

**OFFICE FOR LEASE**  
216 E MAIN ST | MANDAN, ND





## PROPERTY OVERVIEW

Excellent location on Main Street in Mandan that is ideal for retail or office use. This high-traffic area offers unbeatable visibility with approximately 15,000 vehicles passing daily. The property features convenient access, Main Street frontage, and proximity to other popular businesses, making it an excellent opportunity for attracting steady foot traffic and building brand presence. This building has 1,925-sf of retail space and an 825-sf storage area with an overhead door for easy loading and unloading of deliveries.

## PROPERTY HIGHLIGHTS

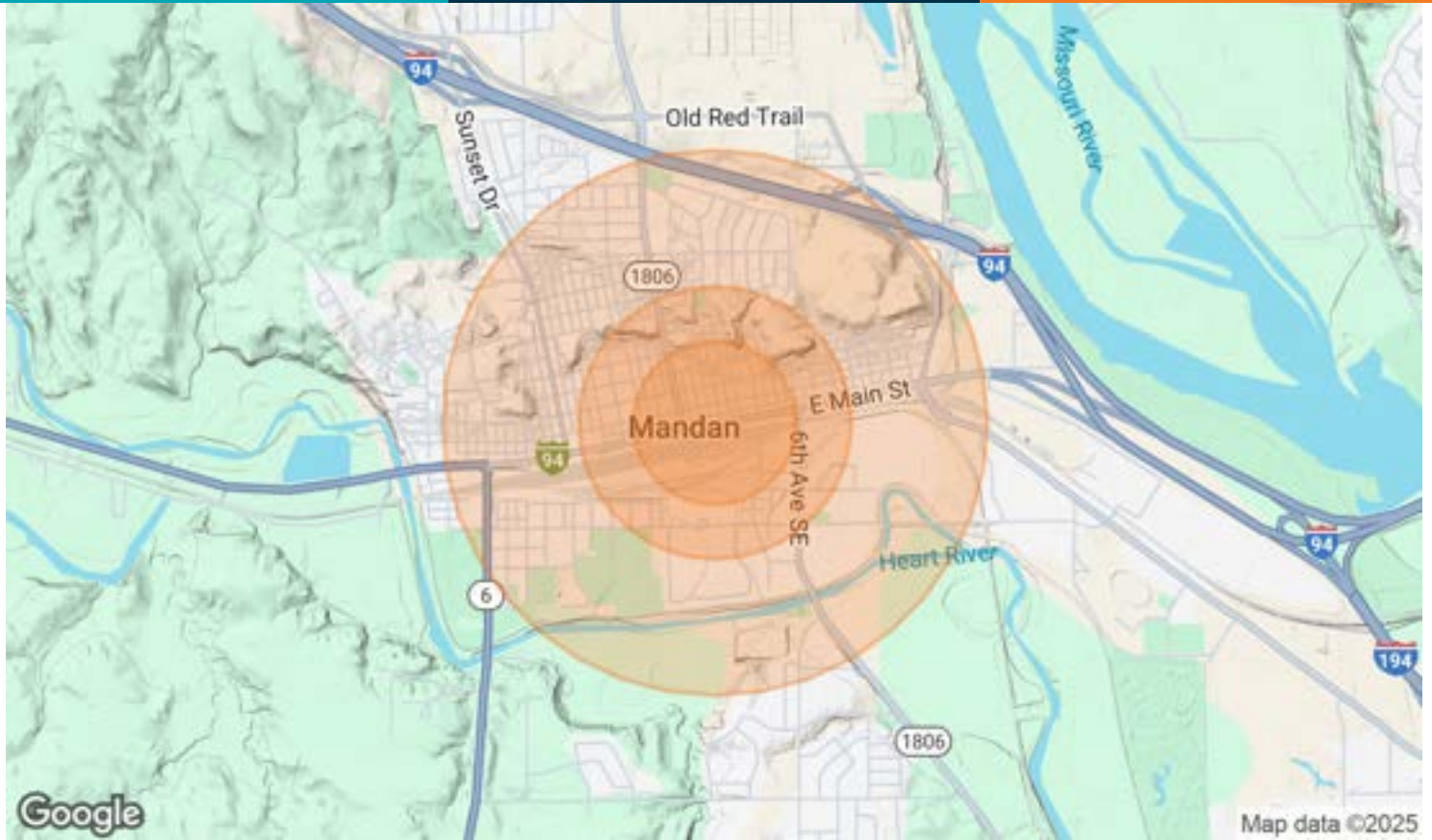
- New roof with a 10-year warranty
- Recently installed air conditioning unit
- Updated flooring, electrical, plumbing, and drop ceiling
- Remodeled ADA-compliant restroom
- Updated front door and windows

## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	2,750 SF
Available SF:	2,750 SF
Lot Size:	3,250 SF
Zoning:	DC - Downtown Core
PID#:	65-2276000
Tenant Responsibility:	Property taxes, building insurance, utilities, renter's insurance, water, garbage, lot maintenance, and snow removal.
Landlord Responsibility:	Structural integrity of the exterior walls, foundation, and roof.







POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	802	2,292	9,071
Average Age	42	41	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	413	1,108	4,177
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$83,554	\$87,947	\$91,236
Average House Value	\$202,504	\$213,878	\$234,519

Demographics data derived from AlphaMap



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