

# Southridge Centre

537 S 7th St - Bismarck, ND  
2,100 sf @23.00 psf + \$4.50 CAM  
\$4,812.50/Mo. (including CAM)



**Taylor Daniel | Vice President**  
Commercial Realtor®  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

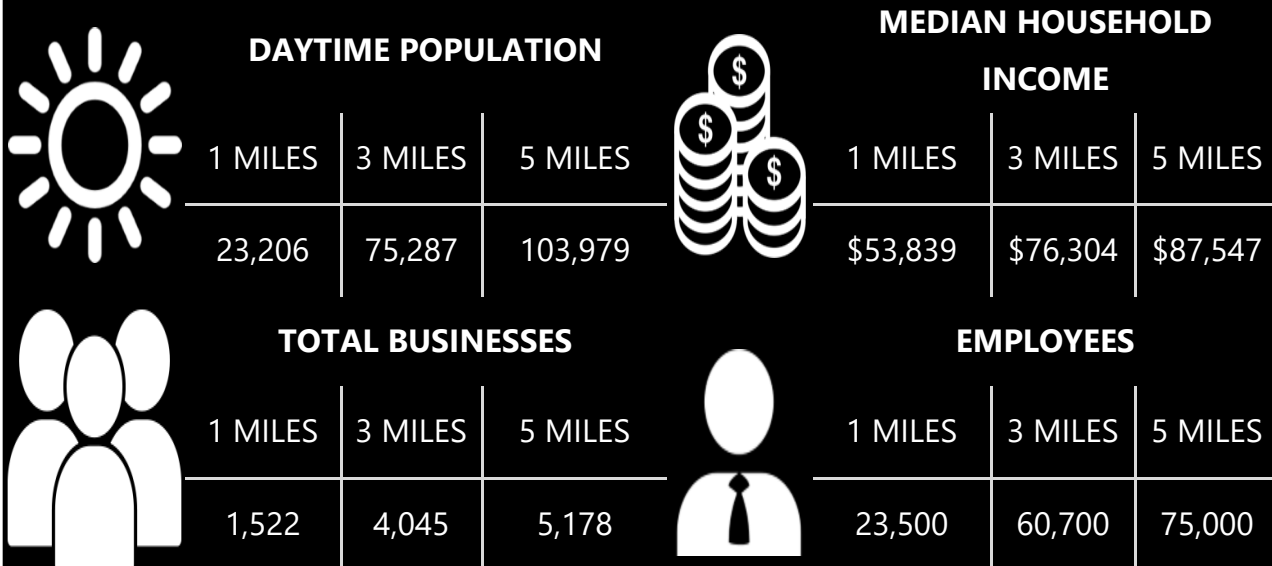
**Bill Daniel | President**  
CCIM, Broker  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**[DanielCompanies.com](http://DanielCompanies.com)**

## Executive Summary for Lease

|                            |                                             |
|----------------------------|---------------------------------------------|
| Address:                   | 537 S 7th Street - Bismarck, ND             |
| Date Available:            | Now                                         |
| Lease Rate:                | \$23.0 psf = \$4,812.50/mo. (including CAM) |
| CAM:                       | Est. \$4.50 psf                             |
| Lease Term:                | 5 Year Minimum / 15 Year Maximum            |
| Approximate SF:            | 2,100 sf                                    |
| Parking:                   | Front Door and Ample Surface Parking        |
| Tenant Responsibilities:   | Base Rent, CAM, & Utilities                 |
| Landlord Responsibilities: | Building Structure and Roof                 |

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.



SOURCE: This infographic contains data provided by Esri (2025).



## Property Highlights:

- Great visibility / easy access/ high traffic and daytime population - 11,735 VPD
- Established, successful retail/ professional/medical co-tenancy
- Abundant front door parking with handicap accessibility
- Fantastic signage opportunity
- Pylon sign / Electronic reader board space available to tenants
- Backdoor delivery area
- Exterior façade renovation 2023
- 200 Amp electrical panel
- Private Restroom
- Broker Owned Property

**Taylor Daniel | Vice President**  
Commercial Realtor®  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

**Bill Daniel | President**  
CCIM, Broker  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

[DanielCompanies.com](https://DanielCompanies.com)

# Common Area Maintenance Includes:

- ♦ Real estate taxes and special assessments
- ♦ Building insurance
- ♦ Parking lot maintenance & repair
- ♦ Snow removal
- ♦ Lawn care
- ♦ Landscape care
- ♦ Water (Except restaurant)
- ♦ Garbage (Except Restaurant)
- ♦ Exterior repairs and maintenance



AT&T

SANFORD  
HEALTH

WHICH WICH?  
SUPERIOR SANDWICHES



Hair Concepts



MIDCO

Chatime



Nails & Spa



Taylor Daniel | Vice President  
Commercial Realtor®  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

Bill Daniel | President  
CCIM, Broker  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)



**PARABLE**



**AT&T**

**SANFORD**  
HEALTH

**WHICH WICH?**  
SUPERIOR SANDWICHES



**OneMain**  
Financial



**Hair Concepts**



**MIDCO**

**Chatime**



**Nails & Spa**





**PARABLE**



**AT&T**

**SANFORD**  
HEALTH

**WHICH WICH?**  
SUPERIOR SANDWICHES

**Hometown**  
ORTHODONTICS

**OneMain**  
Financial

**Hair Concepts**



**MIDCO**

**Chatime**



**Nails & Spa**

**DANIEL COMPANIES**  
The Leader in Commercial Real Estate

**Taylor Daniel | Vice President**  
Commercial Realtor®  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

**Bill Daniel | President**  
CCIM, Broker  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)



11,735 VPD





**SITE**

**S 7th St**

**11,735 VPD**









**DOWNTOWN BISMARCK**

**SCHEELS**

*Kirkwood Mall*



**SITE**

**S 7th St**

# Bismarck - Mandan, ND

## **Bismarck-Mandan: Live, Work, and Thrive**

Bismarck-Mandan, North Dakota's vibrant capital region, is a fast-growing metro hub of nearly 140,000 residents. Positioned just south of the state's dynamic "Energy Corridor," this economically diverse area delivers unmatched opportunities for job seekers, businesses, and families alike.

## **Award-Winning Liveability**

Top 20 Best Places to Live: Ranked #20 in the U.S. by Livability.com.

Top 20 Safest Cities: Ranked the 20th safest city in America by WalletHub.

Elite Business Rankings: Consistently named a "Best Small Place for Business and Careers" by Forbes and the Milken Institute.

## **A Powerhouse Economy**

Backed by a robust energy sector, two premier regional medical facilities, and thriving tech companies, the local business climate is booming. WalletHub rankings place North Dakota at the top of the nation:

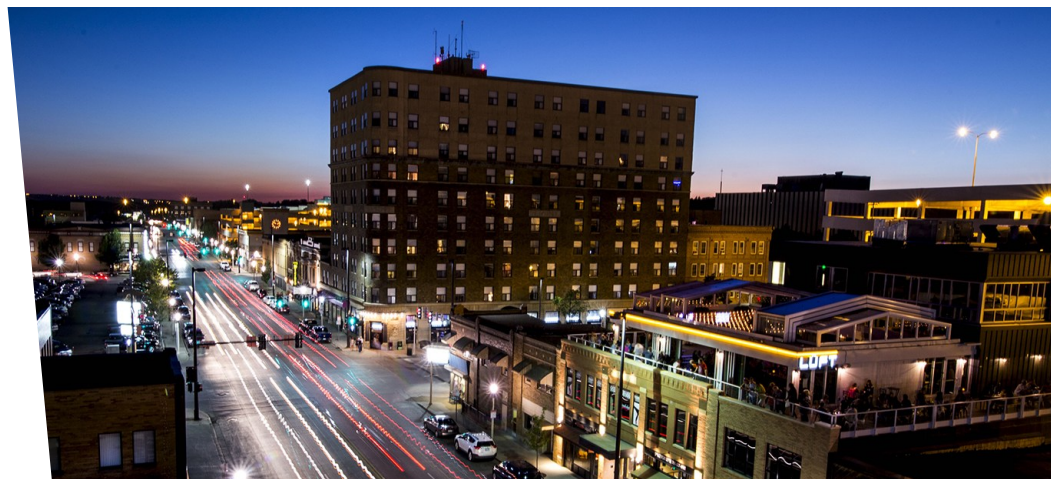
#1 in Small Business Growth Rate

#1 Most Accessible Financing for Startups

Top U.S. City for Jobs with a record-low unemployment rate

## **Unmatched Quality of Life**

Nestled along the scenic Missouri River, Bismarck-Mandan balances rich cultural attractions—like live music, theater, and festivals—with premier outdoor recreation, including hunting and hiking. Offering high-performing public schools, beautiful parks, modest home prices, and low property taxes, it is the perfect place to plant your roots.





# DANIEL COMPANIES

The Leader in Commercial Real Estate



**Bill Daniel, CCIM | President  
Commercial Broker**

701.220.2455

[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)



**Taylor Daniel | Vice President  
Commercial Realtor®**

701.391.4262

[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity.  
They know the Bismarck-Mandan commercial real estate market better than anyone.

**Powerful Team. Powerful Process. Powerful Results.**