

# COMMERCIAL PROPERTY FOR SALE OR LEASE

503 US Highway 2, Devils Lake, ND 58301

MLS #24-518 & 25-87



## Property Description:

An exceptional opportunity to own or lease a prime commercial property strategically located in the bustling area of Devils Lake, North Dakota. Situated on the highly visible and accessible US Highway 2, this property offers unparalleled exposure and convenience, making it an ideal choice for a wide range of businesses.



**MATT OLSON** | CCIM, SIOR, REALTOR®  
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**Purchase Price:**  
\$2,295,000

**2023 Consolidated Taxes:**  
\$23,119.44

**Lease Rate:**  
\$15 PSF NNN

**Estimated CAM:**  
\$3.50 SF

**Building Size:**  
15,732 SF

**Lot Size:**  
88,170 SF (2.02 Acres)

**Parcel:**  
39-2301-00005-002

**Year Built:**  
1994

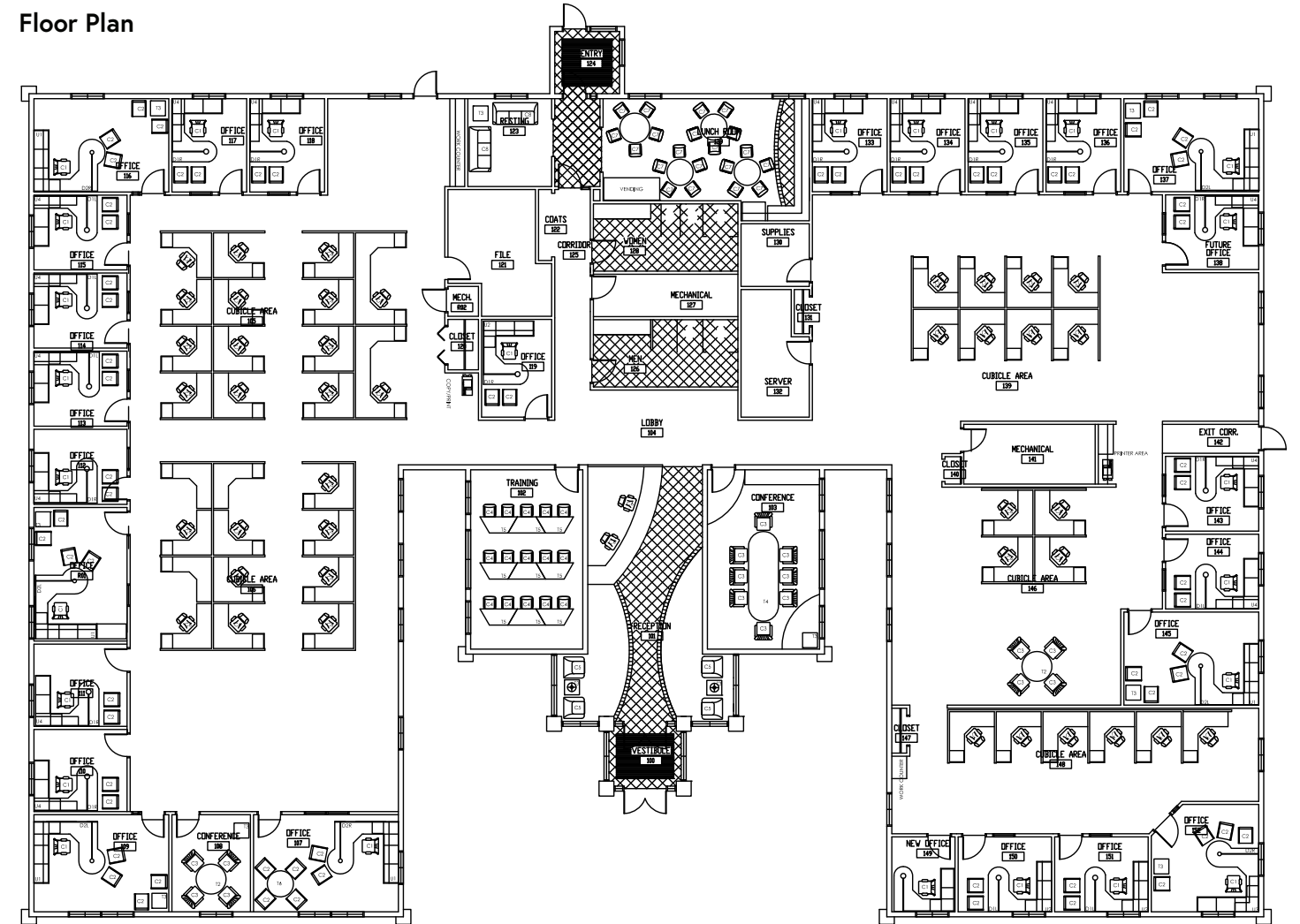
**Building Features:**  
Excellent visibility from US Highway 2 (5,335 VPD, 2022)  
70 parking spaces  
Well maintained  
Mature landscaping

Seven camera security system  

- Four inside watching each entrance door
- One outside watching the front entrance
- 360 camera in the back and one in the front

The front door and back door (employee entrance) have Electro Watchman keypads to turn the security system on and off. Each entrance door (4 total) is controlled by this system and connected to local PD.

## Floor Plan



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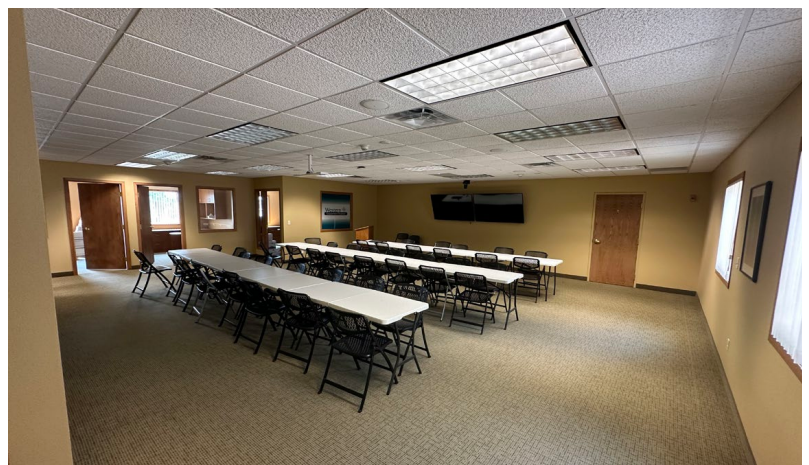
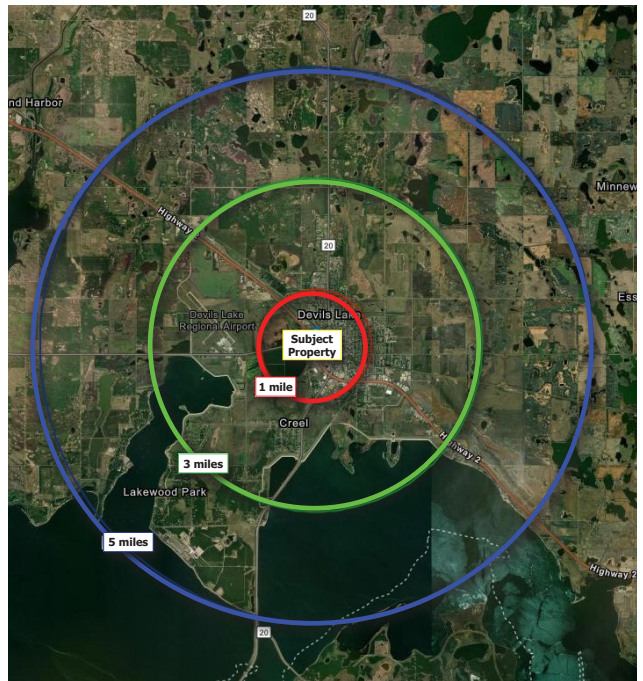
## NEARBY BUSINESSES



## DEMOGRAPHICS

|                              | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------------------|----------|----------|----------|
| 2020 TOTAL POPULATION        | 4,248    | 8,449    | 9,434    |
| 2019 TOTAL HOUSEHOLDS        | 1,743    | 3,709    | 4,150    |
| 2019 MEDIAN HOUSEHOLD INCOME | \$47,845 | \$54,515 | \$60,239 |
| 2019 MEDIAN AGE              | 36.2     | 39.2     | 39.9     |

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST



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