

# 36,608 SF RETAIL CENTER INVESTMENT SALE

## LOCATED IN SAND CREEK TOWN CENTER

424 32ND AVENUE W WILLISTON, ND 58801

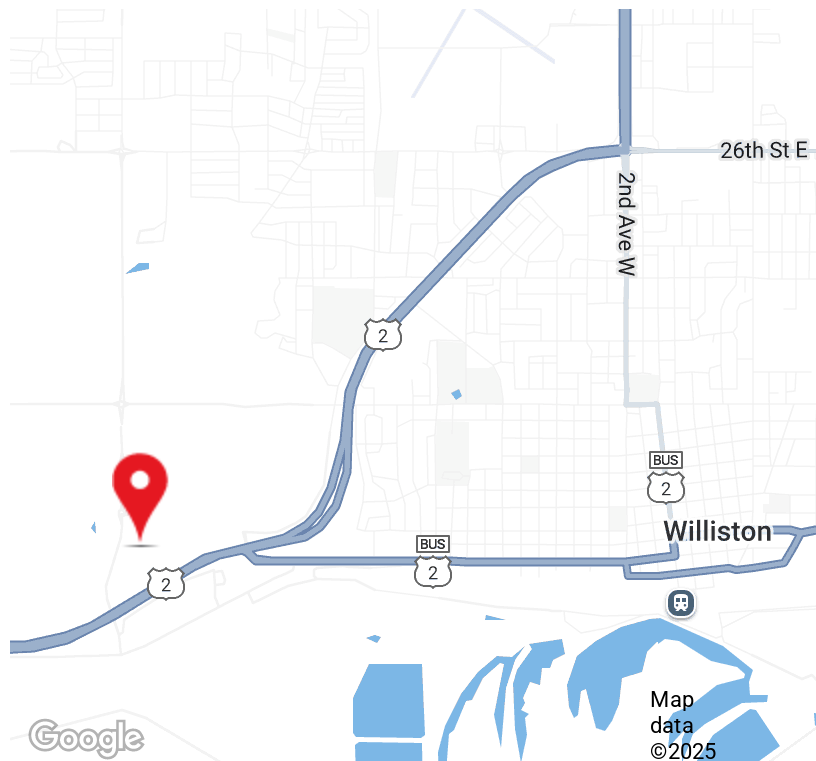
INVESTMENT SALE



### SALE PRICE CALL FOR PRICING

#### PROPERTY HIGHLIGHTS

- 36,608 SF retail center with 26 suites
- Suite sizes range from 1,237 SF to 8,364 SF
- Excellent Williston location just off Highway 2 three miles west of downtown
- Traffic count: 7,605 +/-
- Directly adjacent to Ford, Menards and Sportsman's Warehouse, and within walking distance of several apartment communities
- Considered the heart of Bakken oil activity, Williston's economic activity continues to grow creating strong retail investment returns
- In 2019, retail trade increased by \$105 million, over 6.5% from 2018 levels
- Between 2016 and 2017, Williston area population increased by 10%, and of that group over 52% has a household income of >\$100,000



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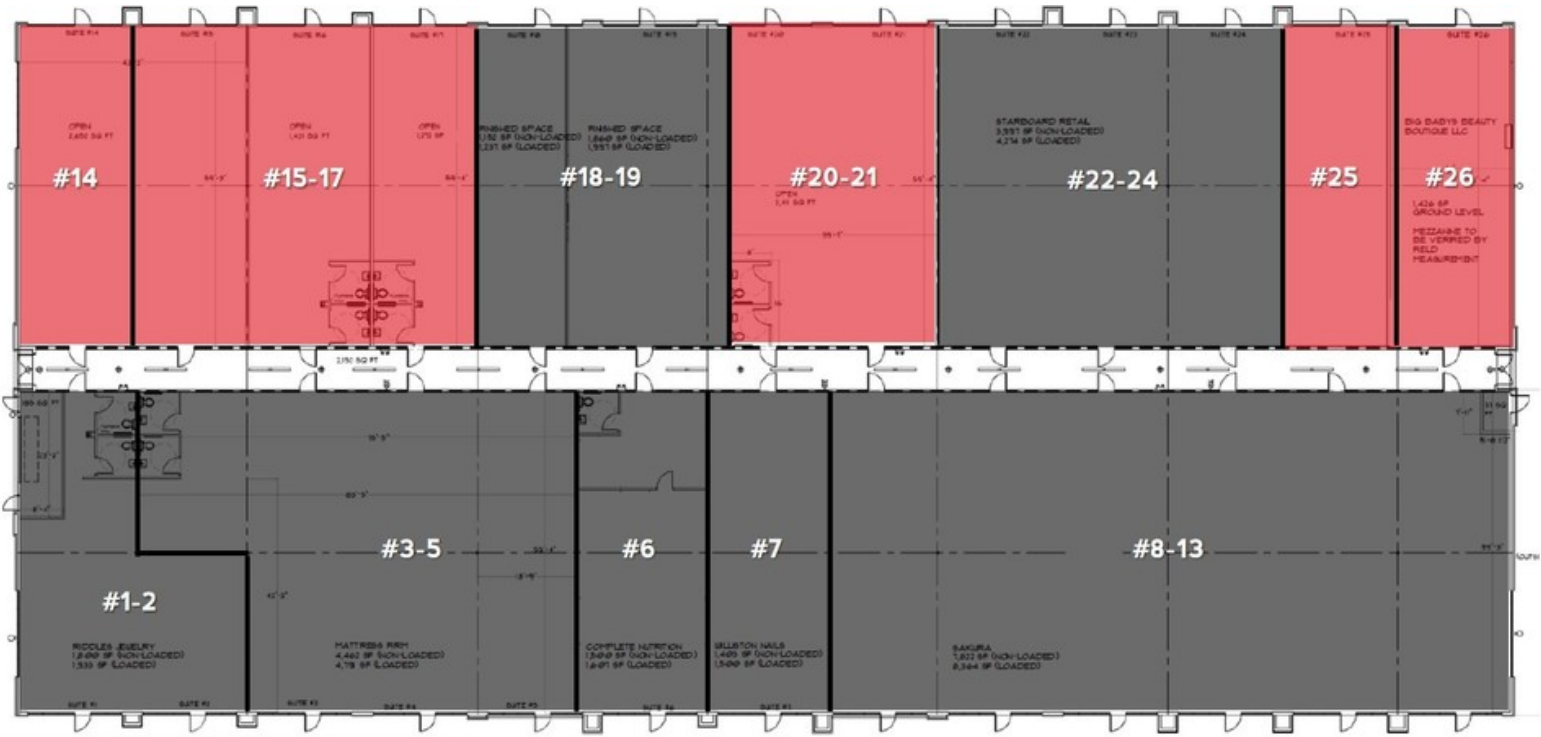
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### BUILDING PLAN



VACANT SUITES

OCCUPIED SUITES

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### SITE AERIAL & BUILDING SPECS



| WHAT                    | SF      |
|-------------------------|---------|
| TOTAL BUILDING SF       | 36,608  |
| HALLWAY SF              | 2,102   |
| RISER ROOM SF           | 37      |
| ELECTRICAL ROOM SF      | 185     |
| TENANT SPACES SF        | 34,506  |
| PARKING LOT - APPROX SF | 109,000 |
| TOTAL LOT- SF           | 177,793 |

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### RETAILER & HOUSING MAP



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### ADDITIONAL PHOTOS



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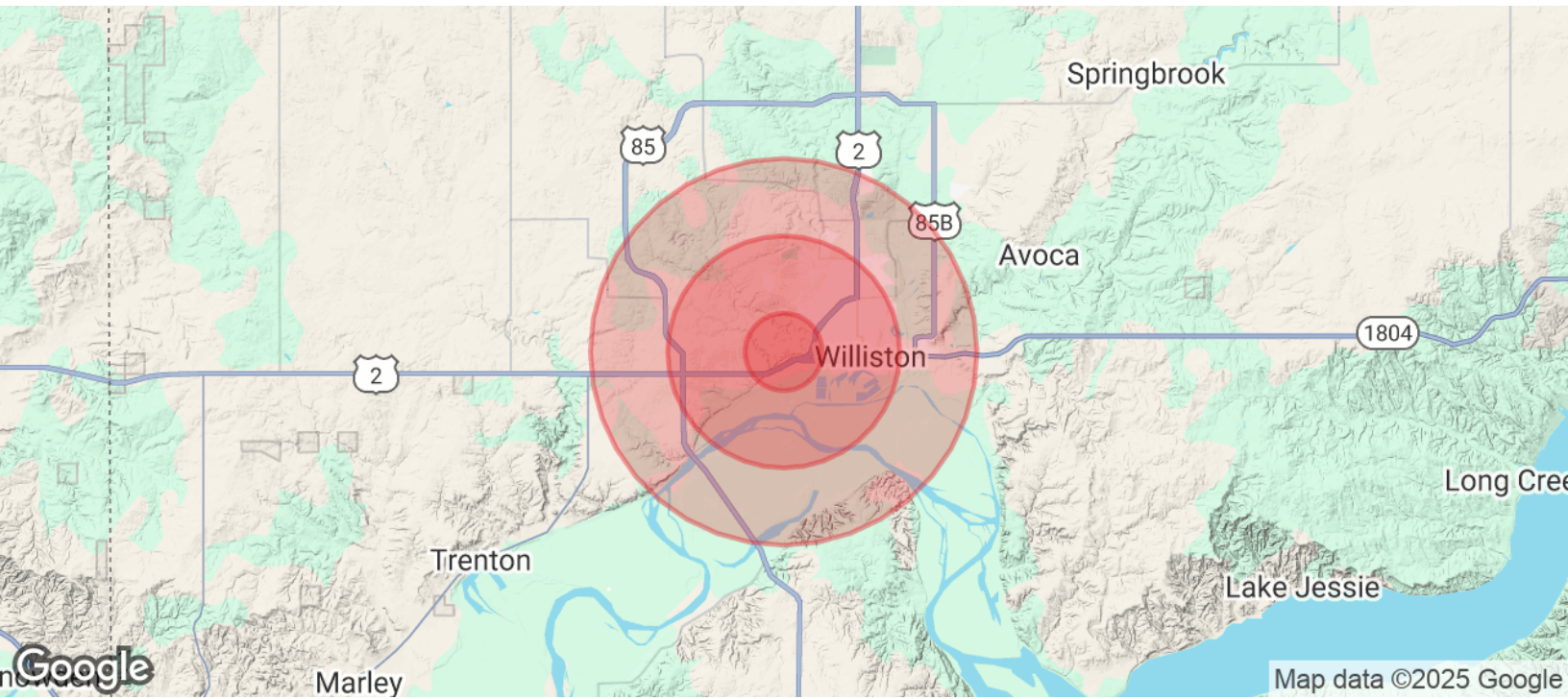
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### DEMOGRAPHICS MAP & REPORT



| POPULATION          | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population    | 783    | 10,229  | 21,684  |
| Median age          | 34.1   | 39.2    | 37.8    |
| Median age (Male)   | 33.9   | 36.5    | 35.7    |
| Median age (Female) | 35.4   | 42.1    | 40.8    |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| Total households    | 335      | 4,384    | 9,269    |
| # of persons per HH | 2.3      | 2.3      | 2.3      |
| Average HH income   | \$68,150 | \$63,360 | \$67,412 |
| Average house value | \$99,473 | \$99,468 | \$99,440 |

\* Demographic data derived from 2020 ACS - US Census

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