

RETAIL FOR LEASE

108 N MANDAN STREET | BISMARCK, ND





PROPERTY OVERVIEW

Former downtown restaurant with great visibility, traffic, and signage opportunities. The back patio with garage door offers extra seating in the summer months. Walk Score of 87: Very Walkable.

*Lease application may be required.

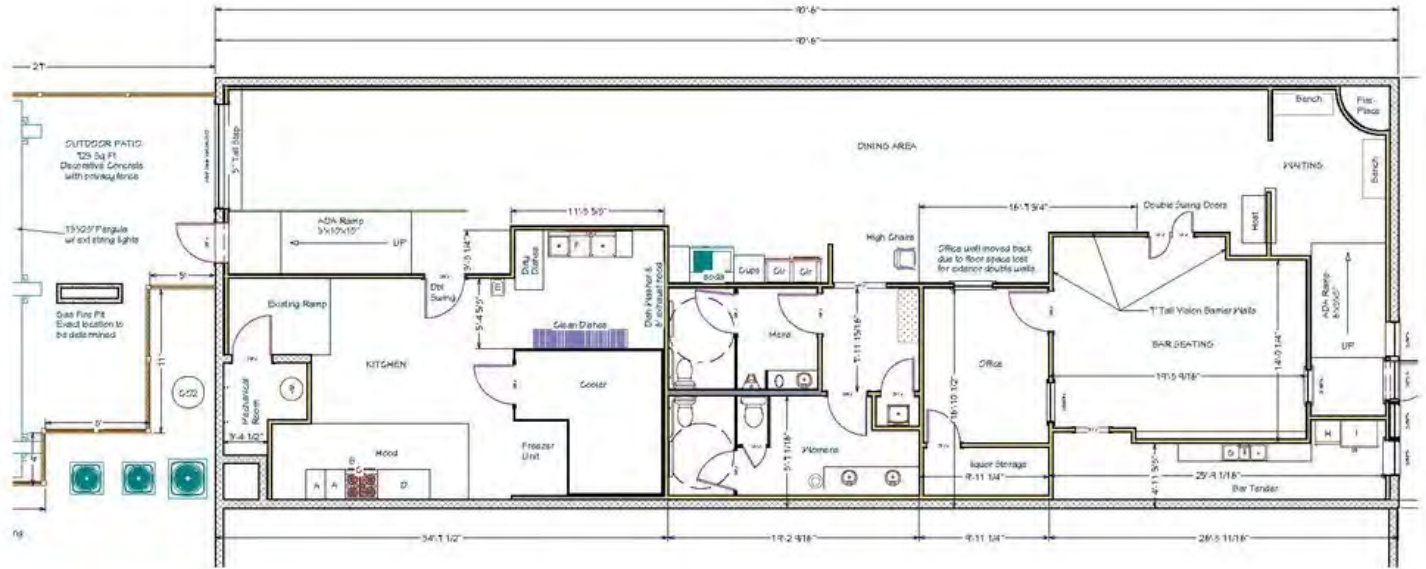
PROPERTY HIGHLIGHTS

- Waiting/reception area with fireplace
- Built-out bar area
- Kitchen with rear entrance
- Office with access to storage area
- Men's/Women's ADA restrooms
- Avg Utilities: Gas- \$265/mo | Electric- \$510/mo
- Taxes (2023): \$4,758.77

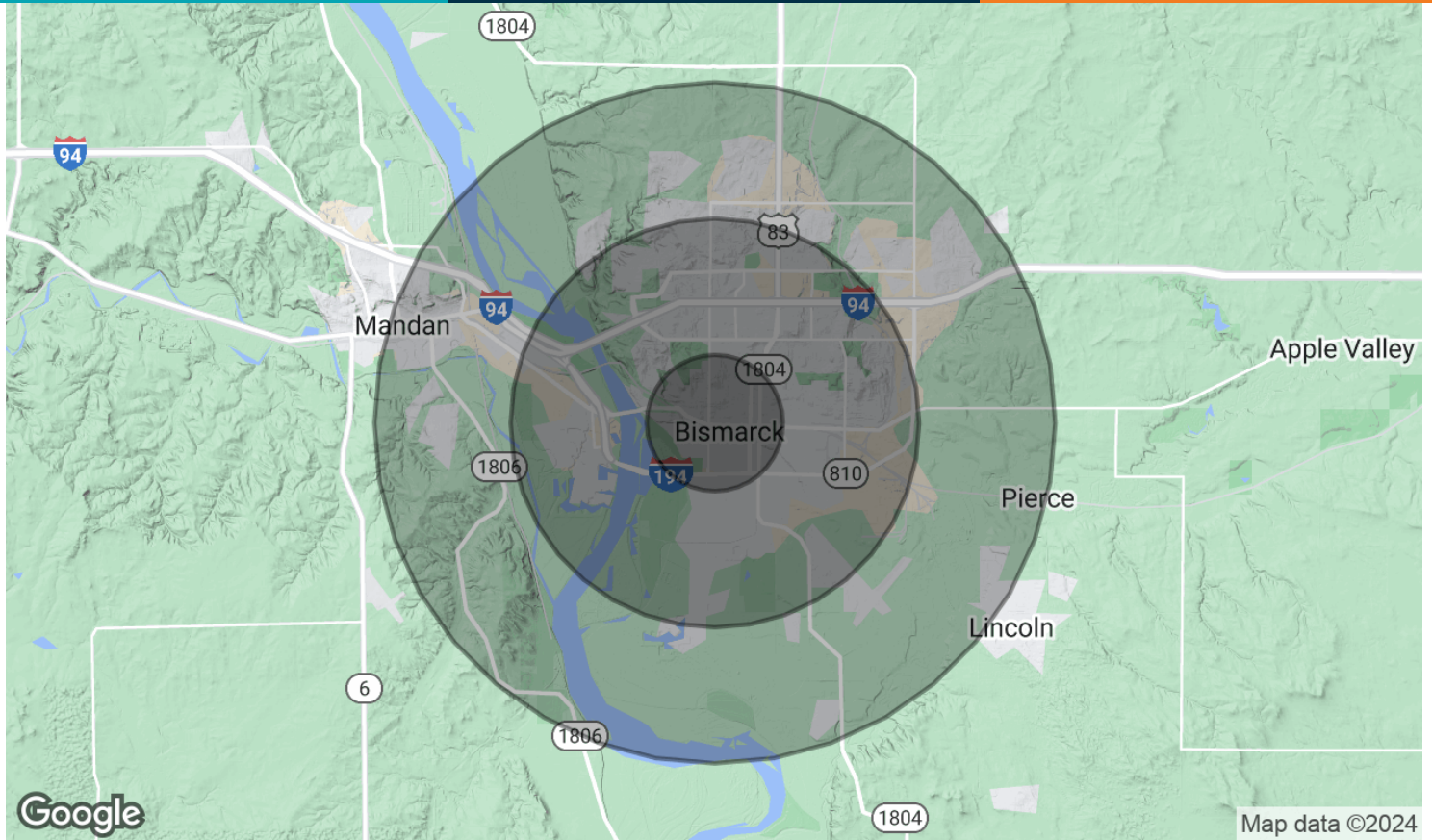
OFFERING SUMMARY

Lease Rate Monthly:	\$3,400.00 (NNN)
Lease Rate SF/Yr:	\$14.01 (NNN)
Building Size:	2,912 SF
Available SF:	2,912 SF
Lot Size:	3,985 SF
Year Built:	1910
Zoning:	DC
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









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,031	62,518	86,499
Average Age	38.1	38.4	38.1
Average Age (Male)	38.0	36.3	35.9
Average Age (Female)	37.6	40.7	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,926	28,635	38,034
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$50,245	\$57,659	\$63,126
Average House Value	\$154,397	\$141,373	\$147,098

* Demographic data derived from 2020 ACS - US Census



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