



# FOR LEASE

## PROPOSED RESTAURANT SPACE

1445 SKYLINE WAY | BISMARCK, ND



### **SPACE:** 25,100 SF Available

12,550 SF Main Level Restaurant

12,550 SF Upper Level Office / Retail

**PRICE:** \$20—\$27.50 PSF + CAM

**TERMS** 5 Year Minimum

#### **DETAILS:**

- Delivered As A Vanilla Shell
- Windows & Doors Installed
- 2,000 SF Minimum to Lease
- Drive Thru Available
- Elevator Access
- Large 224 Stall Surface Parking Lot
- Excellent North Bismarck location off Hwy 83 & 43rd Ave near Walmart, Hay Creek Shops and numerous restaurants & hotels

*This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely only on those results.*

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IN THE AREA

### DINING | HOSPITALITY



### SHOPPING | RETAIL



### OFFICE | BANKING | MEDICAL



### COMMUNITY | RECREATION





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### DEMOGRAPHICS



#### 2020 POPULATION

1 MILE	6,153
3 MILE	48,065
5 MILE	78,743



#### 2020 HOUSEHOLDS

1 MILE	2,602
3 MILE	21,099
5 MILE	34,513



#### 2020 MEDIAN AGE

1 MILE	38.6
3 MILE	39.3
5 MILE	38.8



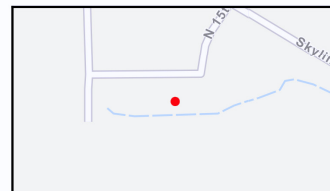
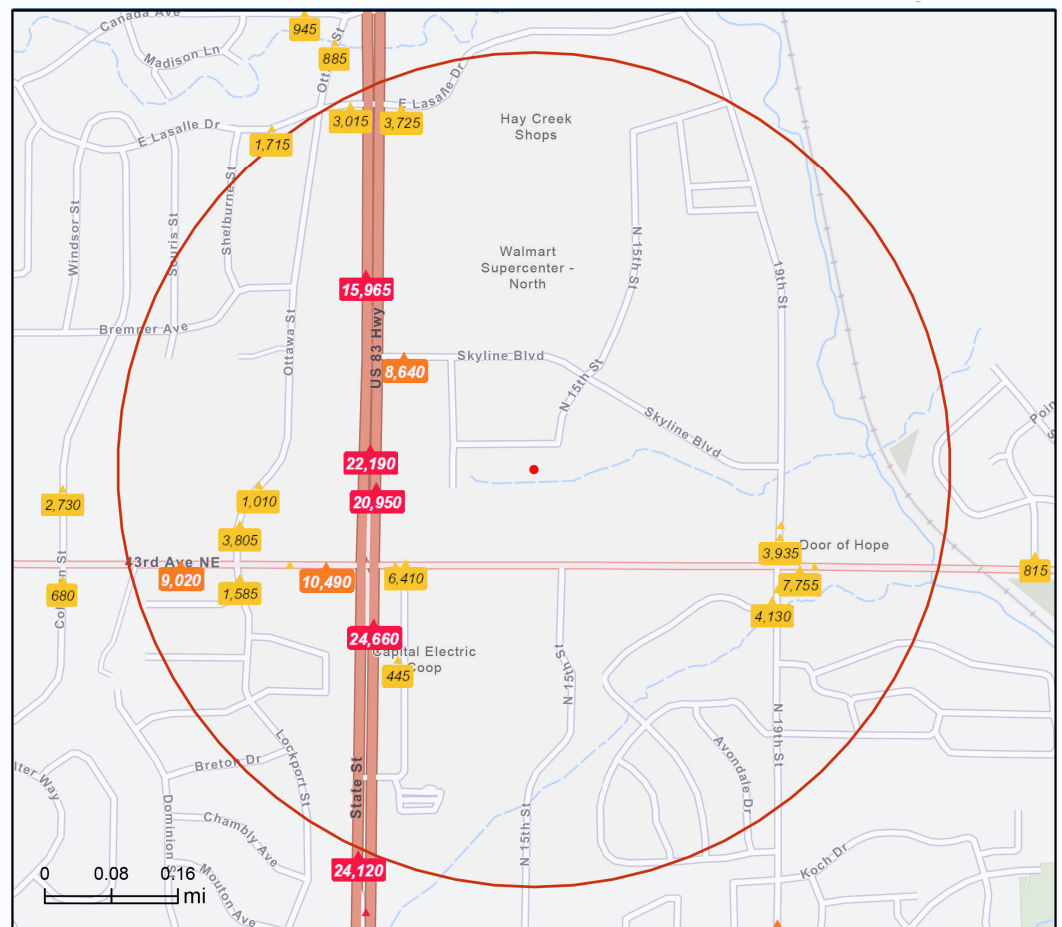
#### 2020 AVG HH INCOME

1 MILE	\$89,543
3 MILE	\$90,703
5 MILE	\$86,495

### PRELIMINARY NORTH ELEVATION



### TRAFFIC COUNTS



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day

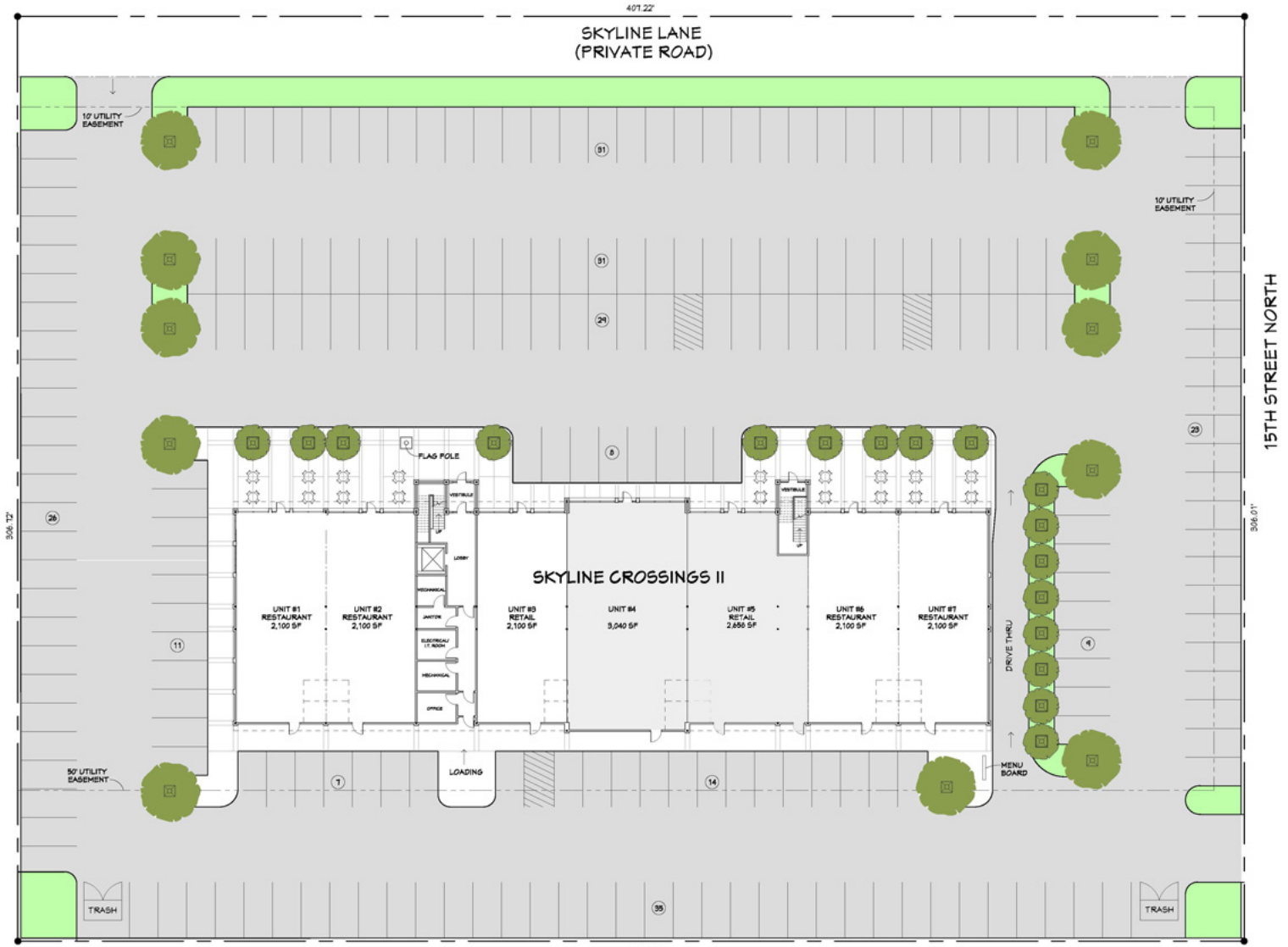


Source: ©2020 Kalibrate Technologies (Q3 2020).

Source: ESRI. Based on 1445 Skyline Way, Bismarck, ND.

1445 SKYLINE WAY | BISMARCK, ND

### PROPOSED—SITE PLAN



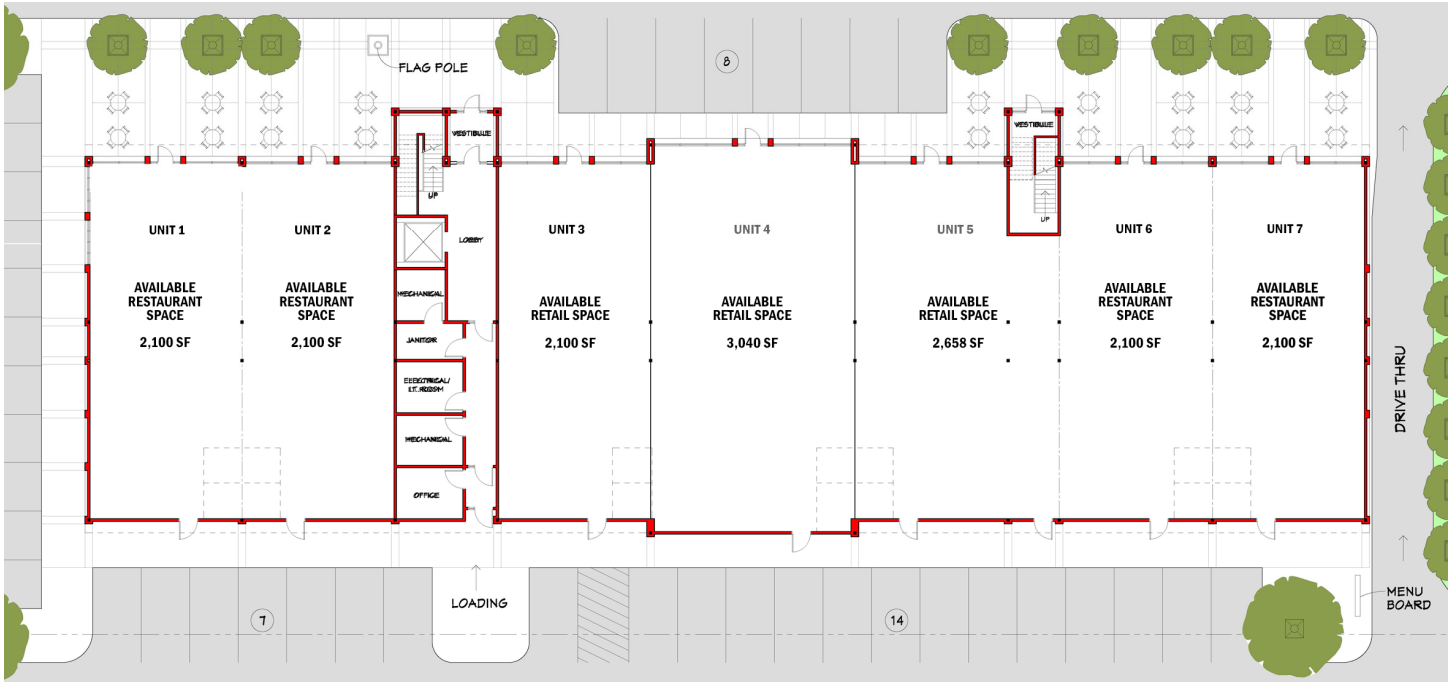
**PRELIMINARY SITE PLAN**  
SCALE: 1" = 20'-0"

PARKING :  
REQUIRED: 215 STALLS  
PROVIDED: 224 STALLS  
ACCESSIBLE PARKING AT 4% = 10 STALLS

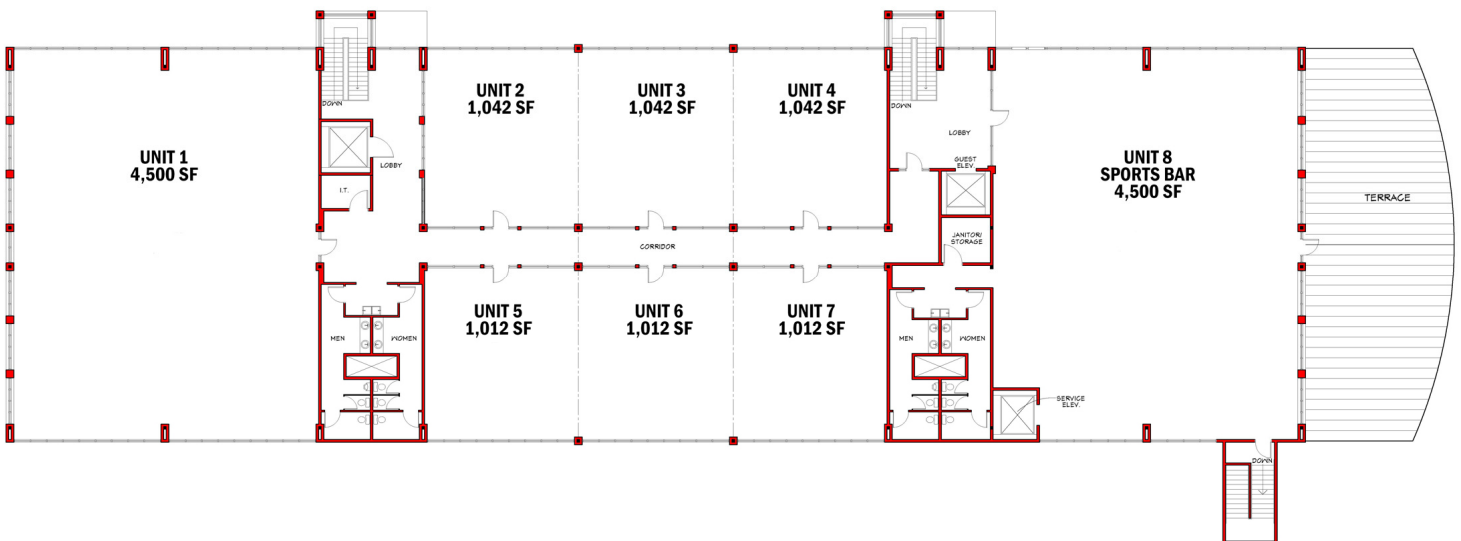
LOT AREA :  
124,718 SQ. FT.  
BUILDING AREA :

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### PROPOSED—MAIN LEVEL



### PROPOSED—UPPER LEVEL





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