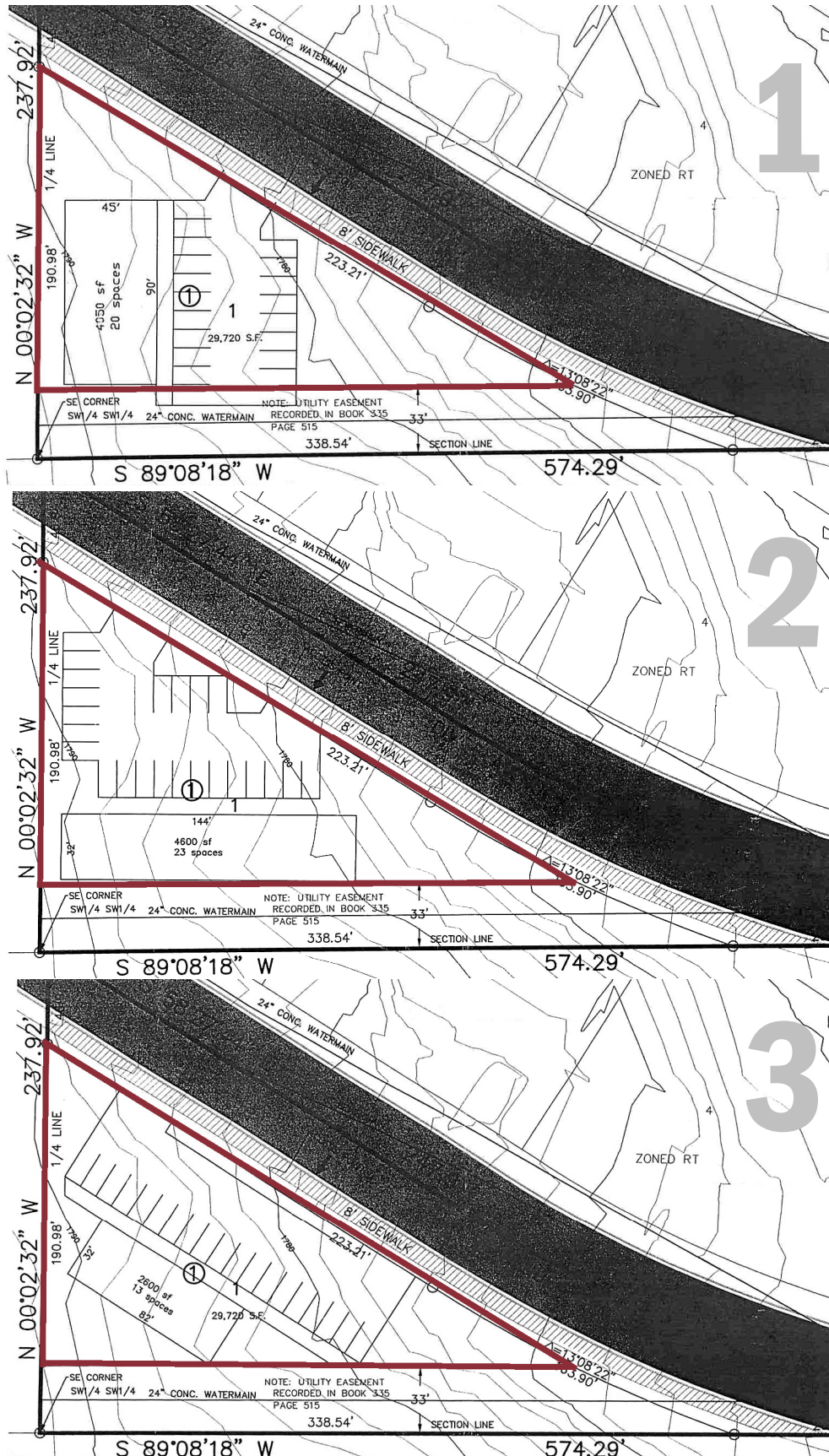




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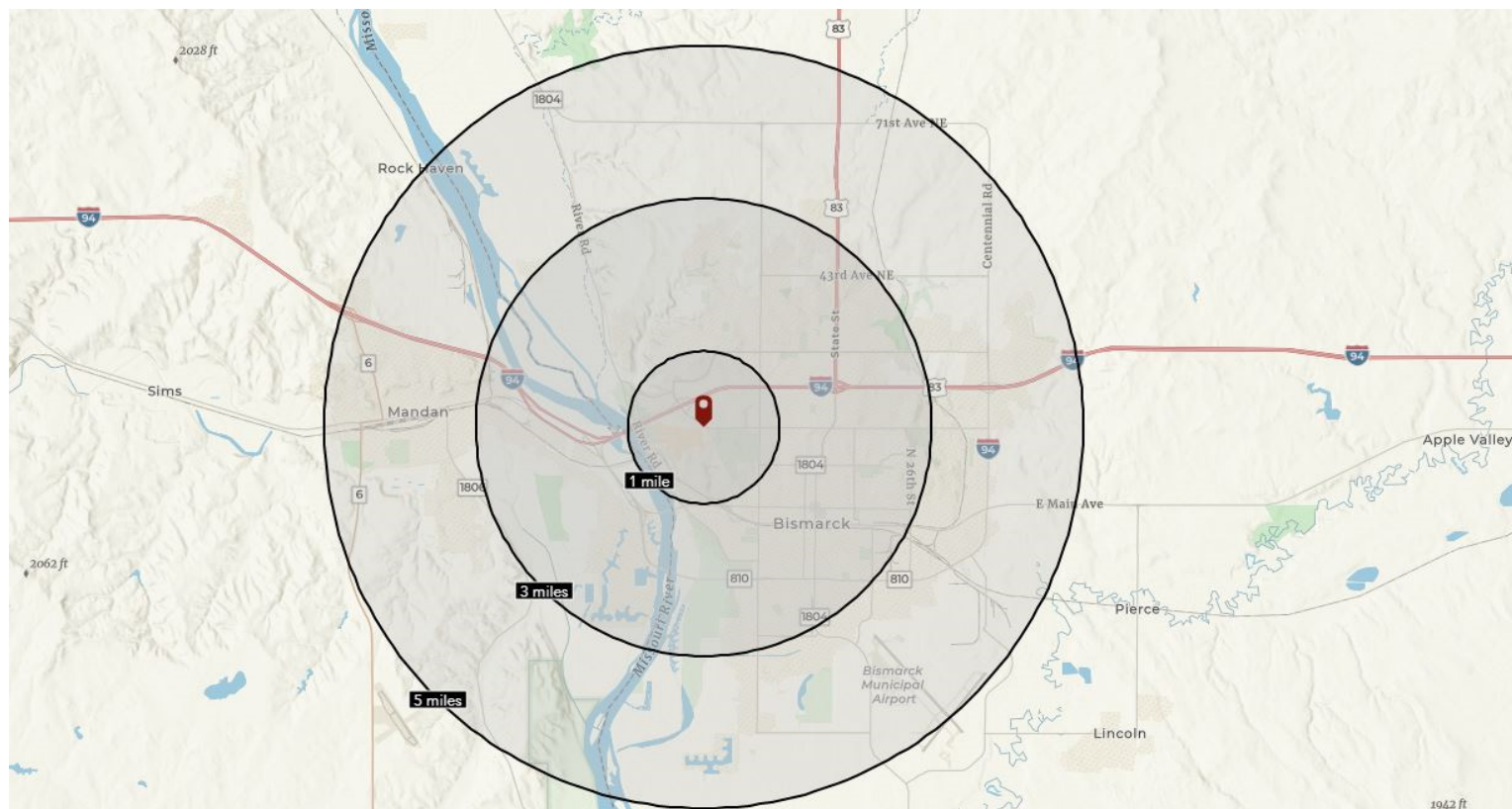
PROPOSED SITE PLANS





GROUND LEASE

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1 MILE

3 MILE

5 MILE

2021 POPULATION	8,367	61,897	100,256
2026 POPULATION	8,704	65,329	106,998
2021 HOUSEHOLDS	3,789	28,222	43,694
2026 HOUSEHOLDS	3,977	29,971	46,903
2021 AVG HH INCOME	\$93,195	\$86,969	\$87,474
2026 AVG HH INCOME	\$102,750	\$95,414	\$96,056
2021 AVG HOME VALUE	\$289,371	\$299,958	\$303,087
2026 AVG HOME VALUE	\$320,040	\$331,417	\$337,197
2021 MEDIAN AGE	38.0	40.0	39.3
BUSINESSES	368	3,514	5,056
EMPLOYEES	5,442	55,124	74,752

Source: ESRI. Based on 1133 W Divide Avenue, Bismarck, ND.

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This is a detailed street map of Bismarck, North Dakota. The map shows a network of streets, including major highways like Interstate 94 and State Highway 2. Key landmarks include the Bismarck State College, the Bismarck State Capitol, and the Bismarck State Park. A red star is placed on the map, indicating a specific location. The map also shows various other streets, including Grandview, Broadway, and many others. The map is oriented with North at the top.

LOCATED NEAR

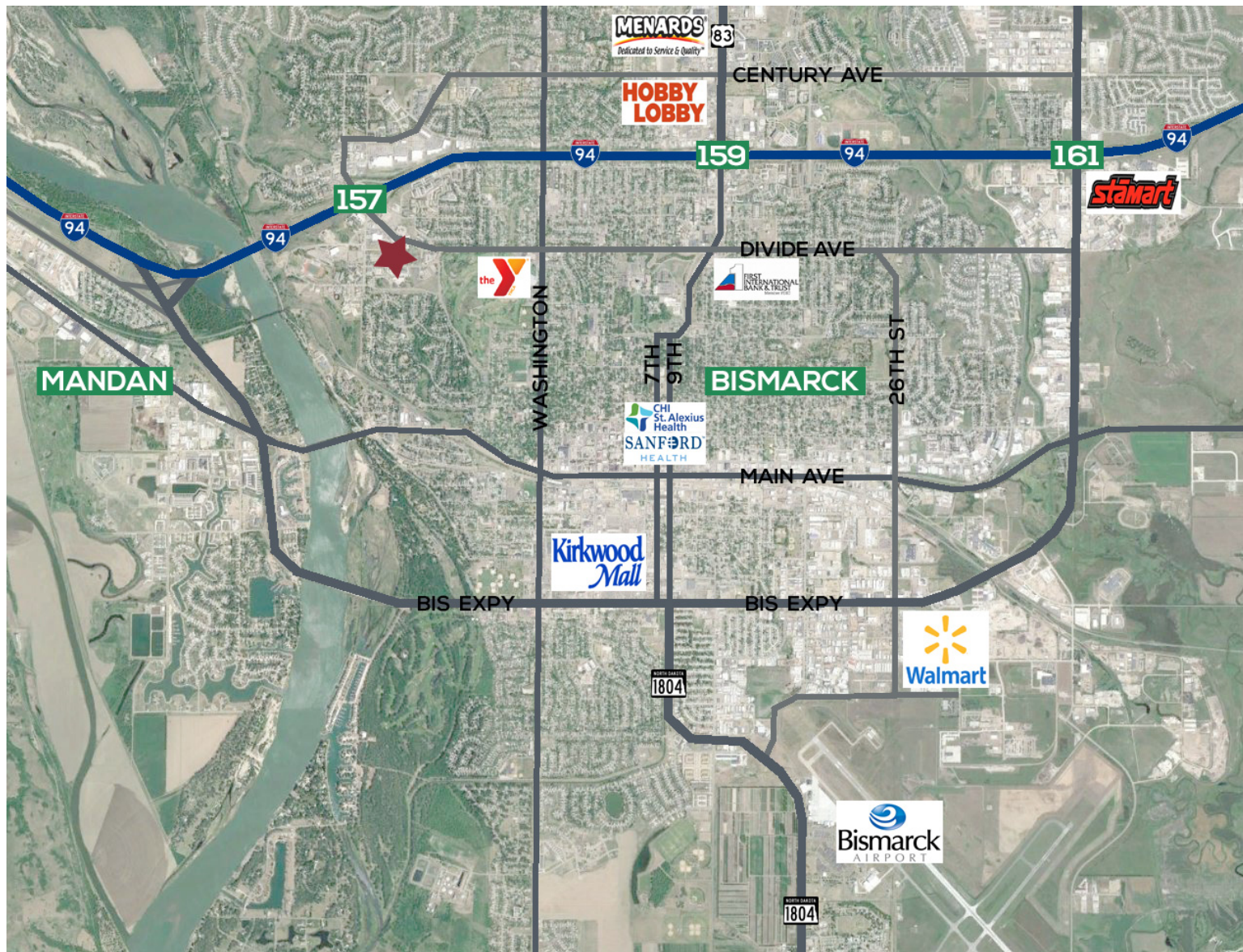
Interstate 94	Bismarck State College	Dan's Supermarket	Gateway to Science	Goebel Pediatric Dentistry
Turnpike Avenue	City Brew Coffee	Proximal 50	Race Day Oil Change	Warford Orthodontics
College Drive	Century 21 Morrison	Focus Chiropractic	Cenex	Hollevoet Orthodontics
Schafer Street	City Bew Coffee	ICBND	Hampton Inn	Brend Dental
Tyler Parkway	Pinehurst Square	ND Safety Council	Home 2 Suites by Hilton	Aesthetic Dental Center



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LOCATION MAP



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