

# FOR LEASE



**1929 N WASHINGTON ST, BISMARCK**

## PROPERTY DESCRIPTION

Fit your 1,000 - 15,000 SF building on this site! This lot in North Bismarck is right next to the Northbrook Professional Center, with easy access from I-94 and ample parking. Located alongside North Washington Street, this is a high traffic location that sees 14,435 vehicles per day.

**Landlord is flexible and will entertain offers for a build-to-suit offering.** Landlord will partner with developer/user to create a "best use" building or concept for the property. This can be an outdoor service concept, office, or retail venture. Subject to city approval.

*\*See agent for details*

## PROPERTY HIGHLIGHTS

- Ground Lease - lower your initial cost!
- Tenant pays pro-rata share of property taxes & specials
- Ample parking
- Cross-easement possibilities with Northbrook Professional Center
- Great for retail, food, or office



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*All information herein has been obtained from sources deemed reliable.  
No warranty or guarantee is made as to the accuracy of the information.*

## OFFERING SUMMARY

Lease Rate:	\$1.00 SF/yr
Lot Size:	81,000 SF / 1.86 Acres
Zoning:	CA

## NEIGHBORING BUSINESS

A to Z Pediatric Dentistry
Allstate Insurance
Anne Carlsen Center
China Garden
Eyes on Bismarck
Northbrook Arco Gas Station
Papa John's Pizza
Thrifty White Pharmacy
Transitions Yoga
Wide Eyed Coffee

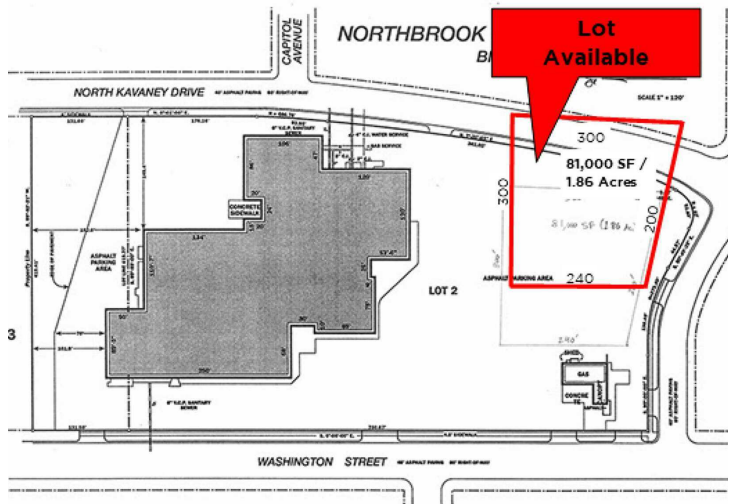
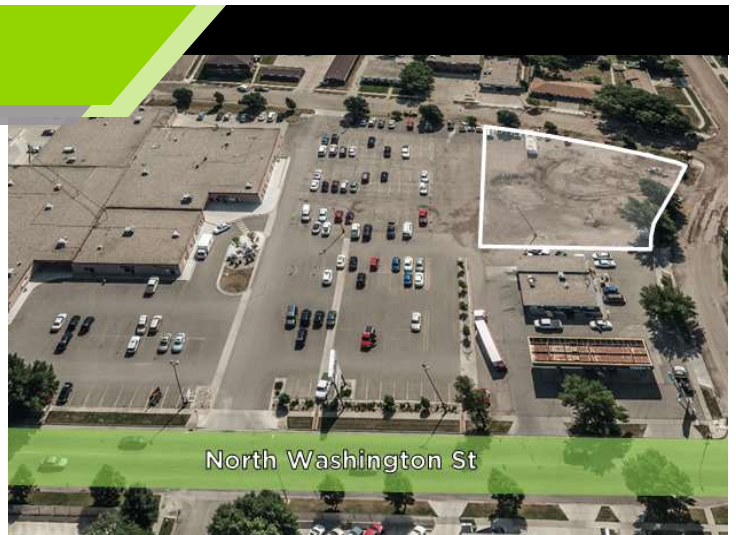
## RISE PROPERTY BROKERS

1010 E Central Ave  
Bismarck, ND 58501

o: 701.222.0232

[risepropertybrokers.com](http://risepropertybrokers.com)

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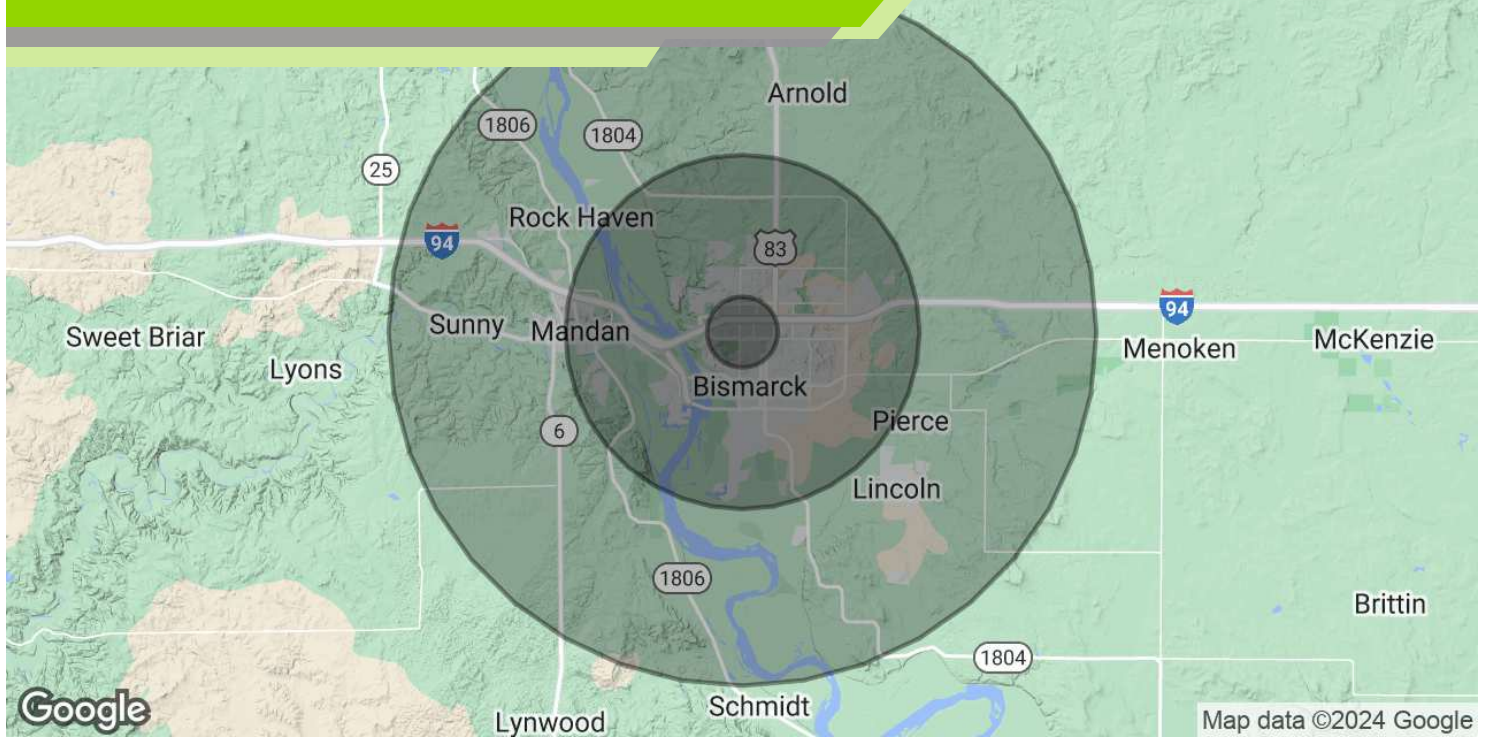
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# DEMOGRAPHIC SUMMARY



## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

Total Population	12,703	86,878	112,649
Average Age	37.6	39.3	38.5
Average Age (Male)	35.8	37.7	37.0
Average Age (Female)	39.9	41.2	40.1

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

Total Households	6,250	41,761	51,710
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$74,472	\$80,548	\$85,062
Average House Value	\$218,287	\$242,870	\$254,274

## TRAFFIC COUNTS

North Washington Street	14,435/day
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2020 American Community Survey (ACS)



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# PROPERTY LOCATION



## LOCATION OVERVIEW

North Bismarck

Located on High Traffic North Washington St

Traffic Count is 14,435 Vehicles Per Day

Easy Access from I-94



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## THE RISE TEAM

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