

FOR LEASE



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



George Yineman

Broker/President

George@risepropertybrokers.com
c: 701.319.3000

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

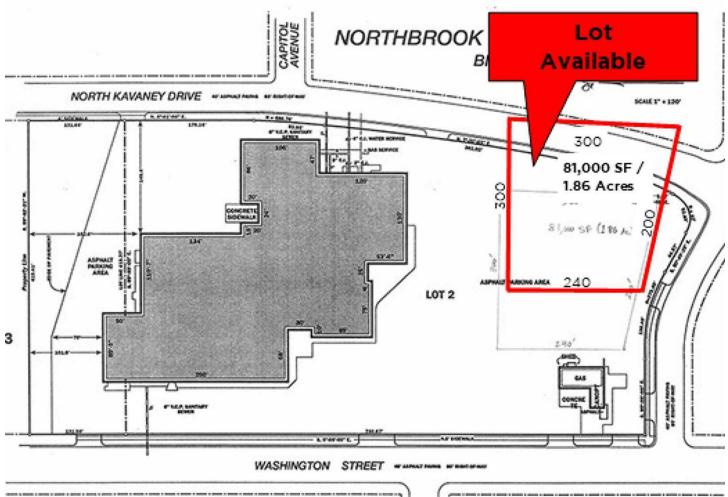
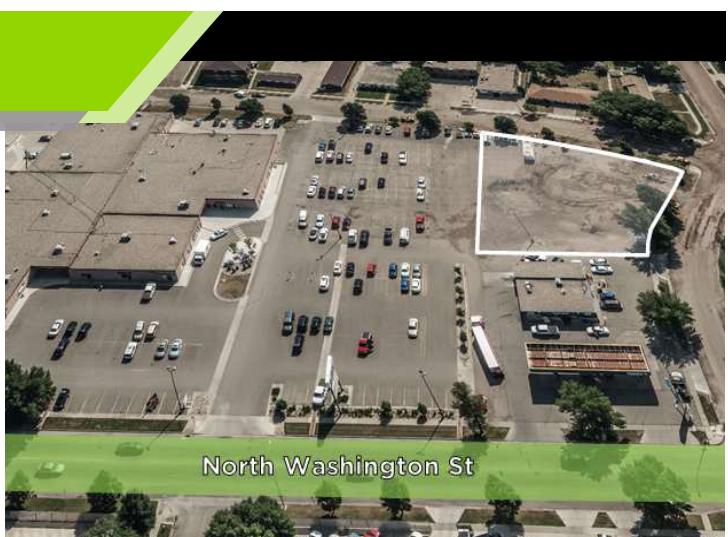
1010 E Central Ave

Bismarck, ND 58501

o: 701.222.0232

risepropertybrokers.com

1929 N WASHINGTON ST



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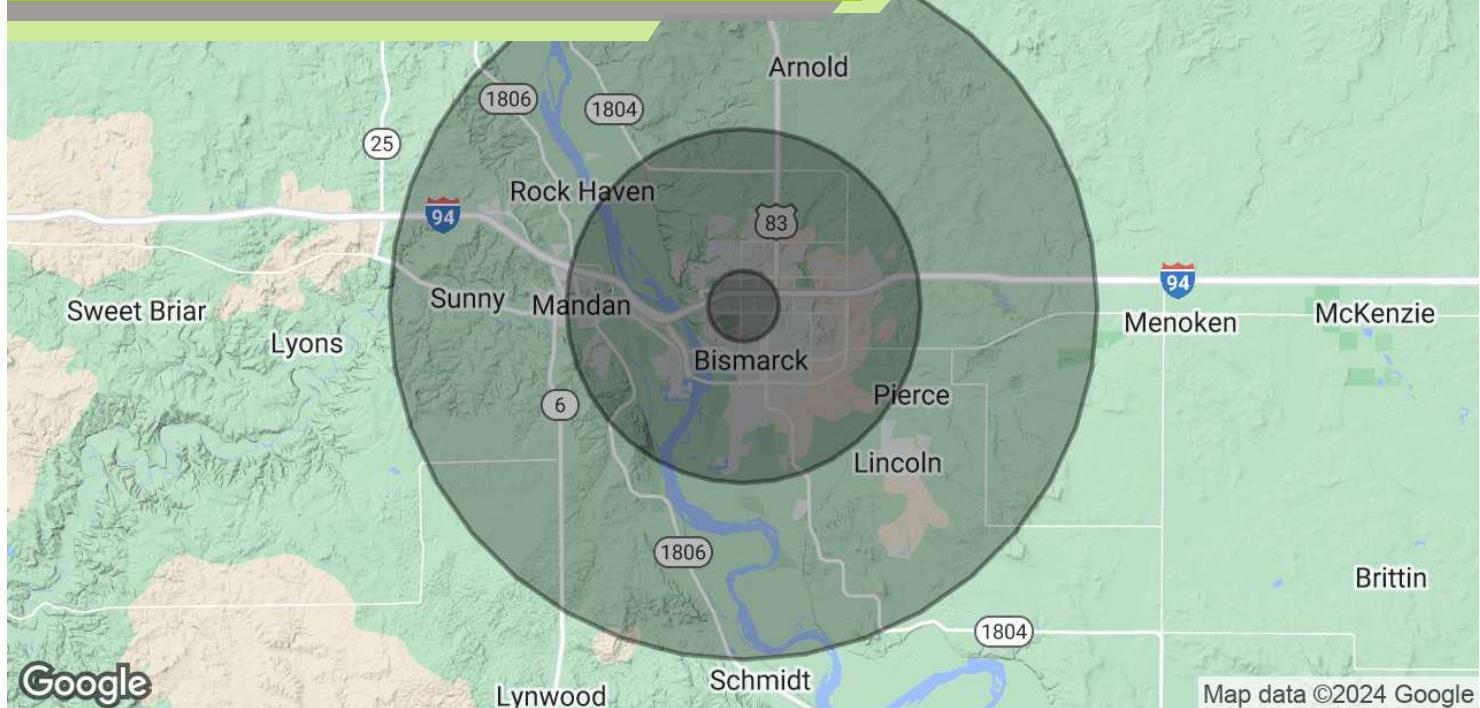
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DEMOGRAPHIC SUMMARY



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

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



George Yineman
Broker / President
701.425.9427



Regina Yineman
Commercial Agent / VP of Operations
701.471.3140



Adam Geiger, CCIM
Associate Broker / REALTOR®
701.425.9427



Chris Volk
Commercial REALTOR®
701.880.0522



Fred Koenig
Commercial REALTOR®
701.226.7206



Virginia Swan
Commercial & Residential REALTOR®
701.371.6351



Maleah Nelsen
Marketing Strategist

GEORGE YINEMAN

Broker/President
701.319.3000



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