

DRIVE THRU OPPORTUNITY FOR LEASE

1655 N GRANDVIEW LANE, SUITE 106 | BISMARCK, ND





OFFERING SUMMARY

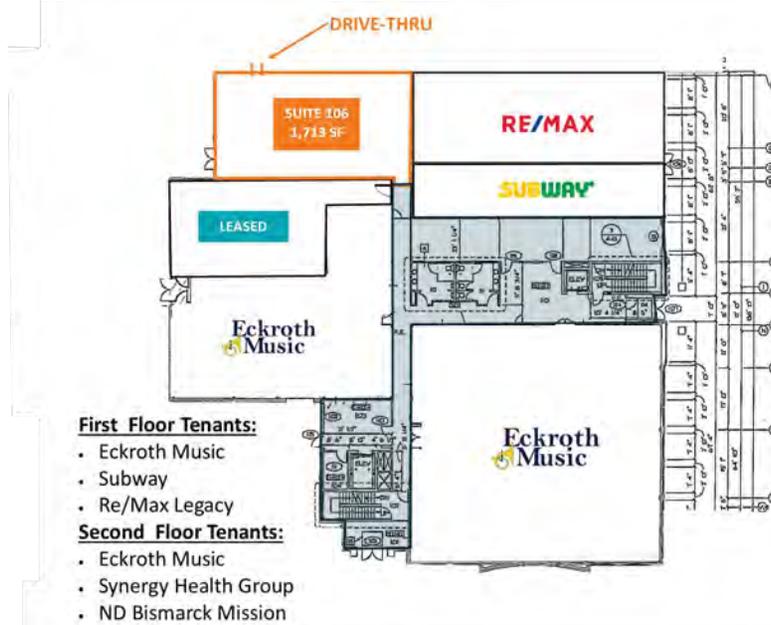
Lease Rate SF/YR:	\$19.50 (NNN)
Lease Rate Monthly:	\$2,783.63 (NNN)
Building Size:	28,802 SF
Available SF:	1,713 SF
Lot Size:	79,296 SF
Year Built:	2006
Zoning:	CG
Tenant Responsibility:	Real Estate Taxes, Building Insurance, Common Area Expenses, All Utilities, and Renter's Insurance.
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation

PROPERTY OVERVIEW

High traffic, high visibility suite featuring a drive-thru. This is a retail/mixed use opportunity in a Class A building. Join nationally known tenants in a desirable northwest Bismarck location, the Eckroth Plaza. NNN estimated at \$5.78 psf.

PROPERTY HIGHLIGHTS

- Drive-Thru
- (2) Offices
- Waiting Area/ Reception
- Main floor space
- Pylon signage opportunity
- Ample off-street parking
- Easy access to I-94
- Food restriction on similar food such as Subway

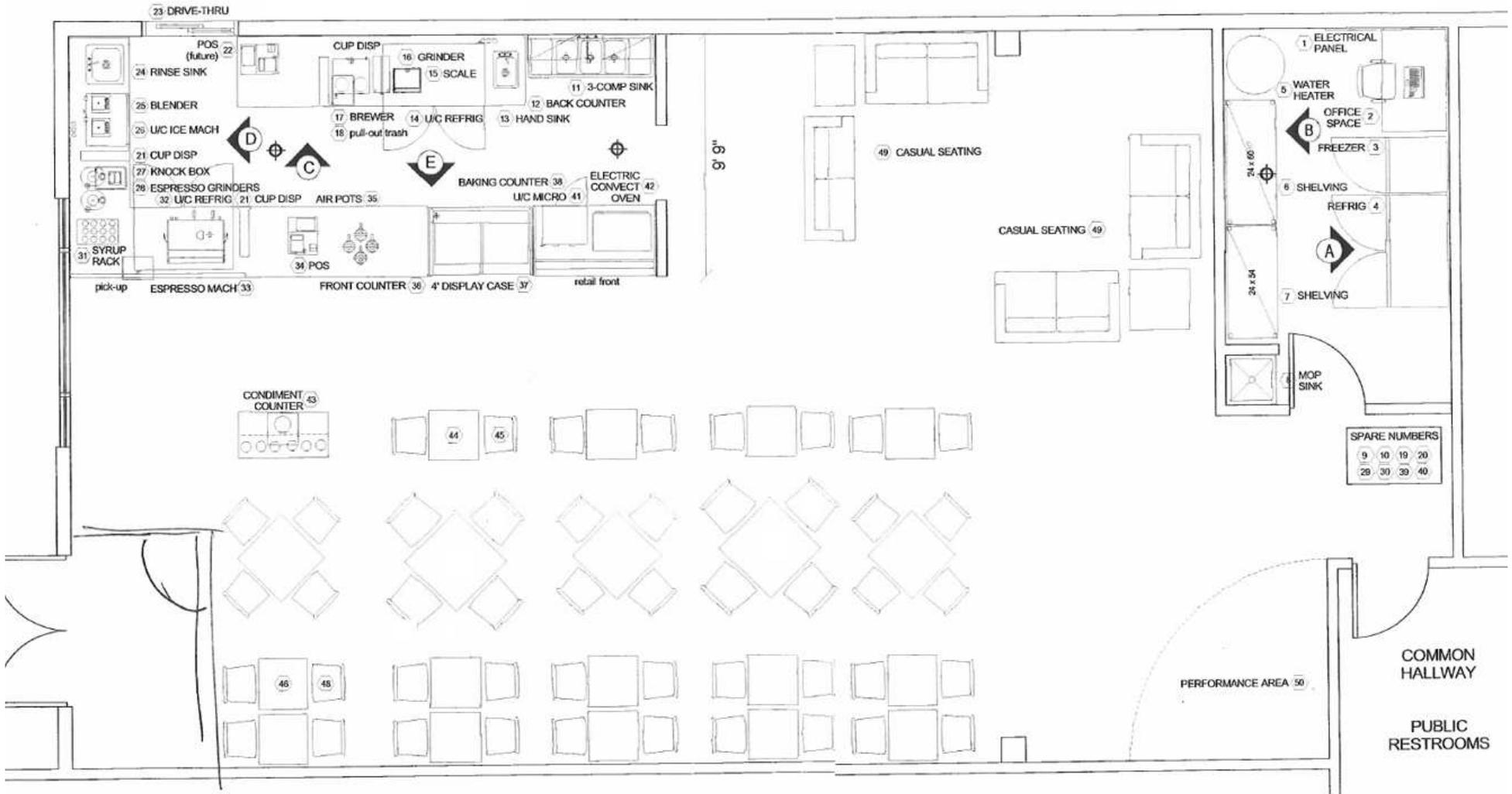


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,713 SF	Lease Rate:	\$19.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
106	Available	1,713 SF	NNN	\$19.50 SF/yr	Northwest Side with Drive-Thru



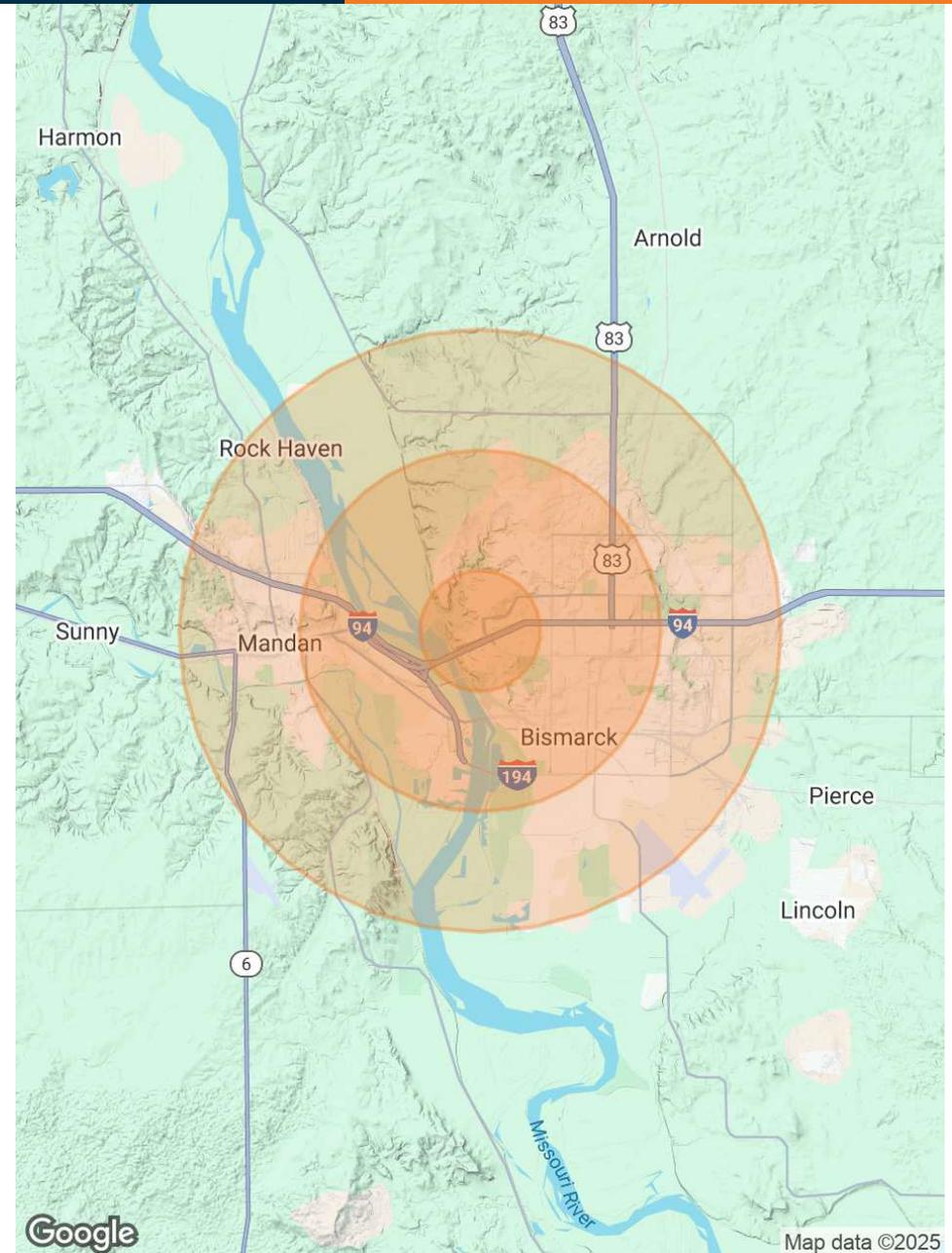
Disclaimer: Property was previously a coffee shop. The current floor plan does not match the layout shown above. However, utilities remain in place, allowing for an easy reversion to the depicted layout.





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,094	49,069	89,494
Average Age	36.5	39.0	39.3
Average Age (Male)	35.4	37.1	37.5
Average Age (Female)	36.1	41.2	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,791	24,342	43,085
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$84,070	\$79,036	\$80,487
Average House Value	\$237,924	\$239,546	\$240,400

2020 American Community Survey (ACS)





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