ASPEN GROUP LLP



FOR LEASE

WATFORD PLAZA

113 6TH AVE SE, WATFORD CITY, ND 58854

MIKE ILSE

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PROPERTY OFFERINGS

WATFORD PLAZA
113 6TH AVE SE, WATFORD CITY ND



Anchored by market-leading grocer Cash Wise Foods, Watford Plaza was developed in 2013 and is located on State Highway 23 (the dominant retail corridor). The center offers a variety of national, regional and local tenants.

Unit 400 offers a retail space. This space features large windows, large open retail showroom, a private office, private in suite bathroom, and abundant parking!

SPACE AVAILABLE: SUITE 400 | 1,291 SF

LEASE RATE: $21.00 PSF - NNN

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

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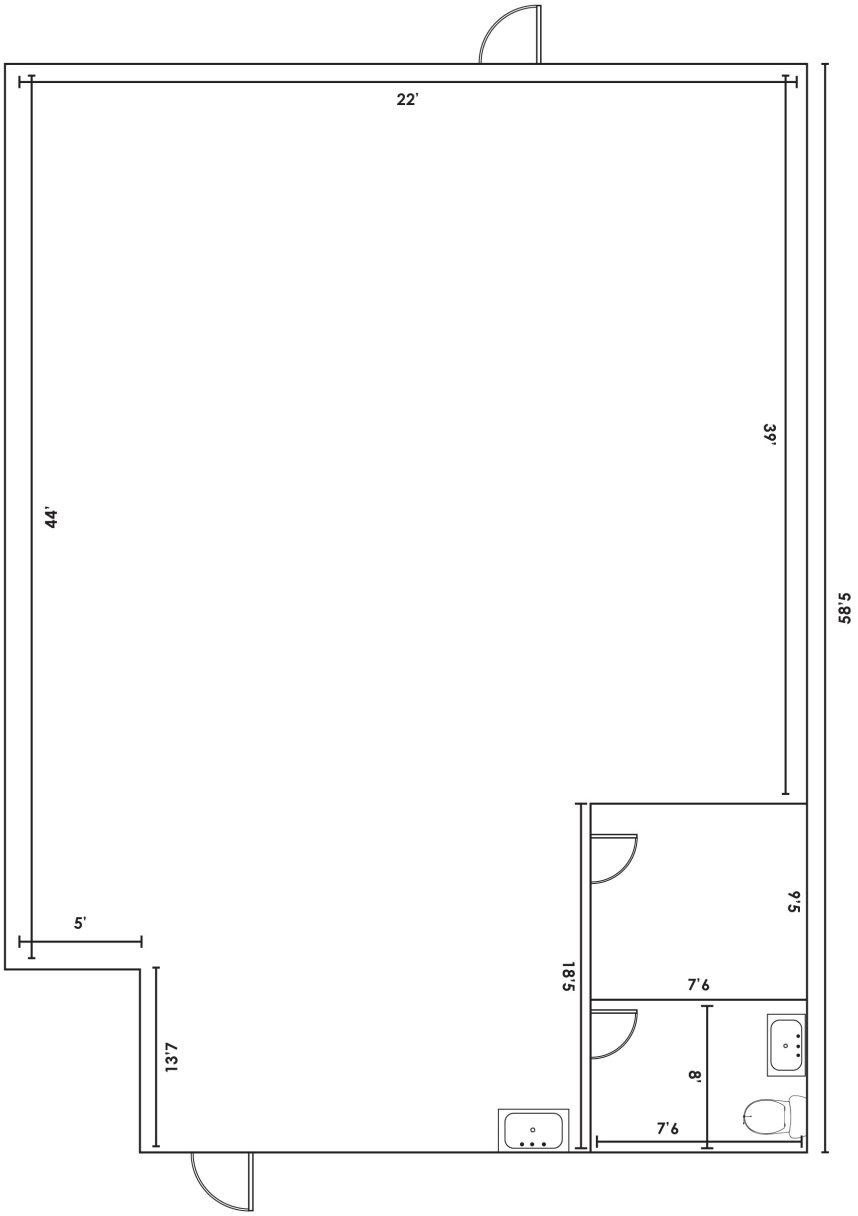
FLOOR DRAWINGS

WATFORD PLAZA
113 6TH AVE SE, WATFORD CITY ND



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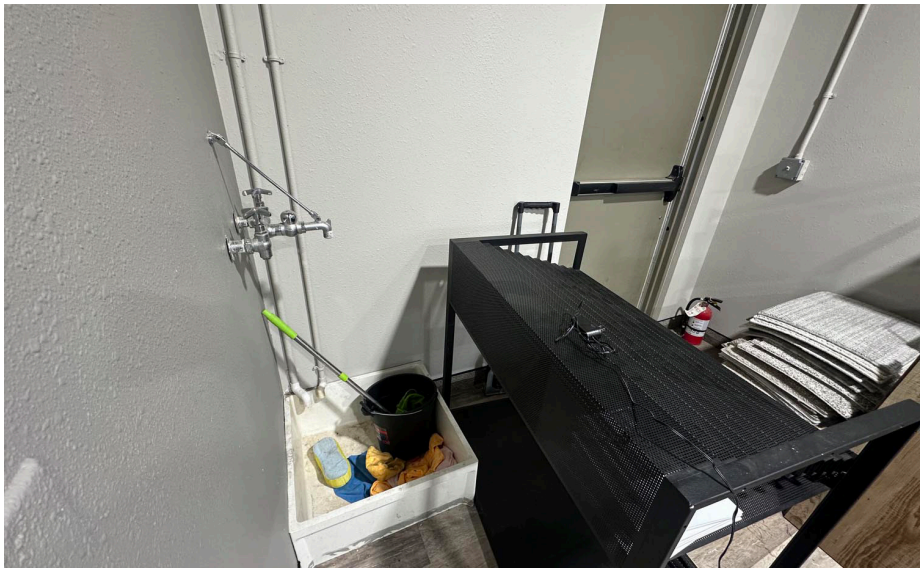







HIGHLIGHTS

- Large Retail Windows
- Open Retail/Showroom Space
- 1 Private Office
- 1 Private In Suite Restroom
- Abundant Parking


STATE HIGHWAY No. 23 ALT
LEGEND
AVAILABLE
NOT A PART
NOT INCLUDED
TRACTOR SUPPLY Co
SUBJECT PROPERTY
10
300
400
500
700
3rd STREET SE
5300
5200
5100
5400
5500
Runnings
CASH WISE
9th AVENUE SE

LOCATION MAP

WATFORD PLAZA
113 6TH AVE SE, WATFORD CITY ND



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VISIT WATFORD CITY



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UNCOVER WHAT WATFORD CITY HAS TO OFFER

WATFORD PLAZA
113 6TH AVE SE, WATFORD CITY ND

Food & Drink

Door 204
Jack and Jill
James Gang Java
Red Bard Liquor
American Legion
Caribou Coffee
Cashwise Deli
City Bar
Corner Kitchen
Eagles Club
Fox Hole
Godfather's Pizza Express
Hardees
HM's Steakhouse
JL Beers
Kum & Go
L&M's Office
Latte Da
Little Missouri Grille
Mega-A-Latte
My Little Mexico
Outlaws' Bar & Grill
Outsiders Bar & Grill
Pizza Pie on the Fly
Q's Kitchen
Six Shooters Showhall & Cafe
Slezak Bakken BBQ & Bakery
Smiling Moose Deli
Stonehome Brewing Company
Teddy's Lounge
Tokya Japanese Steakhouse
Tomate Mexican Grille
Twist 2.0
Twist Mexican Food
Wild Cow Coffee & Cream

Shopping/Retail

Badlands Hardware
Beaver Creek Kids
Big Boy's Toys
Family Dollar
Runnings
Larsen Service Drug & Soda Fountain
Mabe's Flower Market
Meuchel Computer Service
Rhianna's Boutique
Saddle Up
The Sparkling Spur
Tractor Supply Co.
Elite Cabinets & Building Supply
Wolves Den School Store
Prairie Rose Gift Shop
The Merc at Long X
Xclusive Apparel
Elle's Boutique
The Point Goods
Verizon

Banking/Financial

First International Bank & Trust
Dakota West Credit Union
BNC National Bank
Cornerstone Bank
IPL Financial
Legacy Financial Partners
Bravera Insurance
Edward Jones

Health/Medical

Barrett Pharmacy and Variety
Anytime Fitness
CHI St. Alexius
McKenzie County Healthcare
Sanford Watford City Clinic
Badlands Occupational Testing
Connie Wold Wellness Center
Northwest Human Services Center
Revival IV and Wellness

Professional Services

Allure Beauty Salon
DisKonnect
Escape Beauty Salon
Shear Kutz
Stella's Nails & Spa
Supernova
The Ink Well Tatoo Shop
The Nail Lounge
Urban Body Works

Community/Recreation

Theodore Roosevelt National Park - North Unit
Little Missouri National Grasslands
Maah Daah Hey Trail
Missouri-Yellowstone Confluence Center
Fort Union Trading Post National Historic Site
Earth Lodge Village
Three Tribes Museum
Interpretive Center
Lake Sakakawea
Lewis & Clark Trail
Fox Hills Golf Course
McKenzie County Sportman's Club
Rough Rider Center

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BUILDING TENANTS

WATFORD PLAZA
113 6TH AVE SE, WATFORD CITY ND

CA$H WI$E Employee Owned

Your Home, Farm & Outdoor Store Runnings

DAKOTA BACK WALK-IN CLINIC & NECK CLINIC

THE TITLE TEAM

SADDLES & TACK SADDLE UP WESTERN WEAR WATFORD CITY, ND

MEG-A-LATTE M



Fiesta En Mexico Family Mexican Restaurant

verizon

WATFORD PLAZA
113 6TH AVE SE, WATFORD CITY ND

KEY FACTS

3,121
Population

32.1
Median Age

2.5
Average Household Size

$83,709
Median Household Income

EDUCATION

6.2%
No High School Diploma

26.4%
High School Graduate

38.4%
Some College/ Associate's Degree

29.0%
Bachelor's/Grad/ Prof Degree

BUSINESS

305
Total Businesses

2,848
Total Employees

EMPLOYMENT

52.6%
White Collar

36.1%
Blue Collar

11.3%
Services

0.6%
Unemployment Rate

INCOME

$83,709
Median Household Income

$45,623
Per Capita Income

$85,722
Median Net Worth

2025 Households by income (Esri)

The largest group: $75,000 - $99,999 (20.3%)
The smallest group: <$15,000 (3.8%)

Indicator ▲	Value	Diff
<$15,000	3.8%	-1.5%
$15,000 - $24,999	6.8%	+2.5%
$25,000 - $34,999	6.0%	+0.9%
$35,000 - $49,999	8.4%	+2.3%
$50,000 - $74,999	16.2%	+0.1%
$75,000 - $99,999	20.3%	+5.3%
$100,000 - $149,999	19.9%	+0.1%
$150,000 - $199,999	7.7%	-3.7%
$200,000+	10.9%	-5.9%

Bars show deviation from McKenzie County

1 MILE DEMOGRAPHICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

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WATFORD PLAZA
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3 MILE DEMOGRAPHICS

KEY FACTS

6,878
Population

31.8
Median Age

2.5
Average Household Size

$87,390
Median Household Income

EDUCATION

5.6%
No High School Diploma

24.6%
High School Graduate

43.7%
Some College/ Associate's Degree

26.1%
Bachelor's/Grad/ Prof Degree

BUSINESS

410
Total Businesses

3,650
Total Employees

EMPLOYMENT

52.1%
White Collar

38.5%
Blue Collar

9.4%
Services

0.5%
Unemployment Rate

INCOME

$87,390
Median Household Income

$47,323
Per Capita Income

$103,718
Median Net Worth

2025 Households by income (Esri)

The largest group: $50,000 - $74,999 (19.8%)

The smallest group: <$15,000 (3.0%)

Indicator ▲	Value	Diff
<$15,000	3.0%	-2.3%
$15,000 - $24,999	4.5%	+0.2%
$25,000 - $34,999	5.6%	+0.5%
$35,000 - $49,999	6.3%	+0.2%
$50,000 - $74,999	19.8%	+3.7%
$75,000 - $99,999	18.7%	+3.7%
$100,000 - $149,999	19.4%	-0.4%
$150,000 - $199,999	9.4%	-2.0%
$200,000+	13.2%	-3.6%

Bars show deviation from McKenzie County

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WATFORD PLAZA
113 6TH AVE SE, WATFORD CITY ND

5 MILE DEMOGRAPHICS

KEY FACTS

7,999
Population

32.1
Median Age

2.5
Average Household Size

$90,651
Median Household Income

EDUCATION

5.6%
No High School Diploma

23.9%
High School Graduate

44.5%
Some College/ Associate's Degree

25.9%
Bachelor's/Grad/ Prof Degree

BUSINESS

476
Total Businesses

4,191
Total Employees

EMPLOYMENT

52.1%
White Collar

38.5%
Blue Collar

9.4%
Services

0.5%
Unemployment Rate

INCOME

$90,651
Median Household Income

$49,418
Per Capita Income

$127,548
Median Net Worth

2025 Households by income (Esri)

The largest group: $50,000 - $74,999 (18.9%)

The smallest group: <$15,000 (3.2%)

Indicator ▲	Value	Diff
<$15,000	3.2%	-2.1%
$15,000 - $24,999	4.3%	0
$25,000 - $34,999	5.3%	+0.2%
$35,000 - $49,999	6.0%	-0.1%
$50,000 - $74,999	18.9%	+2.8%
$75,000 - $99,999	17.8%	+2.8%
$100,000 - $149,999	18.6%	-1.2%
$150,000 - $199,999	10.3%	-1.1%
$200,000+	15.7%	-1.1%

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LOCAL LINKS

Visit Watford City
WWW.VISITWATFORDCITY.COM

Watford City Official Website
CITYOFWATFORDCITY.GOV

Watford City Area Chamber EDC
WWW.WATFORDCITYCHAMBER.COM

Watford City Municipal Airport
WWW.WCAIRPORT.NET

Watford City Parks & Rec
WWW.WATFORDCITYPARKS.COM

Watford City Parking Authority
CITYOFWATFORDCITY.GOV/PAYMENTS/PARKING-TICKETS/

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