



Outlot Next to CVS
3500-3530 N 14th St – Bismarck ND

- Sales Price
\$433,560
- Lot Size
36,130 sf
- Zoned CG
- Driveway access to CVS
From 14th St
Divides parcel in
two pieces
- Taxes
\$3,369
- Special Assessments
Installment \$713
Balance \$6,281

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DanielCompanies.com

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.



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Potential Uses

- Bank / ATM
- Restaurant / Fast Food
- Professional Building
- Retail
- Medical / Clinic
- See 'Use Restrictions' attached

Area Businesses

- CVS Pharmacy
- Menards
- Olive Garden
- Golden Corral
- Applebees
- Ruby Tuesday
- Super Walmart
- Stan Puklich Chevrolet
- US Bank
- BlackRidge Bank
- Med Center One Walk-In Clinic
- Taco Bell
- Dan's Supermarket

Demographics

2008	<u>3 Miles</u>	<u>5 Miles</u>	<u>MSA</u>
Population	32,244	39,487	103,000
Traffic Count	19,700	Median Household Income	\$65,000

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Deed Use Restrictions

Adjoining land shall not have any space in the Premises, which permits the use of any such space, for a health and beauty aids store, a vitamin store, a dollar store, a pharmacy mail order facility, a drug store, and/or a pharmacy prescription department. In addition it shall not permit a greeting card and gift store; a candy store; or a photo processing store.

As used in this Lease: the term “pharmacy department” shall include the dispensing of prescription drugs by physicians, dentists, other health care practitioners, or entities such as health maintenance organizations, where such dispensing is for profit; and a “health and beauty aids store” shall mean a store which devotes more than five (5%) percent of its retail selling space to the display and sale of health and beauty aids.

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State St

Gateway Mall
1-94 & Hwy 53 North, Bismarck ND

HOBBY LOBBY
CREATIVE CENTERS

DAN'S
SUPERMARKET

MENARDS
Home Improvement Center

Ruby Tuesday

BlackRidgeBANK

CVS/pharmacy
for all the ways you care®

golden corral

Olive Garden

COUNTRY
INNS & SUITES

Applebee's

KUMON

Stan Puklich Chevrolet

FOR SALE

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Outlot Available 

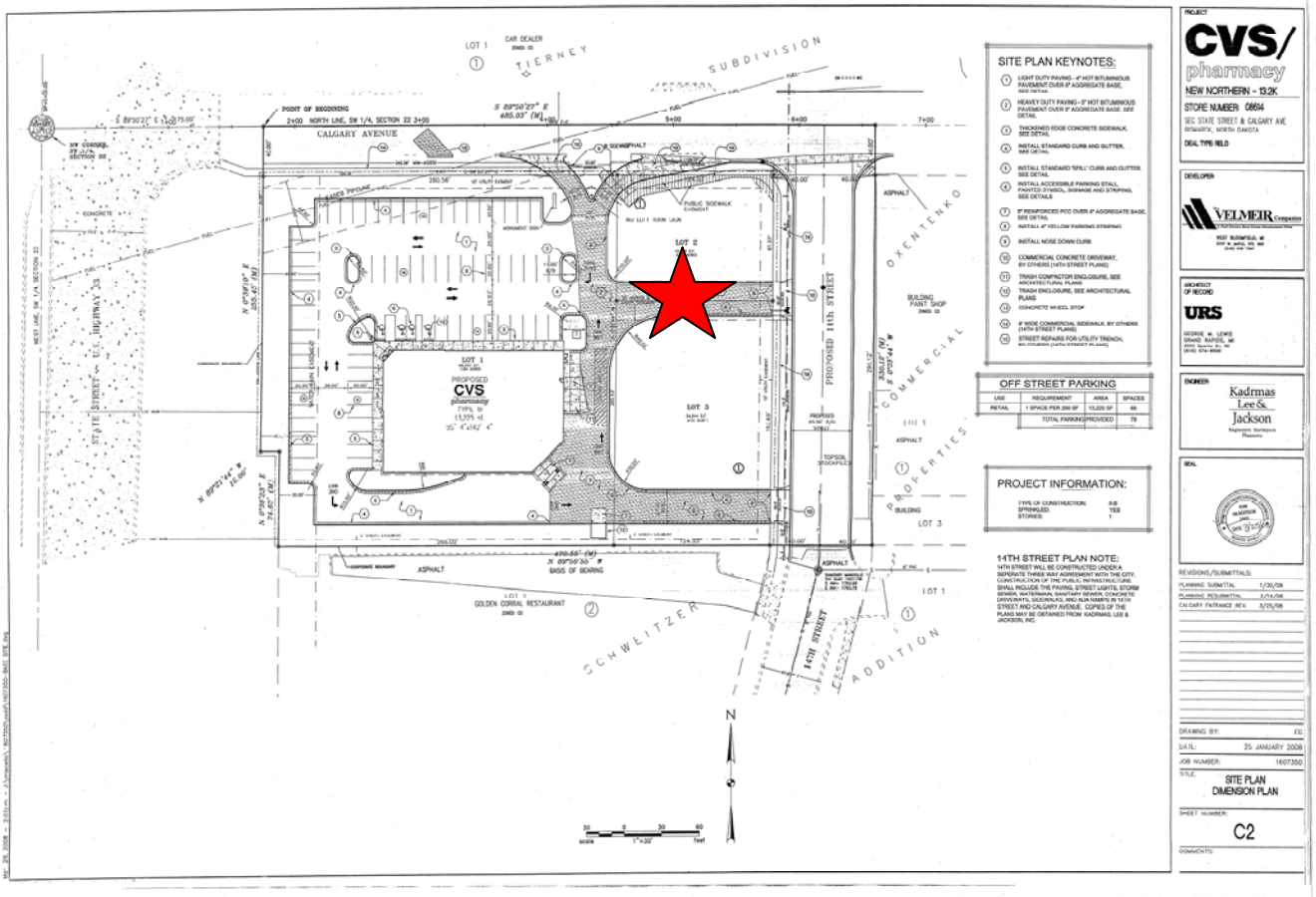




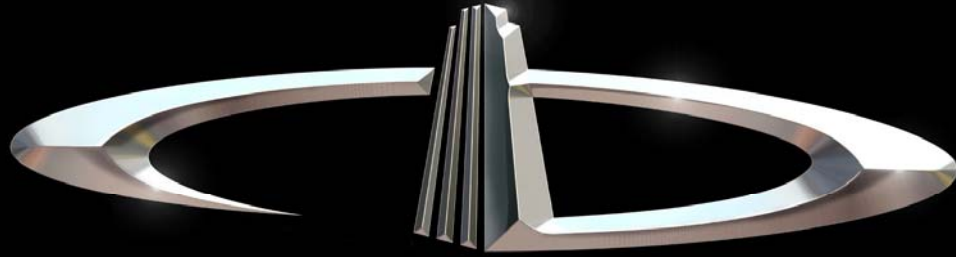
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Outlot Available 



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The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



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