



SPACE AVAILABLE:

25,100 SF

12,550 SF - Main Level Restaurant

12,550 SF - Upper Level Office/Retail

PRICE:

\$20.00 - \$27.50 PSF + CAM

TERM:

5 YEAR MINIMUM

HIGHLIGHTS:

- Delivered as a Vanilla Shell
- Windows & Doors Installed
- 2,000 SF Minimum to Lease
- Drive Thru Available
- Elevator Access
- Large 224 Stall Surface Parking Lot
- Excellent North Bismarck location off Hwy 83 & 43rd Ave near Walmart, Hay Creek Shops, and numerous restaurants & hotels.



Mike Ilse

**Broker Associate | Partner
Commercial Realtor®**

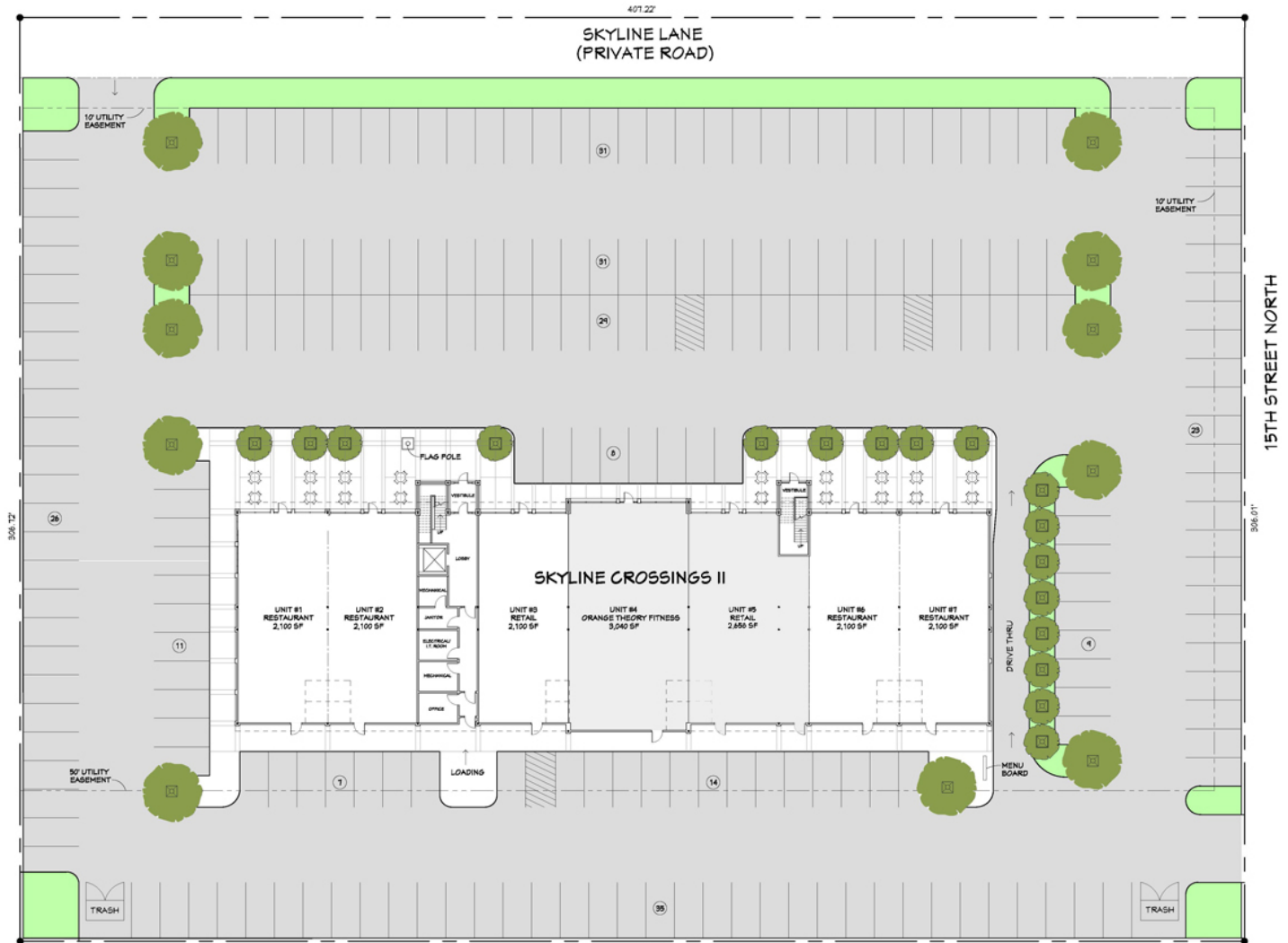
701.223.2450

mike@aspengrouprealestate.com

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

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 on those results.

SITE PLAN - PROPOSED



PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

PARKING:
REQUIRED: 215 STALLS
PROVIDED: 224 STALLS
ACCESSIBLE PARKING AT 4% = 10 STALLS

LOT AREA:
124,718 SQ. FT.
BUILDING AREA:
GROSS MAIN FLOOR AREA: 17,560 SF
LEASEABLE AREA ON MAIN FLOOR: 16,198 SF
GROSS SECOND FLOOR AREA: 18,240 SF
LEASEABLE AREA ON SECOND FLOOR: 15,848 SF
TOTAL LEASEABLE AREA: 32,046 SF



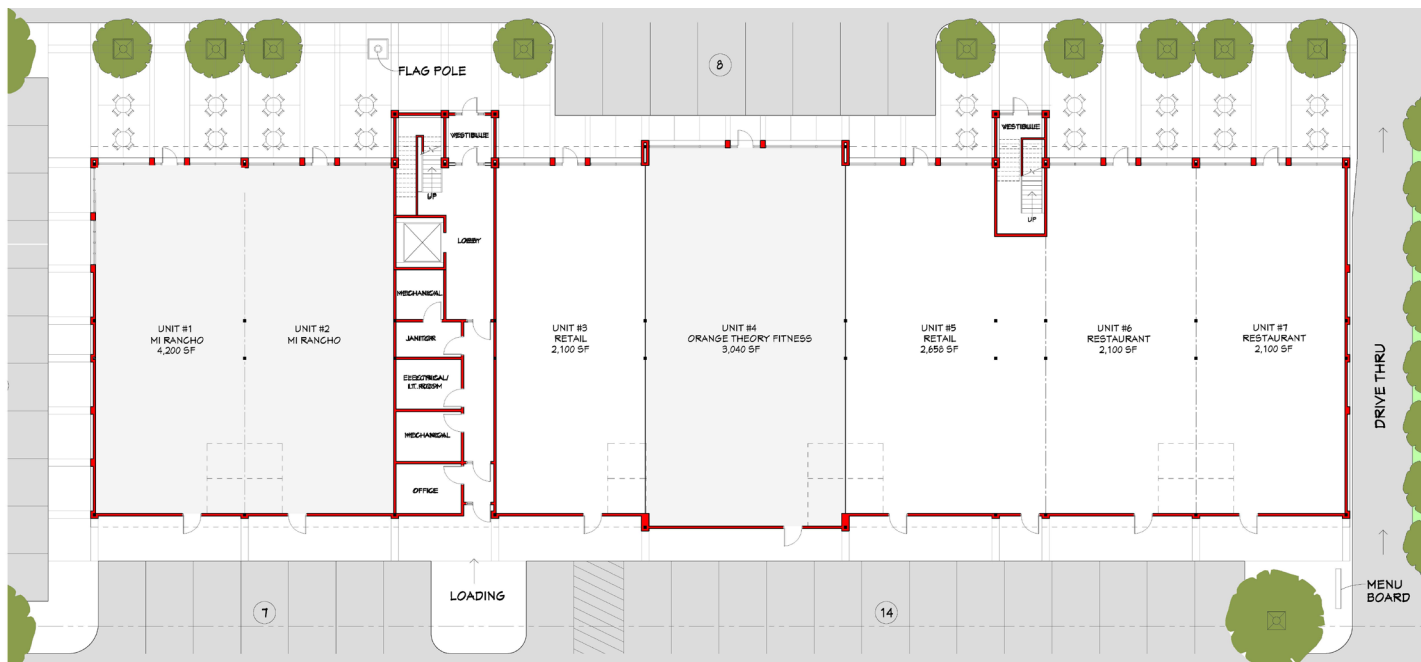
Mike Ilse

Broker Associate | Partner
Commercial Realtor®

701.223.2450

mike@aspengroupprealstate.com

MAIN LEVEL - PROPOSED



UPPER LEVEL - PROPOSED



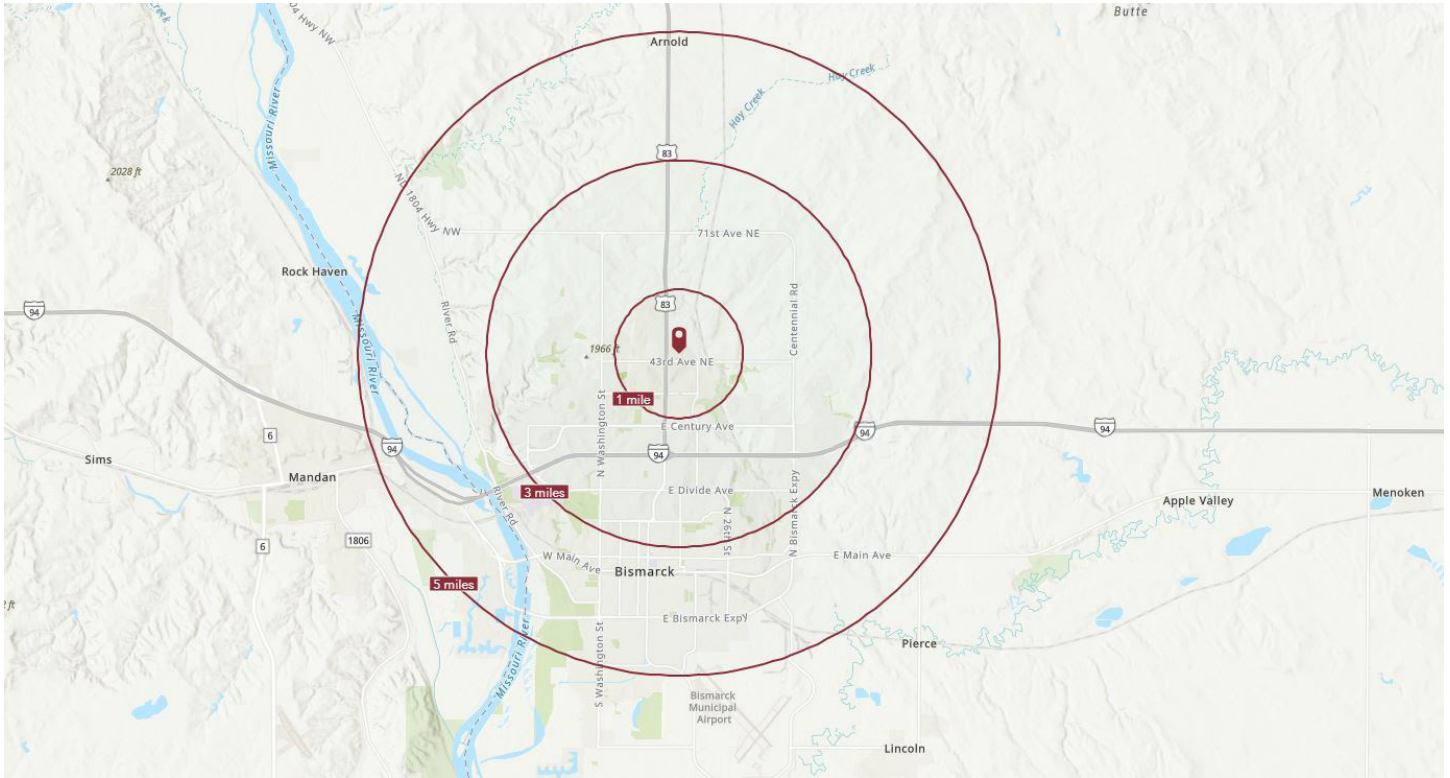
424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

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 on those results.



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 on those results.

DEMOGRAPHIC & INCOME PROFILE



	1 MILE	3 MILES	5 MILES
2023 POPULATION	7,826	49,977	80,711
2028 POPULATION	8,021	51,599	83,658
2023 HOUSEHOLDS	3,205	21,303	34,367
2028 HOUSEHOLDS	3,284	21,947	35,611
2023 AVG HOUSEHOLD INCOME	\$75,668	\$73,322	\$67,403
2028 AVG HOUSEHOLD INCOME	\$82,052	\$82,228	\$76,332
2023 MEDIAN AGE	39.5	40	39.7
BUSINESSES	325	1,875	4,519
EMPLOYEES	5,936	30,679	69,189

IN THE AREA

DINING | HOSPITALITY



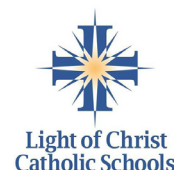
SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



NEIGHBORHOOD AERIAL



- | | | |
|--|--|---|
| 1 Bismarck Motor Company | 10 Ross Dress for Less
Maurices | 17 Starion Bank |
| 2 Furniture Row | 11 Kirkland's
Star Nails | 18 Once Upon a Child
Dunn Brothers Coffee |
| 3 Tractor Supply | 12 Dollor Tree
Pizza Ranch
X-Golf | 19 Wingate by Wyndham |
| 4 Ale Works | 13 Dick's Sporting Goods | 20 Sažon |
| 5 Tires Plus | 14 Michael's
Ulta Beauty | 21 Charras & Tequila |
| 6 Skyzone | 15 Walmart | 22 Buffalo Wings & Rings |
| 7 COSTCO | 16 America's Mattress
Gamestop | |
| 8 T-Mobile
Aspen Dental | | |
| 9 Mattress Firm
Sleep Number
AT&T
Verizon
Pancheros | | |

