ASPEN GROUP LLP



*** AI Generated Building Rendering ***

PRE-LEASING

Retail Building on North Broadway

605 N Broadway, Minot ND

Charles Reichert

CCIM | Partner
Commercial REALTOR®
701-223-2450
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PROPERTY OFFERINGS

Retail Building on North Broadway
605 N Broadway, Minot ND



Space Available: 1,320 - 5,342 SF Planned (Can be Subdivided)

INVESTMENT: Pre-Leasing, Contact Agent for Details

- 1,320 - 5,342 SF planned (Can be Subdivided)
- High Traffic Counts along Broadway

(12,010 VPD Southbound & 11,915 VPD Northbound)

- Zoning: C2 – General Commercial
- Excellent Restaurant, Retail, or Office location
- End Cap with Drive Through
- Minutes away from Central Business District (CBD)

For more information about this dynamic commercial opportunity, please contact:

Charles Reichert

CCIM | Partner | COMMERCIAL REALTOR®

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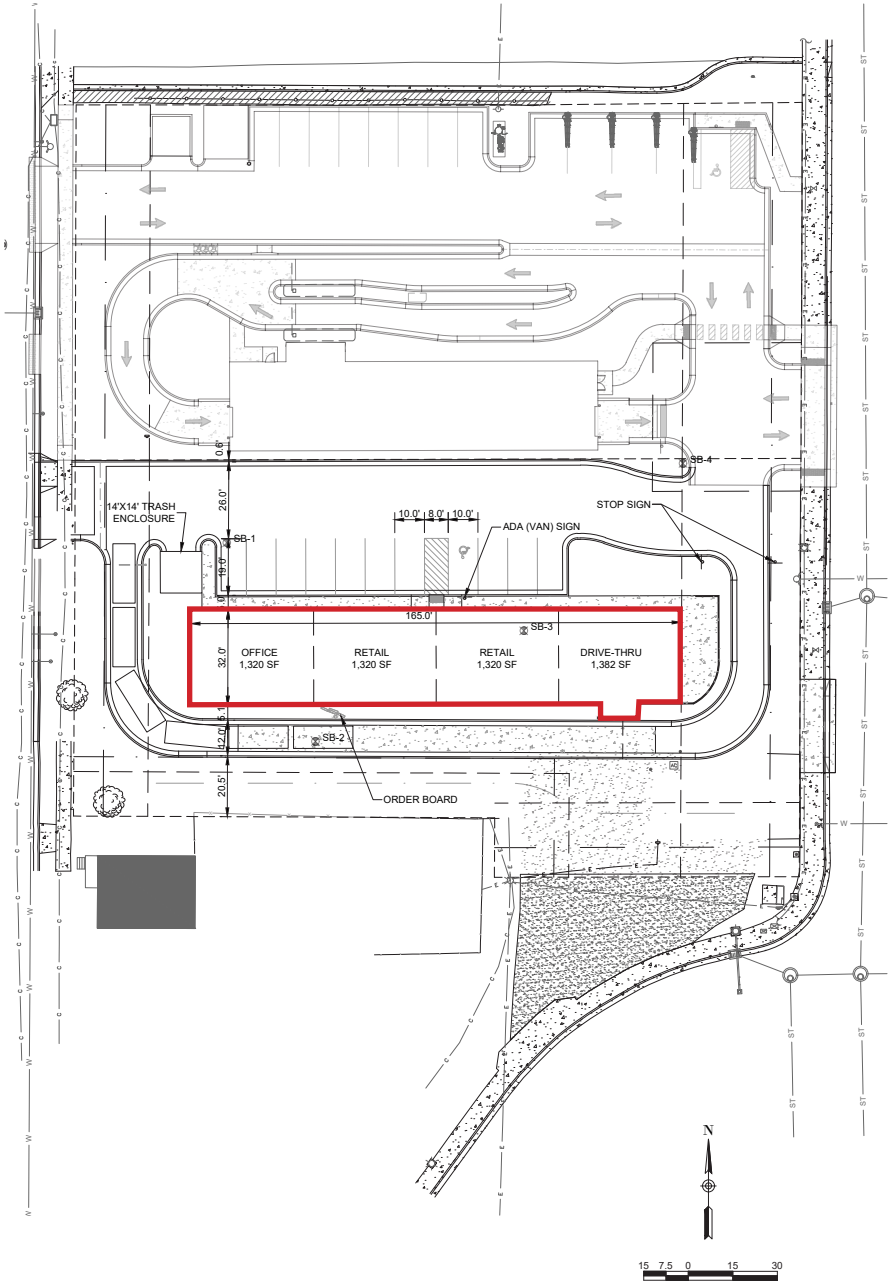
424 South 3rd Street, Suite 2 Bismarck, ND 58504
aspengrouprealestate.com

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 relults.

CONCEPT SITE PLAN | PRE-LEASING

Retail Building on North Broadway
605 N Broadway, Minot ND



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PROPERTY SUMMARY

Retail Building on North Broadway
605 N Broadway, Minot ND

605 N BROADWAY, MINOT ND

PID#: MI14.F54.000.0020

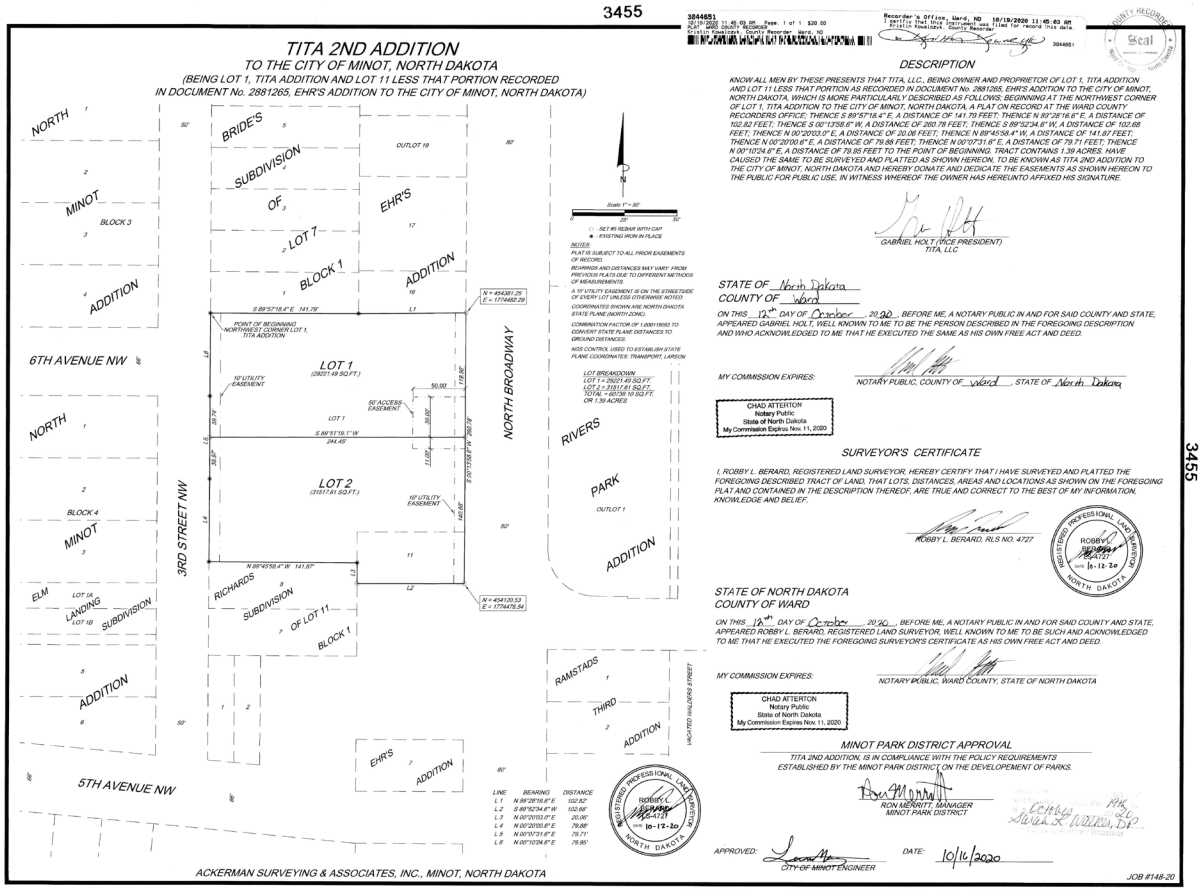
LEGAL DESCRIPTION: TITA 2ND ADDITION LOT 2

ZONING: C2 - General Commercial

LAND INFORMATION: 31,518 SF (0.724 Acres)

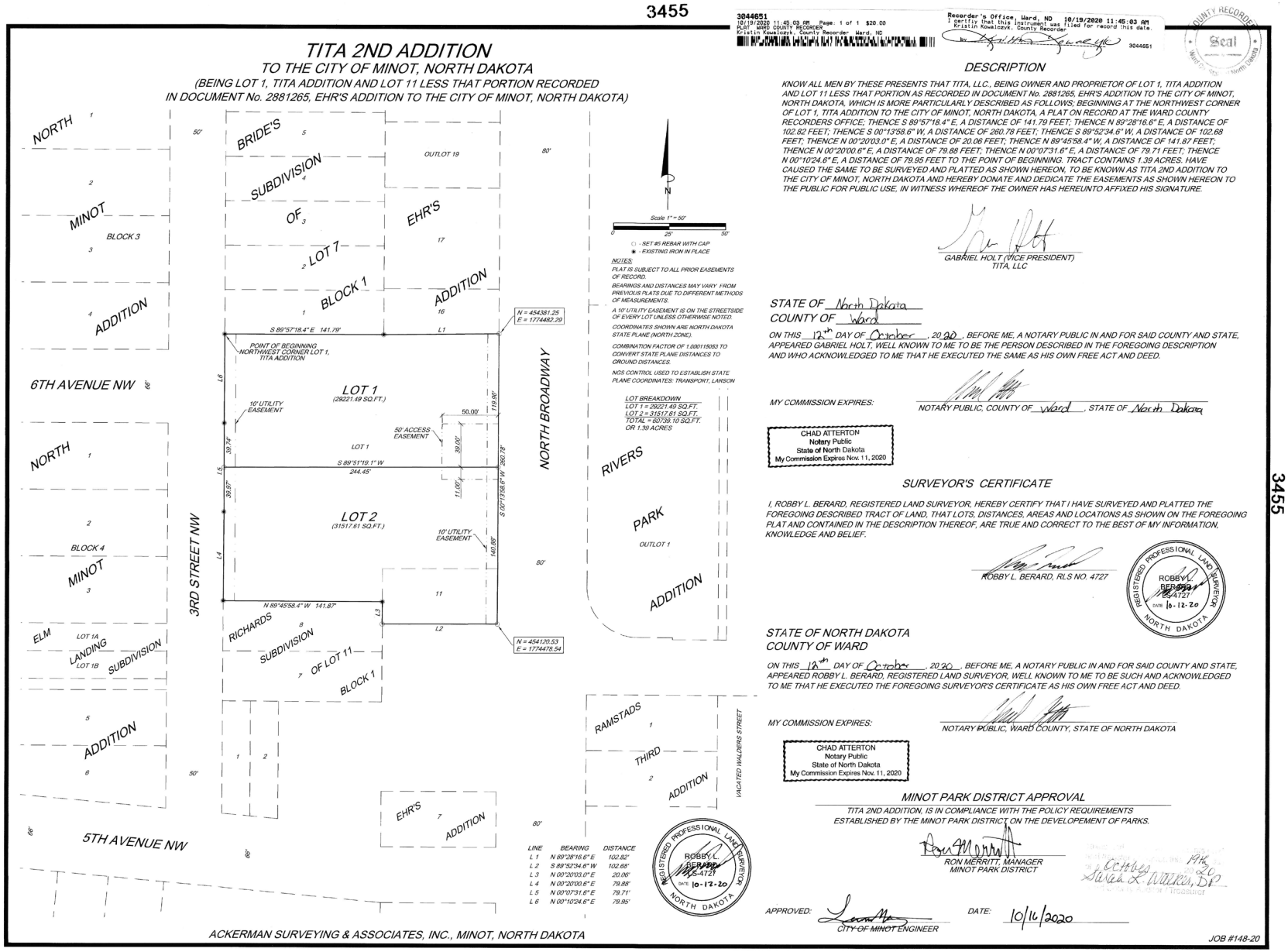
2025 TAXES: $5,045.99

SPECIAL ASSESSMENTS: None at this time



PROPERTY PLAT MAP

Retail Building on North Broadway
605 N Broadway, Minot ND



Retail Building on North Broadway
605 N Broadway, Minot ND

KEY FACTS

9,910
Population

32.5
Median Age

2.2
Average Household Size

$67,070
Median Household Income

EDUCATION

6.7%
No High School Diploma

28.6%
High School Graduate

34.2%
Some College/ Associate's Degree

30.4%
Bachelor's/Grad/ Prof Degree

BUSINESS

680
Total Businesses

11,241
Total Employees

EMPLOYMENT

48.9%
White Collar

26.9%
Blue Collar

24.2%
Services

3.6%
Unemployment Rate

INCOME

$67,070
Median Household Income

$40,056
Per Capita Income

$79,499
Median Net Worth

2026 Households by income (Esri)

The largest group: $50,000 - $74,999 (16.7%)
The smallest group: $25,000 - $34,999 (4.4%)

Indicator ▲	Value	Diff
<$15,000	11.0%	+5.1%
$15,000 - $24,999	7.9%	+3.0%
$25,000 - $34,999	4.4%	-0.3%
$35,000 - $49,999	15.1%	-4.0%
$50,000 - $74,999	16.7%	+0.3%
$75,000 - $99,999	15.9%	+3.4%
$100,000 - $149,999	15.2%	-2.3%
$150,000 - $199,999	4.6%	-2.1%
$200,000+	9.1%	-3.2%

Bars show deviation from Ward County

1 MILE DEMOGRAPHICS

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Retail Building on North Broadway
605 N Broadway, Minot ND

3 MILE DEMOGRAPHICS

KEY FACTS

43,338
Population

34.3
Median Age

2.2
Average Household Size

$71,439
Median Household Income

EDUCATION

4.6%
No High School Diploma

28.4%
High School Graduate

34.2%
Some College/ Associate's Degree

32.9%
Bachelor's/Grad/ Prof Degree

BUSINESS

2,310
Total Businesses

32,660
Total Employees

EMPLOYMENT

55.8%
White Collar

27.7%
Blue Collar

16.6%
Services

2.4%
Unemployment Rate

INCOME

$71,439
Median Household Income

$45,076
Per Capita Income

$150,281
Median Net Worth

2026 Households by income (Esri)

The largest group: $35,000 - $49,999 (18.9%)
The smallest group: $25,000 - $34,999 (4.8%)

Indicator ▲	Value	Diff
<$15,000	7.2%	+1.3%
$15,000 - $24,999	5.0%	+0.1%
$25,000 - $34,999	4.8%	+0.1%
$35,000 - $49,999	18.9%	-0.2%
$50,000 - $74,999	16.1%	-0.3%
$75,000 - $99,999	13.7%	+1.2%
$100,000 - $149,999	17.3%	-0.2%
$150,000 - $199,999	5.9%	-0.8%
$200,000+	11.1%	-1.2%

Bars show deviation from Ward County

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Retail Building on North Broadway
605 N Broadway, Minot ND

5 MILE DEMOGRAPHICS

KEY FACTS

52,555
Population

34.6
Median Age

2.2
Average Household Size

$71,878
Median Household Income

EDUCATION

4.7%
No High School Diploma

28.1%
High School Graduate

34.8%
Some College/ Associate's Degree

32.4%
Bachelor's/Grad/ Prof Degree

BUSINESS

2,714
Total Businesses

36,878
Total Employees

EMPLOYMENT

55.3%
White Collar

28.7%
Blue Collar

16.0%
Services

2.5%
Unemployment Rate

INCOME

$71,878
Median Household Income

$46,158
Per Capita Income

$165,463
Median Net Worth

2026 Households by income (Esri)

The largest group: $35,000 - $49,999 (18.6%)

The smallest group: $25,000 - $34,999 (5.0%)

Indicator ▲	Value	Diff
<$15,000	7.0%	+1.1%
$15,000 - $24,999	5.4%	+0.5%
$25,000 - $34,999	5.0%	+0.3%
$35,000 - $49,999	18.6%	-0.5%
$50,000 - $74,999	16.0%	-0.4%
$75,000 - $99,999	12.7%	+0.2%
$100,000 - $149,999	16.7%	-0.8%
$150,000 - $199,999	6.6%	-0.1%
$200,000+	12.1%	-0.2%

Bars show deviation from Ward County

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LOCATION MAP

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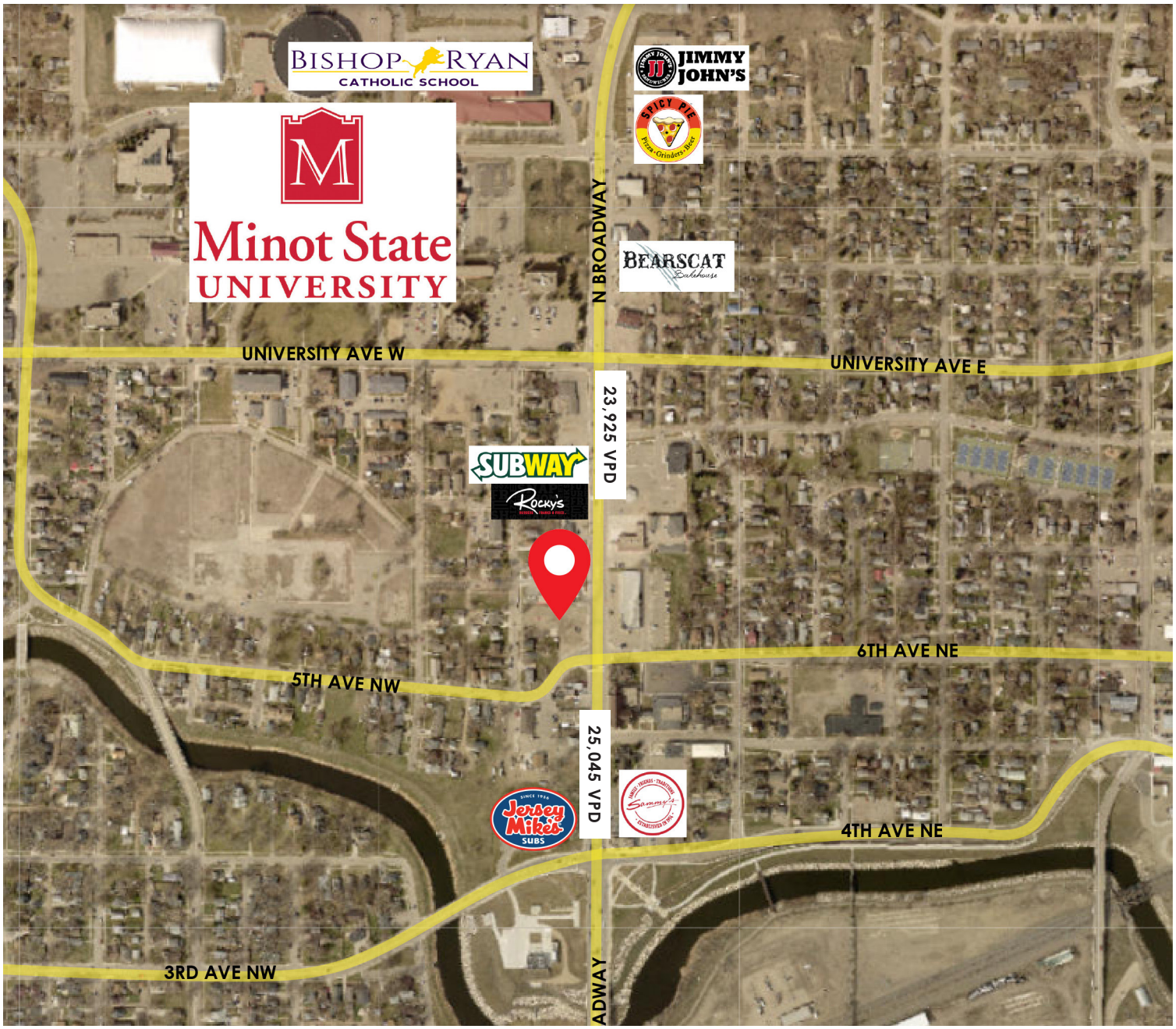

VISIT MINOT







UNCOVER WHAT MINOT HAS TO OFFER

Retail Building on North Broadway
605 N Broadway, Minot ND

Food & Drink

El Azteca
Whiskey Nine
Casa Jalisco
The Depot
Badlands Restaurant
Mi Mexico
Ebeneezer's Irish Pub
Spicy Pie
Longhorn Steakhouse
Broadway Bean & Bagel
The Starving Rooster
The Little Blue Elephant
Sammy's Pizza
El Raparo Mexican Grill
Nite Train Pizza
Taco Feliz
Magic City Hoagies
Ground Round
Rocky's
Lucky Bowl
Pizza Rach
Planet Pizza
Do Eat
Ironhorse Kitchen + Bar
JL Bears
Buffalo Wild Wings
Vardon Chophouse

Shopping/Retail

Bray's Saddlery
Main Street Books
Mary Me Bridal
Gourmet Chef
Mainstream Boutique
Grow with Me
Weekender
Oliver's Attic
Vintage City
The Foundry
The Market on 4th
Dakota Chappy
Fiancee Bridal & Prom
HomeGoods
Chico's
Carter's
Best Buy
Maurices
Barnes & Noble
Buckle
Famous Footwear
Bath & Body Works
Daily Thread
Five Below
Scheels
Victoria's Secret
Old Navy
Ulta

Banking/Financial

Gate City Bank
Aspire Credit Union
First International Bank & Trust
North Star Community Credit Union
Cornerstone Bank
First Western Bank
Town & Country Credit Union
Bremer Bank
Freedom Financial Group
OneMain Financial
Legacy Financial Partners

Health/Medical

Minot Health Clinic
CHI St. Alexius Health
Legacy Health Clinic
Trinity Health - Medical Arts
Ness Family Dentistry
Kemmet Dental Design
Prestwich Orthodontics
Broadway Family Dentistry
New Dawn Chiropractic
Active Body Chiropractic
Mid-Town Chiropractic

Professional Services

Twisted Scissors by Dee
Allure Salon
Evolution Salon
LOR Spa
Inner Reflection Holistic Health
Look Aesthetic Atelier
2D Ink
Psychward Tattoos and Piercings
Magic City Tattoo
Pat's Tatt's

Community/Recreation

Roosevelt Park Zoo
Scandinavian Heritage Park
Magic City Discovery Center
Dakota Territory Air Museum
MAYSA Arena
Pioneer Village Museum
Railroad Museum
Taube Museum of Art
Northwest Art Center
North Dakota State Fair

LOCAL LINKS

Visit Minot
VISITMINOT.ORG

Minot, ND Official Website
MINOTND.GOV

Minot Area Chamber EDC
MINOTCHAMBEREDC.COM

Minot International Airport
MOTAIRPORT.COM

Minot Parks & Rec
MINOTPARKS.COM

Minot Parking Authority
MINOTND.GOV/264/MUNICIPAL-LIMITED-PARKING-AUTHORITY

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