

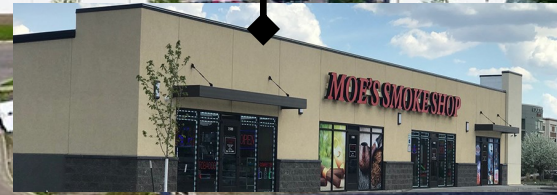
CVS Outparcel Development

2,000 sf

AVAILABLE

LEASED

Calgary Ave.



Executive Summary for Lease

Address:	3530 N 14th Street - Bismarck, ND
Date Available:	Available Now
Lease Term:	5 Year Minimum
Buildout Allowance:	\$30 psf
Base Rent:	\$29.00 psf / \$4,834 mo.
Approximate SF:	2,000 sf *will not subdivide
Parking:	On-Site
Tenant Responsibilities:	Base Rent, CAM + Utilities
Landlord Responsibilities:	Building Structure and Roof
Estimated CAM:	\$6.00 psf Fixed CAM / \$1,000 mo.

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Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.






LEASED



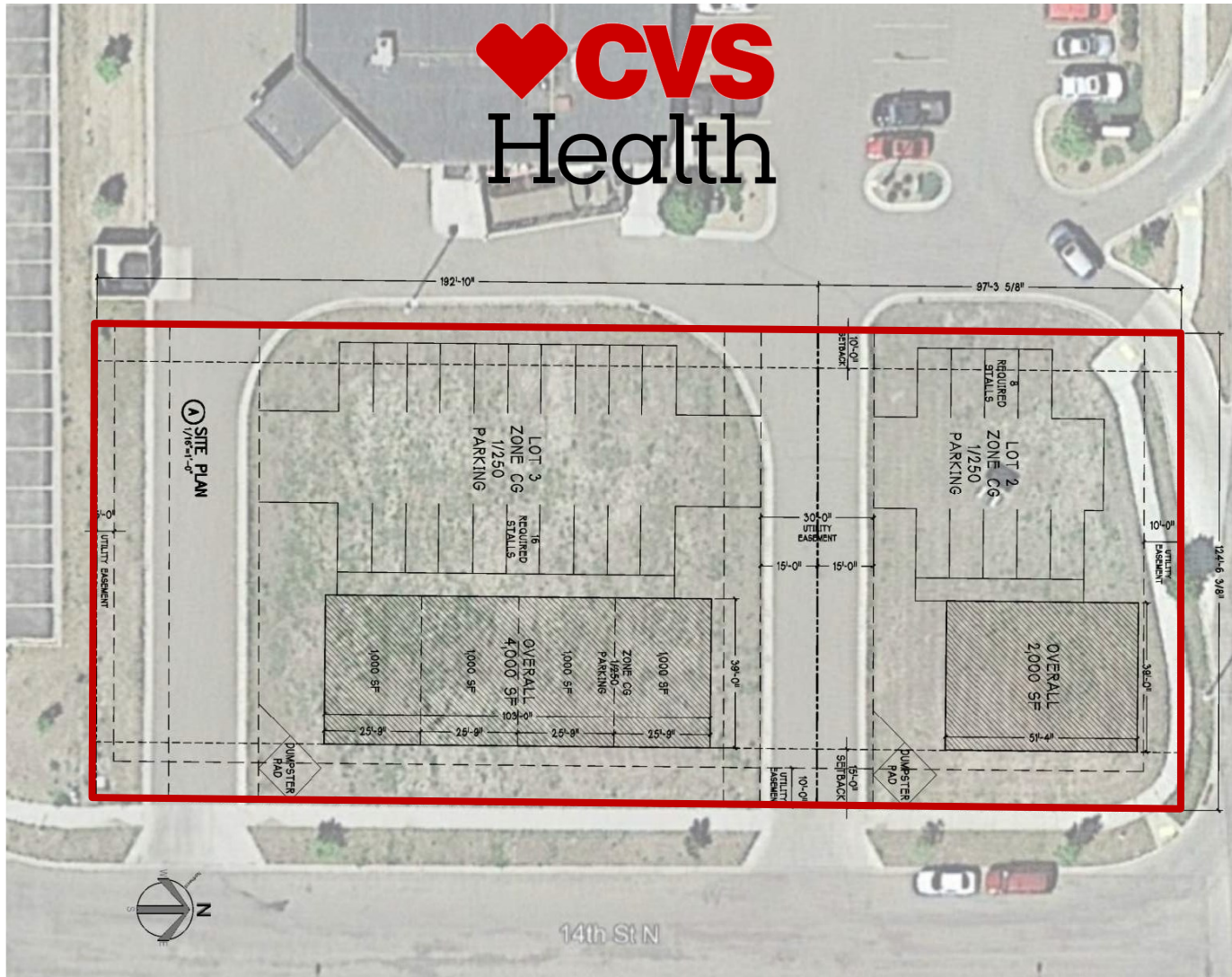


VEHICLES PER DAY 28,050



	1 MILES	3 MILES	5 MILES
	8,518	56,559	83,742
2020 POPULATION			
	12,034	64,475	93,793
DAYTIME POPULATION			
	579	3,018	4,656
BUSINESSES			
	9,766	47,690	67,032
EMPLOYEES			
	\$76,521	\$86,999	\$86,980
HOUSEHOLD INCOME			

Site Plan



Lease Highlights:

- ◆ \$29 psf + \$6 CAM
- ◆ 2,000 sf available
- ◆ Space can not be subdivided
- ◆ \$30 psf Buildout Allowance
- ◆ 5 Year Minimum Term
- ◆ On same corner lot as CVS
- ◆ Pharmacy
- ◆ On Bismarck's highest density retail, food, and service thoroughfare
- ◆ Over 28,000 VPD through the intersection of State St. & Calgary Ave.
- ◆ Great Signage Opportunity
- * All pictures taken June 1, 2019



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Lease Highlights:

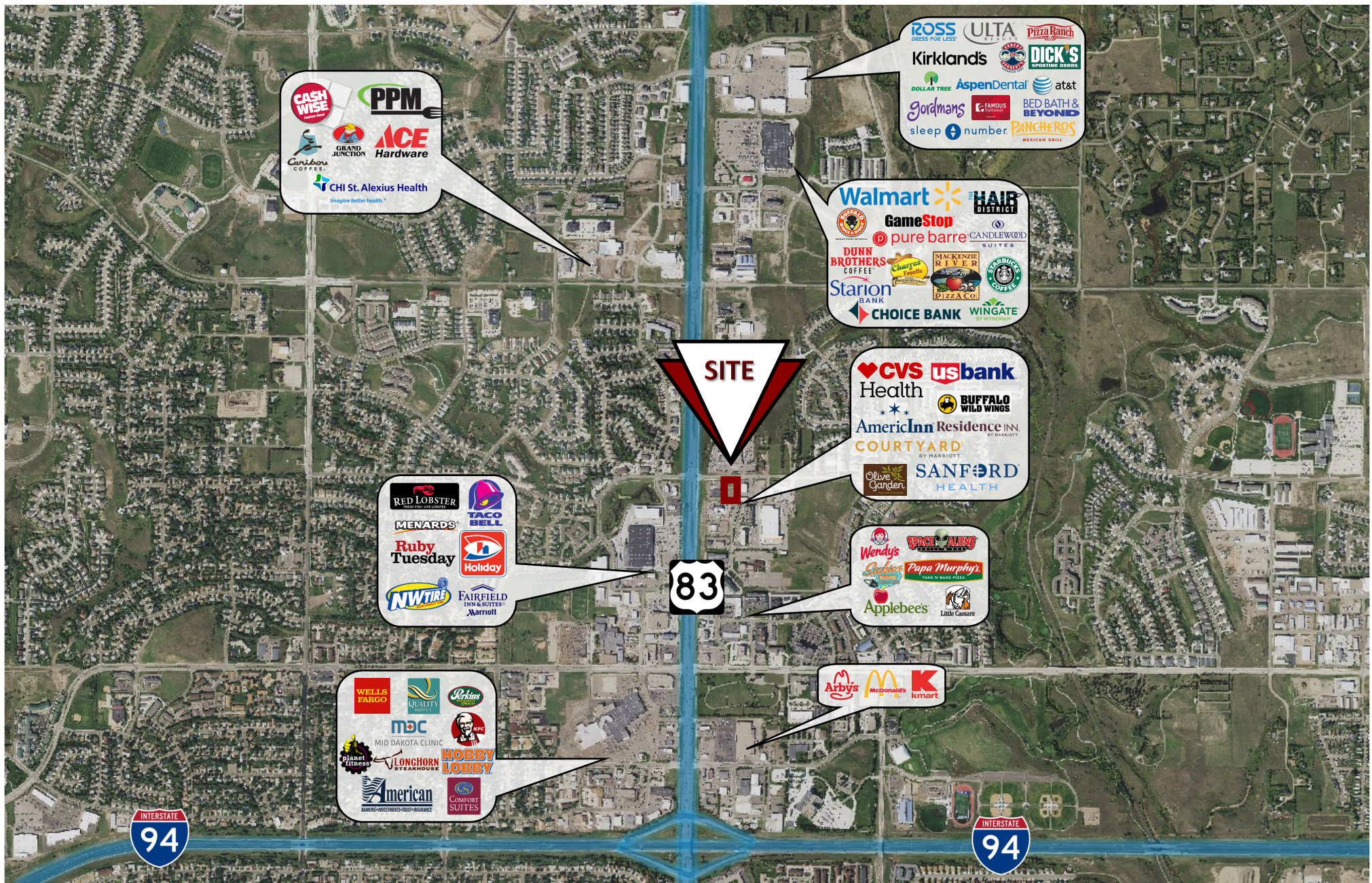
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 - ◆ 2,000 sf available
 - ◆ Space can not be subdivided
 - ◆ \$30 psf Buildout Allowance
 - ◆ 5 Year Minimum Term
 - ◆ On same corner lot as CVS Pharmacy
 - ◆ On Bismarck's highest density retail, food, and service thoroughfare
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Century Ave.

Century Ave.



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ACE Hardware
CHI St. Alexius Health
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ULTA BEAUTY
Pizza Ranch
Kirklands
DICK'S SPORTING GOODS
DOLLAR TREE
AspenDental
at&t
Gordmans
FAMOUS
BED BATH & BEYOND
sleep **number**
PANCHEROS MEXICAN GRILL

Walmart
GameStop
HAIR DISTRICT
pure barre
CANDLEWOOD SUITES
DUNN BROTHERS COFFEE
Starion BANK
CHOICE BANK
WINGATE RESORTS
MACKENZIE RIVER
PIZZA CO.
STARBUCKS COFFEE



SITE

CVS Health
usbank
BUFFALO WILD WINGS
AmericInn Residence INN BY HARRIOTT
COURTYARD
SANFORD HEALTH
Olive Garden

RED LOBSTER
TACO BELL
MENARDS
Ruby Tuesday
Holiday
NW TIRE
FAIRFIELD INN & SUITES Marriott

Wendy's
SPACE ALIENS
Applebee's
Papa Murphy's TAKE 'N BAKE PIZZA
Little Caesars



WELLS FARGO
QUALITY HOTEL
Perkins
M&C
MID DAKOTA CLINIC
HOBBY LOBBY
LONGHORN STEAKHOUSE
American
COMFORT SUITES

Arby's
McDonald's
Kmart



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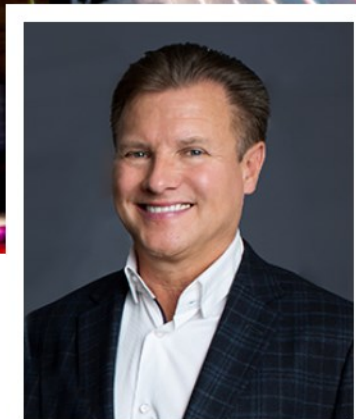
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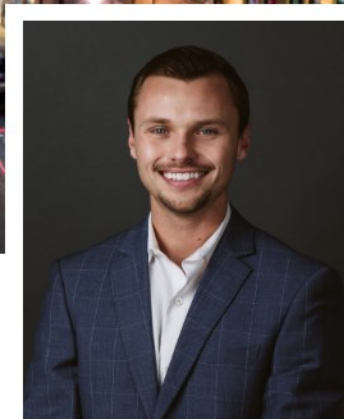


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