



# GROUND LEASE

## FORMER K MART SHOPPING CENTER PAD SITES

2625 STATE STREET | BISMARCK, ND



## 2 SITES AVAILABLE!

**PRICE:**  
**CALL FOR DETAILS & PRICING**

### HIGHLIGHTS:

- Prominent Retail Location along State Street!
- 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
- Former Kmart building also for lease. See additional brochure

### MATHEW REICHERT

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## SUBJECT PROPERTY



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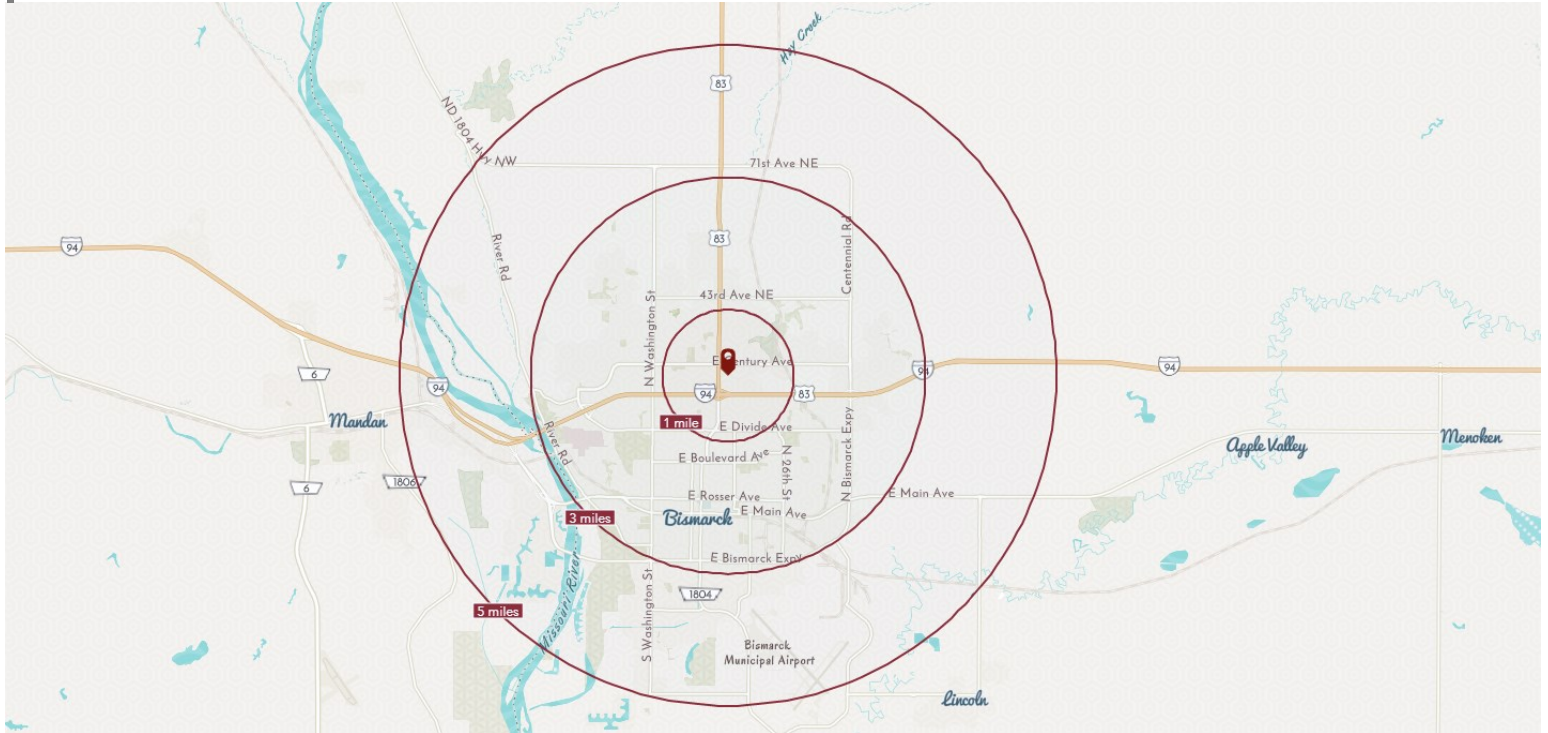
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## DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2021 POPULATION	9,949	62,798	86,377
2026 POPULATION	10,461	66,798	92,306
2021 MEDIAN AGE	40.7	39.2	39.0
2021 HOUSEHOLDS	5,016	28,249	37,650
2026 HOUSEHOLDS	5,321	30,231	40,474
2021 AVG HH INCOME	\$71,506	\$83,592	\$88,438
2026 AVG HH INCOME	\$78,144	\$92,015	\$97,117
2021 AVG HOME VALUE	\$274,950	\$295,742	\$314,507
2026 AVG HOME VALUE	\$321,247	\$328,130	\$346,523
BUSINESSES	642	3,658	4,649
EMPLOYEES	10,033	59,234	70,895

Source: ESRI. Based on 2625 State Street, Bismarck, ND.

## | 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	645
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

SOURCE: BISMARCK/MANDAN EDC. 11/2020.

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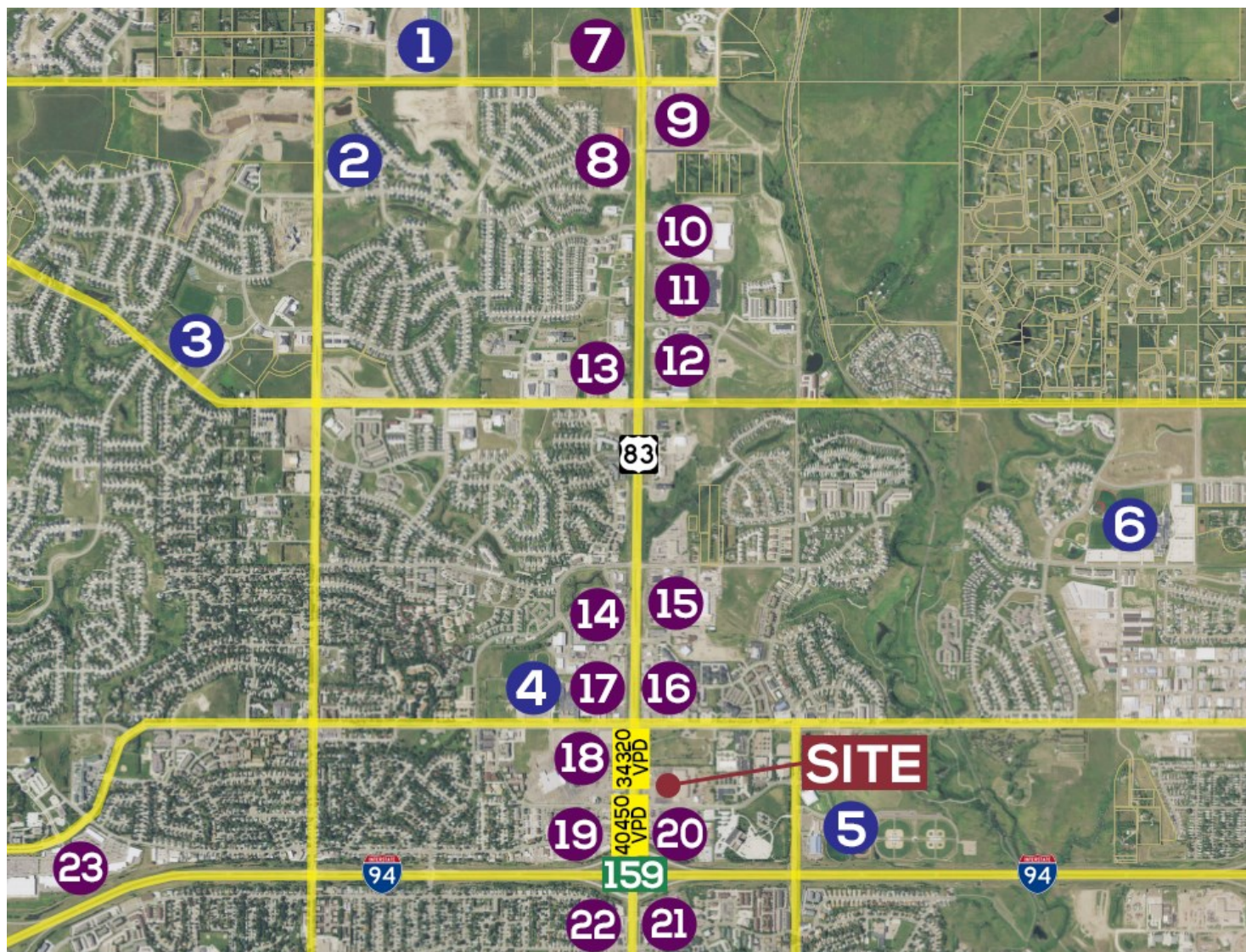
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## SCHOOLS

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.     | 13. Cashwise Foods          | Holiday Inn Express              | Wells Fargo               |
| 8. Furniture Row          | Ace Hardware                | Sleep Inn & Suites               | China Star                |
| Tractor Supply            | Grand Junction Grilled Subs | Sherwin Williams                 | A&B Pizza                 |
| 9. COSTCO                 | Power Plate Meals           | Kirkwood Bank & Trust            | 20. McDonald's            |
| 10. Dick's Sporting Goods | CHI Urgent Care             | Security First Bank              | Arby's                    |
| Bed Bath & Beyond         | 14. Holiday Station Store   | Little Caesars Pizza             | Simonson Station Store    |
| Ross Dress For Less       | Ruby Tuesday                | Space Aliens Grill & Bar         | Kroll's Diner             |
| Ulta Beauty               | Menards                     | 17. First Community Credit Union | Motel 6                   |
| Michael's Crafts          | Taco Bell                   | Dan's Supermarket                | Grand 22 Theatres         |
| Famous Footwear           | 15. CVS Pharmacy            | Boot Barn                        | 21. Ramada                |
| Dollar Tree               | Buffalo Wild Wings          | Fairfield Inn & Suites           | Exxon                     |
| 11. WALMART               | Olive Garden                | Exxon                            | O'Reilly Auto Parts       |
| Starion Financial         | Sanford Walk-In Clinic      | Red Lobster                      | Days Inn by Wyndham       |
| 12. Choice Bank           | Residence Inn               | 18. Hobby Lobby                  | 22. LaQuinta Inn & Suites |
| Once Upon A Child         | Courtyard by Marriott       | Gateway Mall                     | Shell                     |
| Dunn Bros. Coffee         | AmericInn by Wyndham        | Gate City Bank                   | Starbucks                 |
| MacKenzie River Pizza     | 16. Applebee's              | KFC                              | Super 8 by Wyndham        |
| Culver's                  | Sickie's Garage Burgers     | Paradiso                         | 23. Best Buy              |
| Charras & Tequila         | Wendy's                     | Perkins Family Restaurant        | Lowe's                    |
| Buffalo Wings & Rings     | Papa Murphy's               | Longhorn Steakhouse              | Kohl's                    |
| Wingate by Wyndham        | Bone Shaker Coffee          | 19. Comfort Inn                  | Old Navy                  |
| Best Western              | Country Inn & Suites        | Mainstay Suites                  | TJMaxx                    |
| Candlewood Suites         | Hampton Inn                 | Quality Inn                      |                           |