



BUSINESS FOR SALE

COCKTAIL BAR, PATIO, LOUNGE GROUP
510 EAST MAIN AVENUE | BISMARCK, ND

510.2
five ten point two

LÜFT



Price Improvement

HIGHLIGHTS:

- LÜFT is a year-round, heated retractable rooftop patio & bar serving fresh cocktails & brews in a unique atmosphere featuring amazing views of Downtown Bismarck
- 510.2 Speakeasy is a hidden cocktail bar, set in a prohibition-era atmosphere, serving craft cocktails and rare bourbons
- Red Eye Casino is a gaming lounge & event space featuring pool tables, dart boards, pull tabs, Touch Tunes serving cocktails & beer
- Buyer To Assume Existing Lease in the Gulch Block Building at 510 East Main Avenue in Downtown Bismarck
- **INCLUDES FULL CLASS D LIQUOR LICENSE FOR BOTH ON & OFF SALE.**
- Full Details & Lease Terms will be provided to Qualified Buyers.

OFFERING: BUSINESS ONLY!

PRICE:
\$1,599,000.00



Mike Ilse

Broker | Partner
Commercial Realtor®

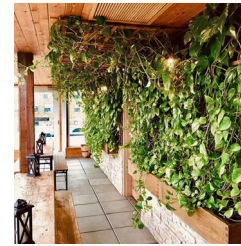
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424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

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LÜFT
sky * drinks * fun

Rooftop bar featuring fresh cocktails, craft brews with spectacular views unlike anywhere else in North Dakota featuring a retractable glass ceiling, folding glass doors with fire tables and heat lamps to make your experience cozy and fun year round!



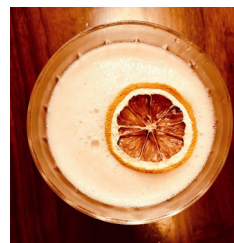
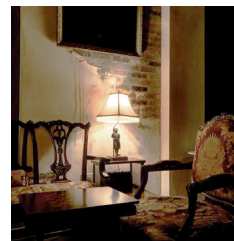
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510.2

five ten point two

510.2 is a prohibition themed bar tucked into the heart of Downtown Bismarck, ND. Well known for its unique signature craft cocktails, delicious classics and rare whiskeys and bourbons. The space is also a fantastic intimate venue for musicians and private events.



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Red Eye Casino is a gaming lounge featuring E-tabs, Pull Tabs, Blackjack, games and Touch Tunes. Serving Beer & Cocktails.



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JOIN DOWNTOWN BISMARCK!

FOOD & DRINK

Amina Cucina
Bistro 1100
Blarney Stone Pub
Borrowed Bucks Roadhouse
Brick Oven Bakery
Broadway Grill & Tavern
Burger Time
Butterhorn
Coffee Break
Craftcade
Dairy Queen
Elbow Room
Fireflour Pizzeria
Gideon's Brewing Company
Jimmy V's
JL Beers
India Clay Oven
LUFT
McDonalds
NoodleZip
Nutrition Ambition
Peacock Alley
Pirogue Grille
Roundhouse
Gastro Pub
Toasted Frog

SHOPPING/RETAIL

Blink Eyewear
Boutique 23
Bridal N' More
Brides on a Dime
Crabapple Floral
Dakota Nuts-N-Candy
Ferguson Books & More Fleck's
Furniture & Appliance
Halberstadt's ND
J & R Vacuum & Sewing
Kokkeler's Jewelry
lula b. boutique
Modern Eyes
Red Wing Shoes
Seeds of Hope Thrift Store
Spaces
Stella's
Terry's Health Products
Walker's n' Daughters Jewelers
Westley's Jewelry
Zimmerman's Furniture

BANKING/FINANCIAL

American Bank Center
Ameriprise Financial
BNC National Bank
Capital Credit Union
Choice Bank
Country Financial
First Western Bank & Trust
Gate City Bank
Kirkwood Bank & Trust
Starion Bank
US Bank
Vue Community Credit Union Wells Fargo

HEALTH/MEDICAL

Active Life Chiropractic
Bismarck-Burleigh Public Health
CHI St. Alexius Hospital
CHI St. Alexius Urgent Care
Dakota Eye Institute
Dakota Pharmacy
Mid Dakota Clinic
Prairie Rose Family Dentists
Proximal50
Sanford Health
Smiles By Design
UND Center for Family Medicine

COMMUNITY/RECREATION

Belle Mehus Auditorium
Bismarck Municipal Ball Park
Bismarck Art & Galleries Assn
Bismarck Event Center
Bismarck Veterans Memorial Public Library
The Capital Gallery
Custer Park
Dakota Stage Ltd.
Elks Aquatic Center
Peace Park
World War Memorial Building

PROFESSIONAL SERVICES

Alchemist Tattoo
The Barber's Wife
Black Sheep Tattoo
Broadway Centre Spa & Salon
Derma Care Clinic
Glance Salon & Spa
Hi Honey Salon
Pure Skin Aesthetic & Laser Center
Rejuvenation Place

MARKET POTENTIAL - 5 MILE RADIUS

CONSUMER BEHAVIOR	EXPECTED # OF ADULTS
WENT TO A BAR/NIGHT CLUB IN THE LAST 12 MONTHS	12,874
PLAYED BILLIARDS/POOL IN THE LAST 12 MONTHS	3,308
PARTICIPATED IN KARAOKE IN THE LAST 12 MONTHS	2,478
DRANK BEER/ALE IN THE LAST 6 MONTHS	30,973



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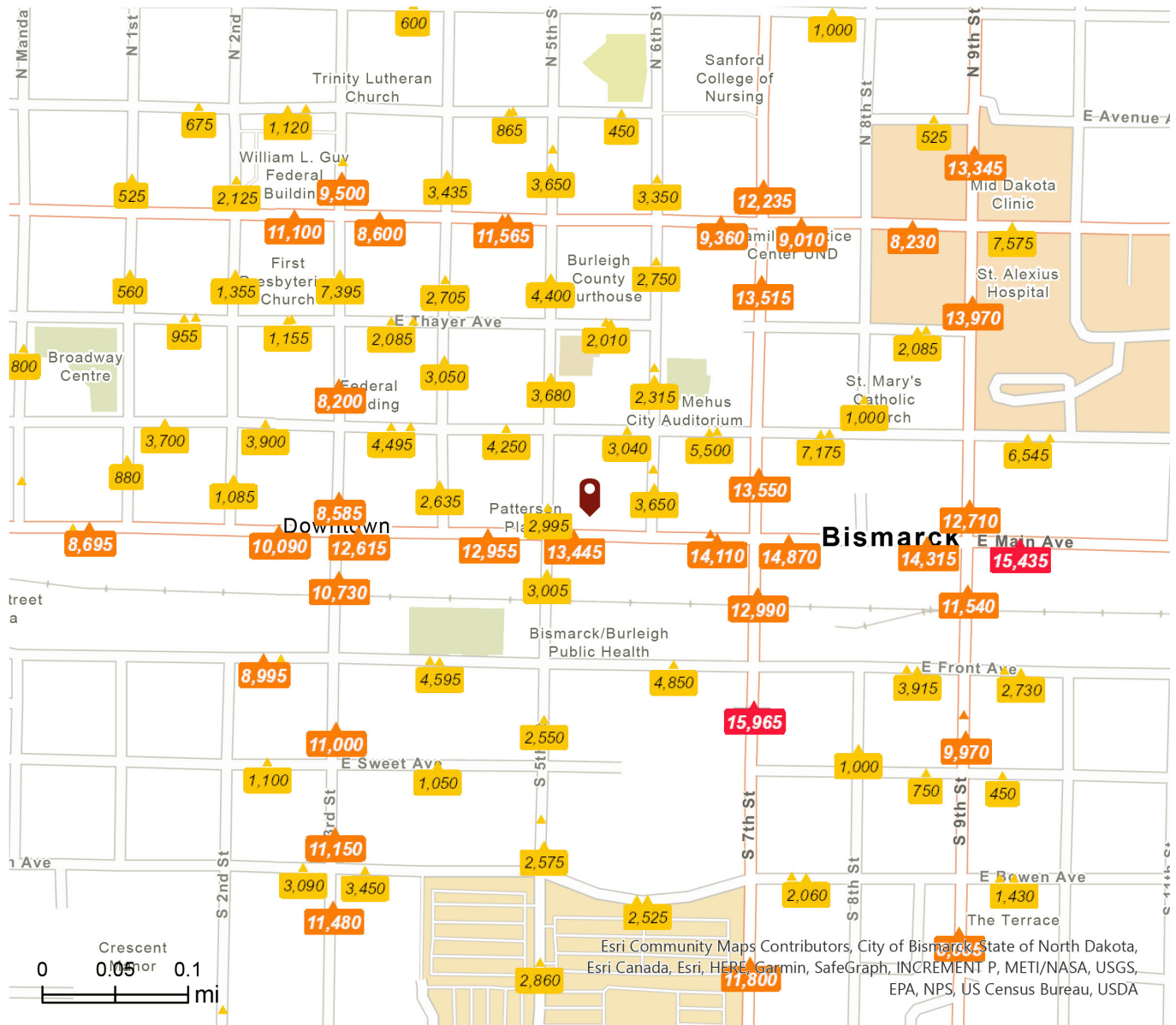
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	12,375	62,718	94,852
2028 POPULATION	12,906	65,065	98,272
2023 HOUSEHOLDS	6,316	27,990	40,325
2028 HOUSEHOLDS	6,568	29,053	41,800
2023 OWNER-OCCUPIED UNITS	3,137	17,283	26,683
2028 OWNER-OCCUPIED UNITS	3,277	18,234	28,061
2023 RENTER-OCCUPIED UNITS	3,179	10,707	13,642
2028 RENTER-OCCUPIED UNITS	3,291	10,820	13,740
2023 AVG HOUSEHOLD INCOME	\$49,679	\$60,263	\$67,946
2028 AVG HOUSEHOLD INCOME	\$51,480	\$66,938	\$76,781
2023 AVG HOME VALUE	\$214,422	\$262,637	\$283,579
2028 AVG HOME VALUE	\$217,985	\$271,925	\$295,461
2023 MEDIAN AGE	40.6	40.9	39.6
BUSINESSES	1,394	3,918	4,839
EMPLOYEES	22,417	60,571	72,427

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DOWNTOWN TRAFFIC COUNTS



DRIVE TIMES

5 MINUTES	10 MINUTES	15 MINUTES
BISMARCK EVENT CENTER	INTERSTATE 94	LINCOLN, ND
KIRKWOOD MALL	MANDAN, ND	UNIVERSITY OF MARY
CHI ST. ALEXIUS	BISMARCK AIRPORT	LEGACY HIGH SCHOOL
SANFORD HEALTH	HAY CREEK SHOPPING CENTER	ST. MARY'S HIGH SCHOOL
ND STATE CAPITOL GROUNDS	COSTCO	HAWKTREE GOLF COURSE
ND HERITAGE CENTER	WALMART/SAM'S CLUB	
BISMARCK HIGH SCHOOL	PINEHURST SHOPPING CENTER	
YMCA	BISMARCK STATE COLLEGE	
VFW ALL SEASONS ARENA	CENTURY HIGH SCHOOL	
TOM O' LEARY GOLF COURSE	MDU RESOURCES COMMUNITY BOWL	
RIVERWOOD GOLF COURSE	STARION SPORTS COMPLEX	
DAKOTA ZOO	PEBBLE CREEK GOLF COURSE	
SERTOMA PARK	COTTONWOOD PARK	
CLEM KELLY SOFTBALL COMPLEX	FOX ISLAND BOAT RAMP	
BISMARCK MUNICIPAL BALLPARK	LEWIS & CLARK RIVERBOAT	

WALKSCORE

510 East Main Avenue

[Add scores to your site](#)

Downtown, Bismarck, 58501

Commute to **Downtown Bismarck** 

 1 min  2 min  1 min  4 min [View Routes](#)

 **Favorite**

 **Map**

 **Nearby Bismarck Apartments on Redfin**

[Looking for a home for sale in Bismarck?](#) 

Walk Score
86

Very Walkable

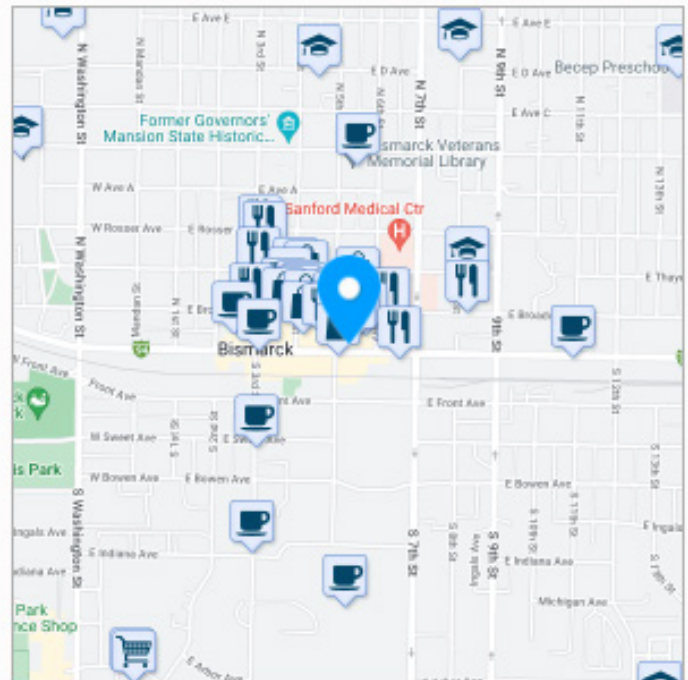
Most errands can be accomplished on foot.

Bike Score
56

Bikeable

Some bike infrastructure.

[About your score](#)



DOWNTOWN HOUSING



FIRST STREET LOFTS

215 South 1st Street

This modern, 56 unit building offers excellent amenities in the Heart of Downtown

- A Rooftop Patio with Amazing Views of Downtown
- Covered Heated Parking
- Elevator Access
- Gym & Yoga Studio & Lounge Space

FIRST STREET
LOFTS



THE BROADWAY CENTRE

100 West Broadway Avenue

17 Spacious, luxury residential condos on the 3rd Floor

- Secure Door Entry System & Underground Parking
- Exercise Room
- Elevator Access
- Community Room, On-site Salon & Spa
- Commercial Office Space on the 1st & 2nd Floor

BROADWAY
■ CENTRE ■



THE GROVE APARTMENTS

120 East Avenue A

The Grove Apartments has a total of

23 residences in 5 buildings

- Open Floor plans, 2-Story Front Porches
- Direct Entry, Private Garages
- Private, Outdoor Space



THE RENAISSANCE LOFTS

212 East Avenue A

68 loft-style apartments

- Community Room
- Rooftop Deck, Private Outdoor space & garage
- 54 dedicated, conditioned parking spaces



TRESTLE

630 E Main Avenue

Mixed-Use, 3 Story building on the corner of Main & South 7th Street, featuring 52 modern apartments & street level commercial space

- Open Green Space Community Courtyard
- Keyless Entry System
- 24/7 Video Surveillance

TRESTLE

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WORKFORCE (Source: Job Service North Dakota)

	NOV - 2023	NOV - 2022	OCT - 2023	OCT - 2022
Bismarck-Mandan MSA Labor Force	69,358	70,282	69,668	70,524
MSA Unemployment Rate	1.5%	1.7%	1.4%	1.4%

CITY SALES TAX COLLECTIONS (Source: Office of ND State Treasurer)

	NOV - 2023	NOV - 2022	YTD NOV - 2023	YTD NOV - 2022
Bismarck	\$3,711,802	\$2,517,051	\$28,299,399	\$27,086,814
Mandan	\$694,742	\$461,394	\$5,523,336	\$5,082,316

NOTE: 1) The figures above represent sales tax REPORTED for the month indicated. The actual sales tax collection occurred in previous months.
2) Sales tax returns are due at the end of each month which causes large monthly swings especially when months end of weekends. Using year-to-date collections helps mitigate these swings and DEC present a more accurate view of any real change that is occurring than would any given months collection comparison.

TAXABLE SALES & PURCHASES (Source: Office of ND State Tax Commissioner)

	Q3 - 2023	Q3 - 2022	Q3 - 2021	Q3 - 2020
Bismarck	\$468,318,661	\$468,359,530	\$418,913,283	\$395,899,994
Burleigh County	\$472,962,329	\$472,754,073	\$422,459,210	\$399,272,854
Mandan	\$92,462,445	\$87,069,256	\$75,084,847	\$73,948,335
Morton County	\$98,607,547	\$92,981,002	\$80,194,407	\$78,249,429
Burleigh - Morton Total	\$571,569,876	\$565,735,075	\$502,653,617	\$477,522,283

REAL ESTATE (Source: Bismarck-Mandan Board of Realtors) NOTE: This does not represent any "for sale by owner" transactions.

	NOV - 2023	NOV - 2022	YTD NOV - 2023	YTD NOV - 2022
# of Single Family Units Sold	76	88	876	1,078
# of all Residential Units Sold	107	116	1,194	1,473
Average Sale Price - Single Family	\$381,721	\$355,376	\$386,859	\$362,897
Average Sale Price - All Residential	\$353,403	\$337,015	\$356,946	\$336,448

NEW CONSTRUCTION PERMITS (Source: City of Bismarck, City of Mandan, Burleigh County, Morton County)

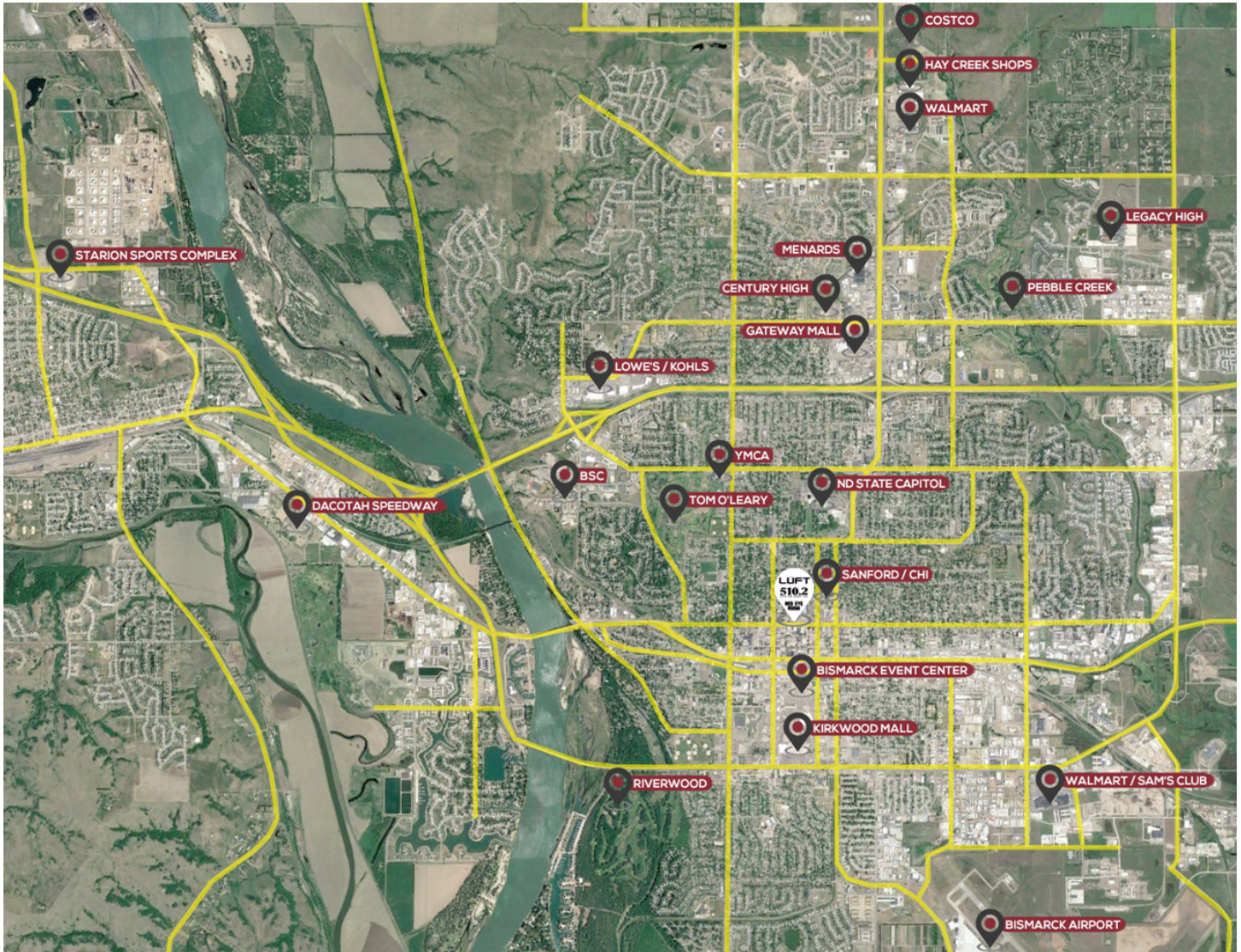
	NOV - 2023	NOV - 2022	YTD NOV - 2023	YTD NOV - 2022
# of Single Family Permits Issued	8	3	198	317
Single Family Permits Valuation	\$2,735,519	\$359,802	\$73,127,446	\$103,631,593
# of New Commercial Permits Issued	9	9	113	149
New Commercial Permits Valuation	\$16,731,873	\$4,532,614	\$136,761,512	\$230,081,264

TRANSPORTATION (Source: Bismarck Airport)

	NOV - 2023	NOV - 2022	YTD NOV - 2023	YTD NOV - 2022
Passenger Boardings (Enplanes & Deplanes)	41,886	35,836	471,527	427,201

nschneider@bmcedc.com | 701-223-5660

LOCATION MAP



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