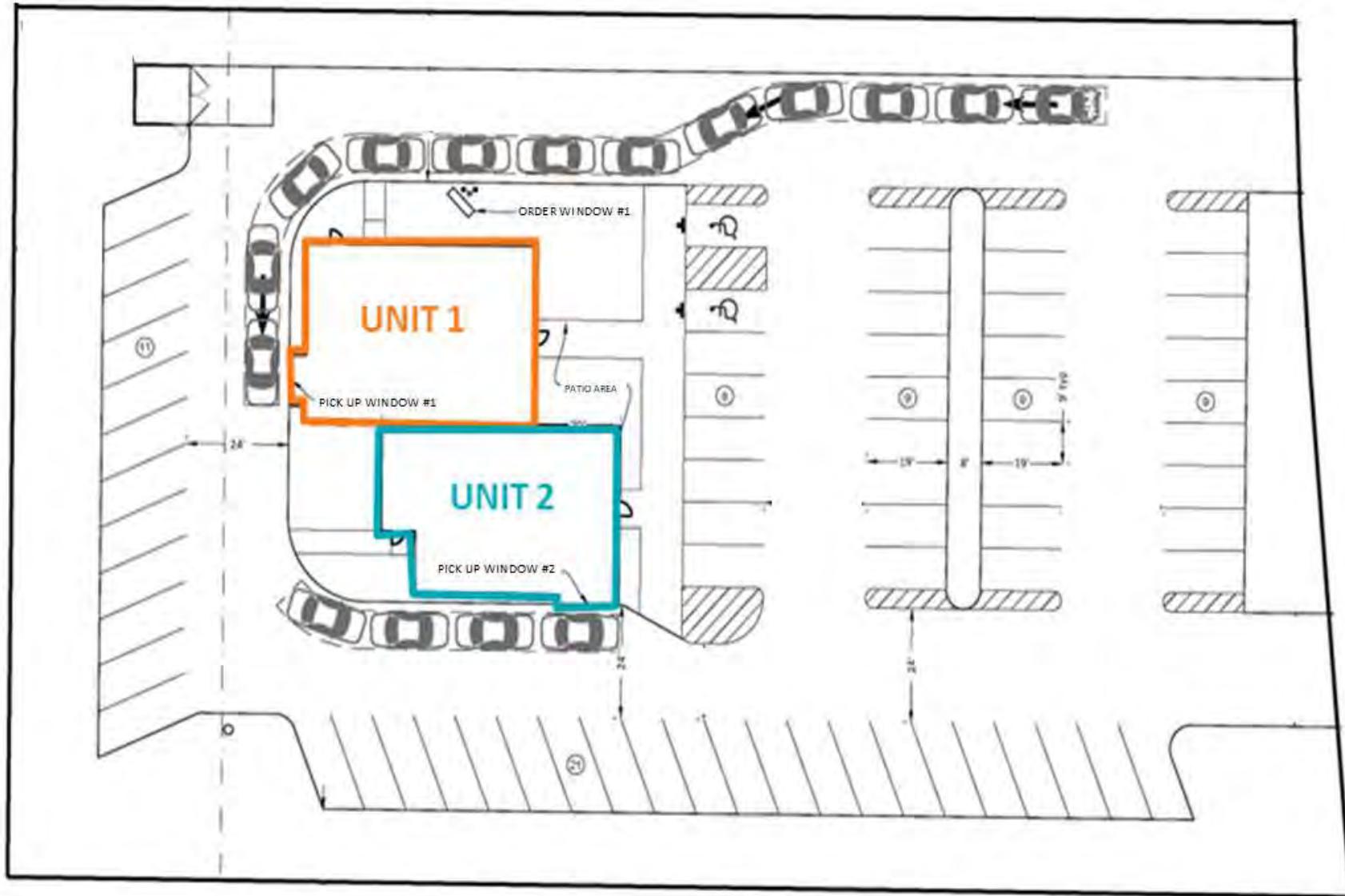
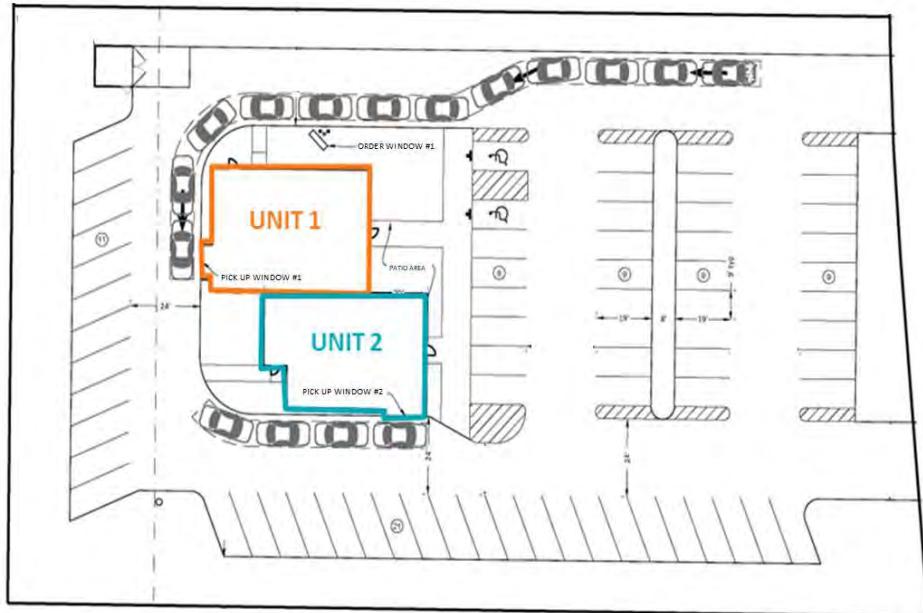


BUILD TO SUIT RETAIL FOR LEASE
3012 & 3024 YORKTOWN DR. | BISMARCK, ND



BUILD-TO-SUIT WITH DRIVE-THRU



PROPERTY DESCRIPTION

Build-to-suit with drive-thru opportunity being offered as two separate units or one large unit located in the East Bismarck growth area north of Exit 161. Anchors to this development include a national grocery store, a large local liquor store, professional services, restaurants, and banks along with a gas station-store. Local developer to build-to-suit for end user. Lease application may be required.

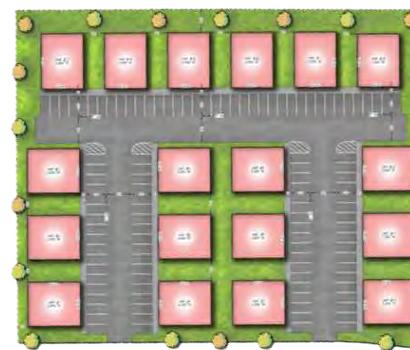
PROPERTY HIGHLIGHTS

- Strong demographics
- Excellent traffic counts
- Build to suit
- Near Interstate 94, Exit 161
- Rapidly Developing Commercial Hub and Residential Growth Area
- Close proximity to Legacy High School & Sunrise Elementary School

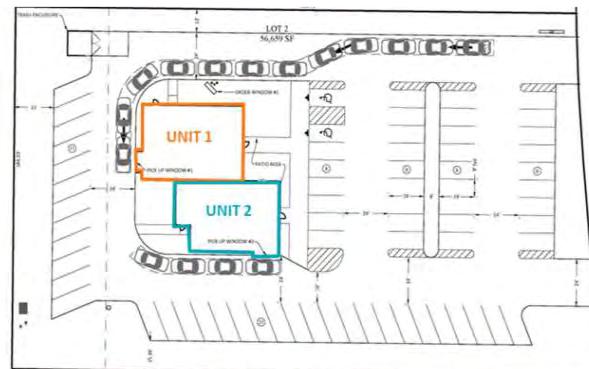
OFFERING SUMMARY

Lease Rate:	TBD
Available SF:	1,931 - 2,080 SF
Lot Size:	91,645 SF
Building Size:	4,011 SF
Zoning:	CG
Market:	Bismarck
Submarket:	Northeast
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





GREENSBORO BUSINESS PARK DEVELOPMENT



BUILD-TO-SUIT DRIVE-THRU WITH PICK UP WINDOW



Silver Ranch Development:

- 5 minute drive NE of Sunrise Town Centre
- Master-planned community covering more than 1,200 acres
- Includes many amenities such as walking paths, mixed-use commercial space, a community center and a new school
- Includes 2,800 single-family and Multifamily units, commercial plots, schools, as well as parks and trails.
- Expected tax revenue- about \$1 billion (including \$45 million in sales tax)

Surrounding Schools:

Sunrise Elementary School:

Enrollment (2022-2023): 490 Students
Grades: K-5

Silver Ranch Elementary School:

Enrollment: 535 Student Capacity
Grades: K-5

Legacy High School:

Enrollment (2022-2023): 1,418 Students
Grades: 9-12



DEMOGRAPHIC SUMMARY

3001 Yorktown Dr, Bismarck, North Dakota, 58503 2

Ring of 3 miles

KEY FACTS

36,346

Population



15,437

Households

39.2

Median Age

\$56,129

Median Disposable Income

EDUCATION

5%

No High School Diploma



27%

High School Graduate



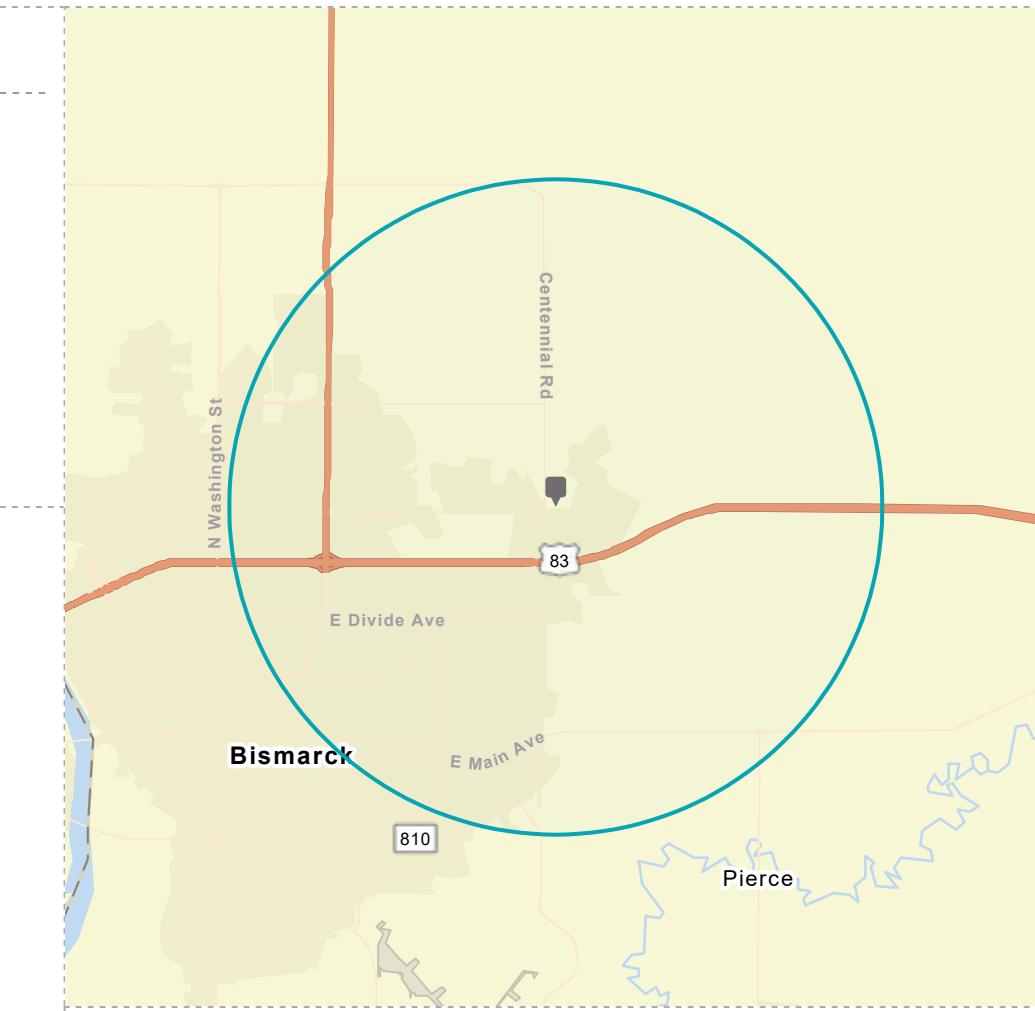
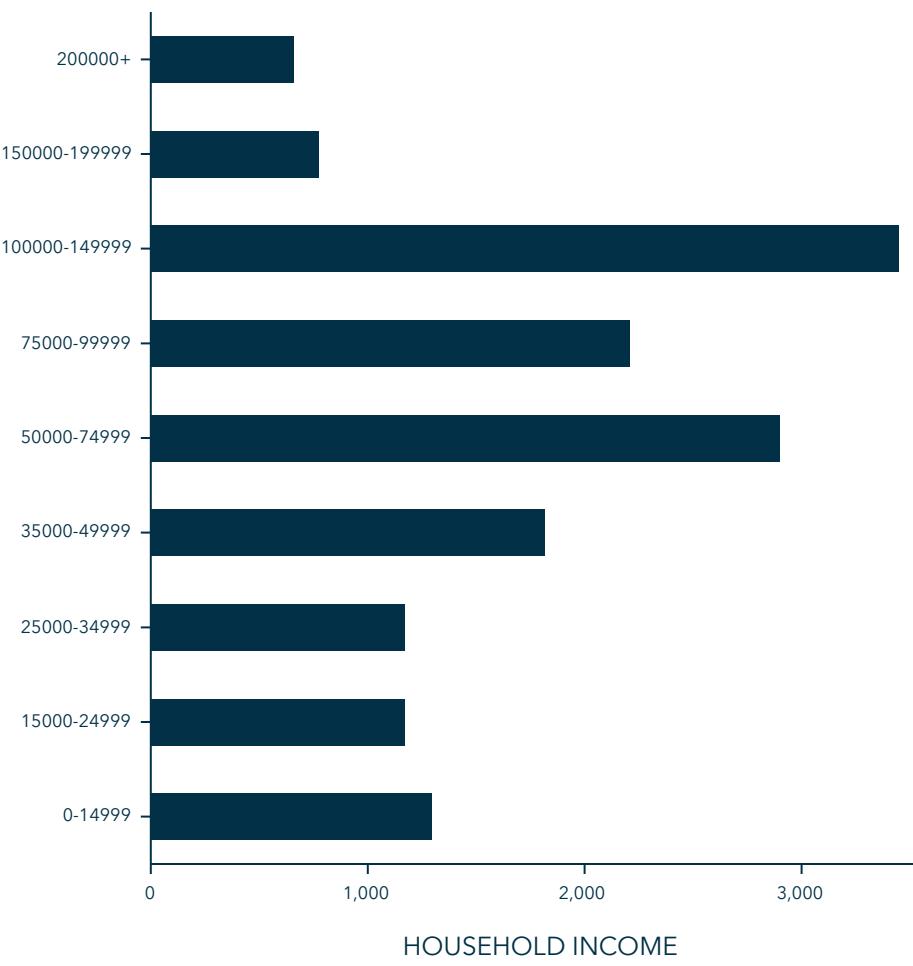
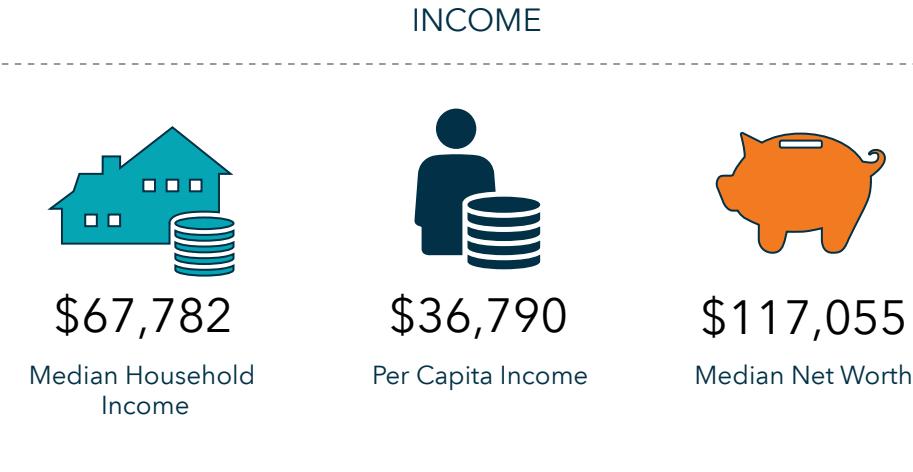
36%

Some College



31%

Bachelor's/Grad/Prof Degree



EMPLOYMENT



1.0%

Unemployment Rate



BUILDING RELATIONSHIPS.
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KRISTYN STECKLER, COMMERCIAL REALTOR®

Broker | Owner
701.527.0138
kristyn@thecragroup.com



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