

RETAIL FOR LEASE

1035 E INTERSTATE AVE | BISMARCK, ND





PROPERTY OVERVIEW

Retail / office suite with an open floor plan. This property is in a great location with high visibility. Building signage and pylon sign is available, based on landlord approval. Usage restrictions may apply.

PROPERTY HIGHLIGHTS

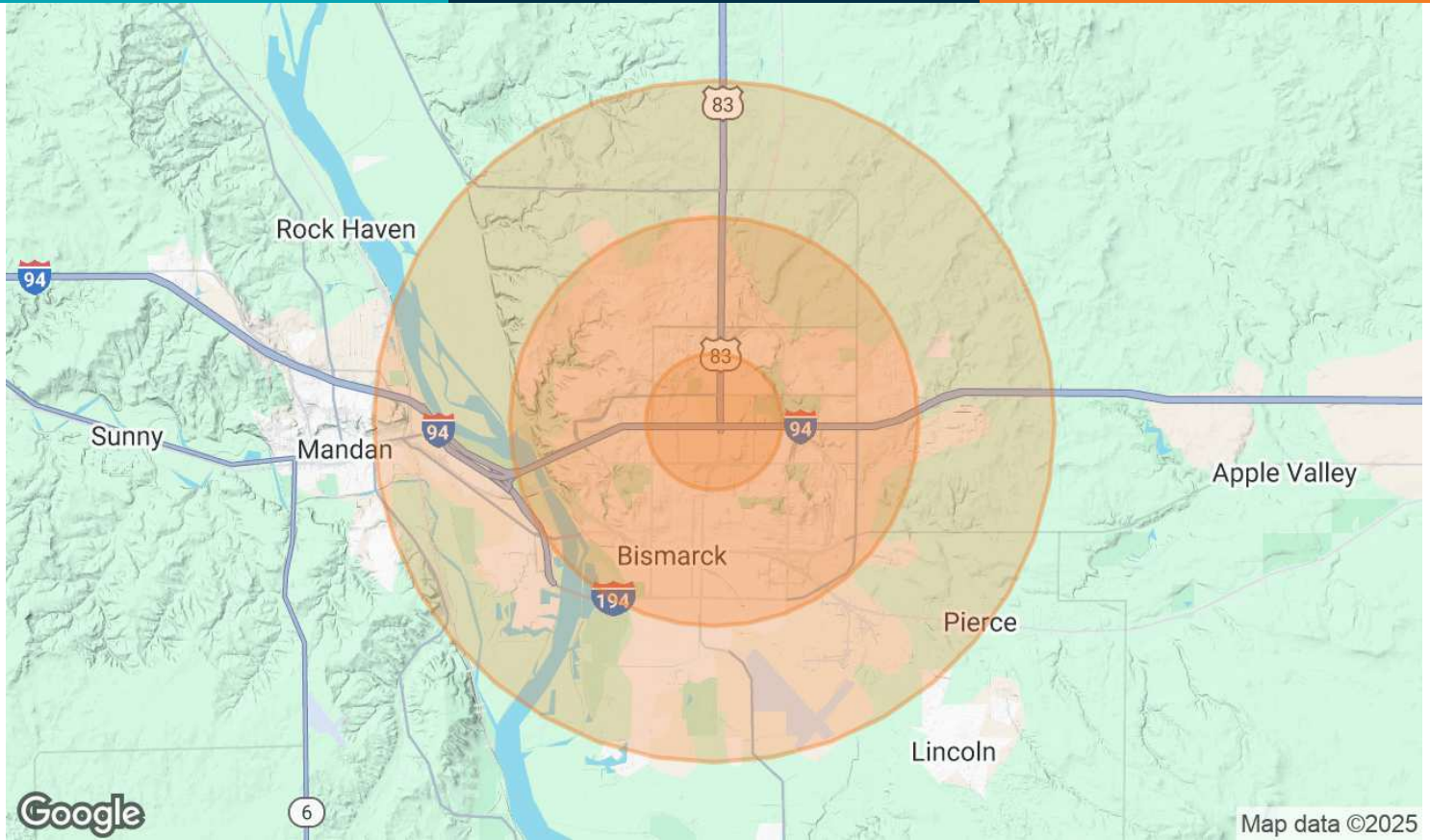
- Large Open Retail Area
- Building Signage
- Off Street Parking
- Pylon Signage Opportunity
- Located off State St and I-94
- Taxes (2024): \$16,292.10
- Specials- Installments: \$1,034.50 / Balance: \$1,905.50

OFFERING SUMMARY

Lease Rate SF/Yr	\$15.00 (Mod Net)
Lease Rate Monthly:	\$1,200 (Mod Net)
Building Size:	9,600 SF
Available SF:	960 SF
Year Built:	1978
Zoning:	CG
Market:	Bismarck
Tenant Responsibility:	Utilities, Water, 9% of the general real estate taxes and assessments above the base year amount, and 4.5% of parking lot maintenance & snow removal.
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation.







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,495	60,923	84,331
Average Age	41.7	38.4	38.1
Average Age (Male)	36.6	35.5	35.9
Average Age (Female)	47.1	42.2	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,065	27,792	37,248
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$57,610	\$57,017	\$62,413
Average House Value	\$160,807	\$142,215	\$148,530

2020 American Community Survey (ACS)



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