



## BUILDING AS IS

### SPACE AVAILABLE:

BUILDING | 107,375 SF  
LOT | 11.48 ACRES

### PRICE:

CALL FOR PRICING

### HIGHLIGHTS:

- Prominent Freestanding Retail Location!
- Glass Storefront, Open Floorplan with a Garden Shop (2 OH Doors and a Fenced Outdoor Area) and a Retail Auto Center (6 OH Doors)
- Rear Loading Dock
- Paved Parking Lot with 4 Access Points from State St / Interstate Ave
- Excellent Visibility on State St / Highway 83 — Bismarck's Main Retail Corridor
- Located North of Interstate 94 Exit 159, near numerous restaurants, hotels and offices
- Reach 34K VPD along State Street
- **PAD SITE GROUND LEASE AVAILABLE**



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**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPREALSTATE.COM](http://WWW.ASPENGROUPREALSTATE.COM)**

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## SUBJECT PROPERTY



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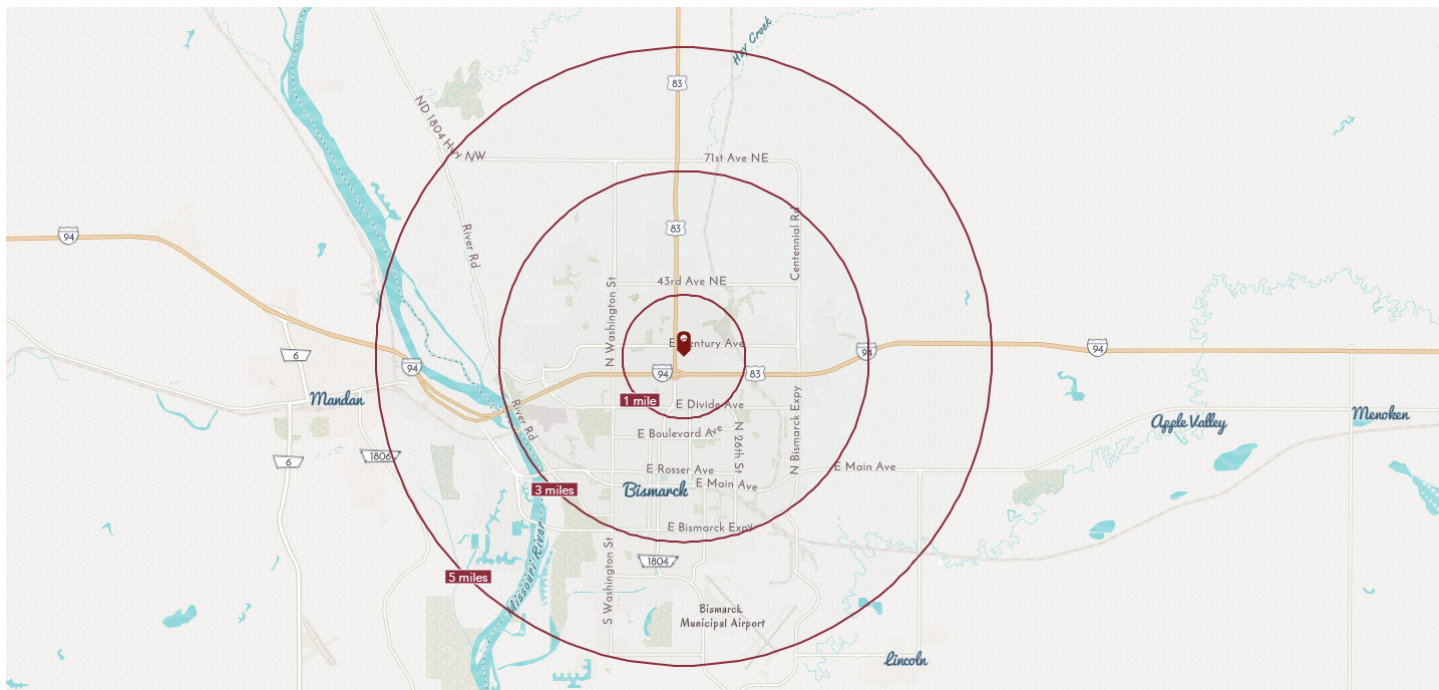
## PROPERTY PHOTOS



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## DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2023 POPULATION	9,757	63,802	88,589
2028 POPULATION	9,966	65,944	91,925
2023 MEDIAN AGE	42.3	40.0	39.8
2023 HOUSEHOLDS	4,624	27,551	37,627
2028 HOUSEHOLDS	4,716	28,428	39,041
2023 AVG HH INCOME	\$59,468	\$64,145	\$67,068
2028 AVG HH INCOME	\$66,787	\$72,488	\$76,027
2023 AVG HOME VALUE	\$241,408	\$276,352	\$288,315
2028 AVG HOME VALUE	\$248,157	\$285,640	\$300,260
BUSINESSES	651	3,745	4,743
EMPLOYEES	12,519	60,897	71,830

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## MAJOR EMPLOYERS - BISMARCK/MANDAN

COMPANY	# OF EMPLOYEES
State of North Dakota	4,900
Sanford Health	3,386
Bismarck Public Schools	2,187
CHI St. Alexius	1,512
US Government	1,200
Bobcat/Doosan Company	1,000
City of Bismarck	988
Bismarck State College	733
MDU Resources Group	731
Mandan Public School District	697
Aetna	675
Housing Industry Training (HIT)	641
University of Mary	631
Missouri Slope Lutheran Care Center	556
Mid-Dakota Clinic	535
Basin Electric Power Co-Op	490

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## SCHOOLS

1. St. Mary's High School
2. Liberty Elementary
3. Horizon Middle School
4. Century High School
5. Shiloh Christian School
6. Legacy High School

## RETAIL, RESTAURANTS, HOTELS, BANKING & SERVICES

- |                                    |                                  |                           |
|------------------------------------|----------------------------------|---------------------------|
| 7. Bismarck Motor Co.              | 15. CVS Pharmacy                 | 18. Hobby Lobby           |
| 8. Furniture Row<br>Tractor Supply | Buffalo Wild Wings               | Gateway Mall              |
| 9. Costco                          | Olive Garden                     | Gate City Bank            |
| 10. Dick's Sporting Goods          | Sanford Walk-In Clinic           | KFC                       |
| Ross Dress for Less                | Residence Inn                    | Paradiso                  |
| Ulta Beauty                        | Courtyard by Marriott            | Perkins                   |
| Michael's Crafts                   | AmericInn by Wyndham             | Longhorn Steakhouse       |
| Dollar Tree                        | 16. Applebees                    | 19. Comfort Inn           |
| 11. Walmart                        | Sickie's Garage Burgers          | Mainstay Suites           |
| 12. Once Upon A Child              | Wendy's                          | Quality Inn               |
| Dunn Bros. Coffee                  | Papa Murphy's                    | China Star                |
| Culver's                           | Bone Shaker Coffee               | A&B Pizza                 |
| Carras & Tequila                   | Country Inn & Suites             | 20. McDonald's            |
| Buffalo Wings & Rings              | Hampton Inn                      | Arby's                    |
| Wingate by Wyndham                 | Holiday Inn Express              | Simonson Station Store    |
| Best Western                       | Sleep Inn & Suites               | Kroll's Diner             |
| Candlewood Suites                  | Sherwin Williams                 | Grand 22 Theatres         |
| 13. Cashwise Foods                 | Kirkwood Bank & Trust            | 21. Ramada                |
| Ace Hardware                       | Security First Bank              | Exxon                     |
| Grand Junction                     | Little Ceasars Pizza             | O'Reilly Auto Parts       |
| Power Plate Meals                  | Space Aliens Grill & Bar         | Days Inn by Wyndham       |
| CHI Urgent Care                    | 17. First Community Credit Union | 22. LaQuinta Inn & Suites |
| 14. Holiday Station Store          | Family Fare                      | Shell                     |
| Ruby Tuesday                       | Boot Barn                        | Starbucks                 |
| Menards                            | Fairfield Inn & Suites           | 23. Best Buy              |
| Taco Bell                          | Exxon                            | Lowe's                    |
|                                    | Red Lobster                      | Kohl's                    |
|                                    |                                  | Old Navy                  |
|                                    |                                  | TJMaxx                    |