

# FOR LEASE

2,400 SQ.FT. PRIME  
COMMERCIAL SPACE

3520 N BROADWAY

Price: \$2,850/Month

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## PROPERTY SUMMARY

2,400 Sq.Ft. PRIME Commercial Space  
3520 N BROADWAY | Minot, ND 58703



### Property Summary

Leasable SF:	2,400
Price:	\$2,850 / Month
Parking:	Ample
Year Built:	1970
Zoning:	C2

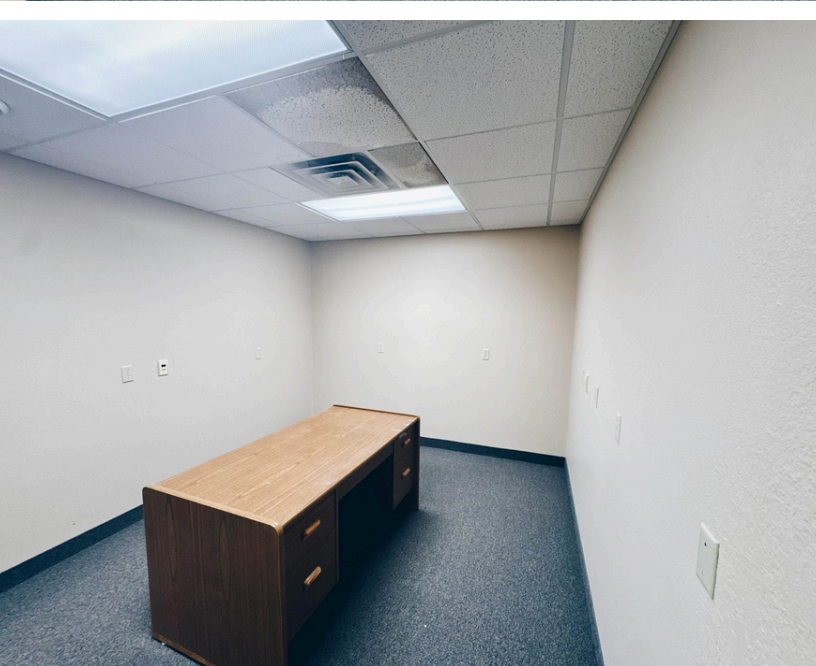
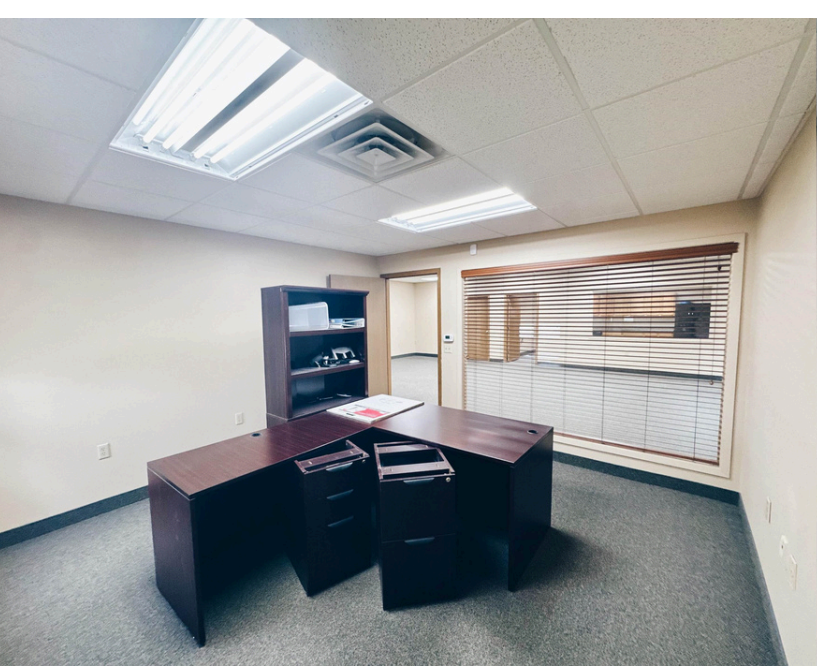
### Property Overview

Located in the desirable North Hill area, this 2,400-sq. ft. commercial space inside the ASK Fitness building offers endless possibilities for your business! With easy access to Highway 83 and the Bypass, this prime location ensures high visibility and convenient access for clients and employees alike. This well-designed space includes 4 private offices, a large breakroom, and one private bathroom, making it ideal for a variety of uses, including retail, office space, medical office, and more. Whether you're launching a new venture or expanding your current operations, this flexible property is ready to accommodate your needs. Available for rent under a gross lease, this is an excellent opportunity to establish your business in a thriving area. Landlord responsibility taxes, insurance, exterior maintenance, utilities, garbage, lawn care, and snow removal for the parking lot. Tenant is responsible for their own interior maintenance, snow removal on the sidewalk in front of the leased space and insurance.



# PROPERTY PHOTOS

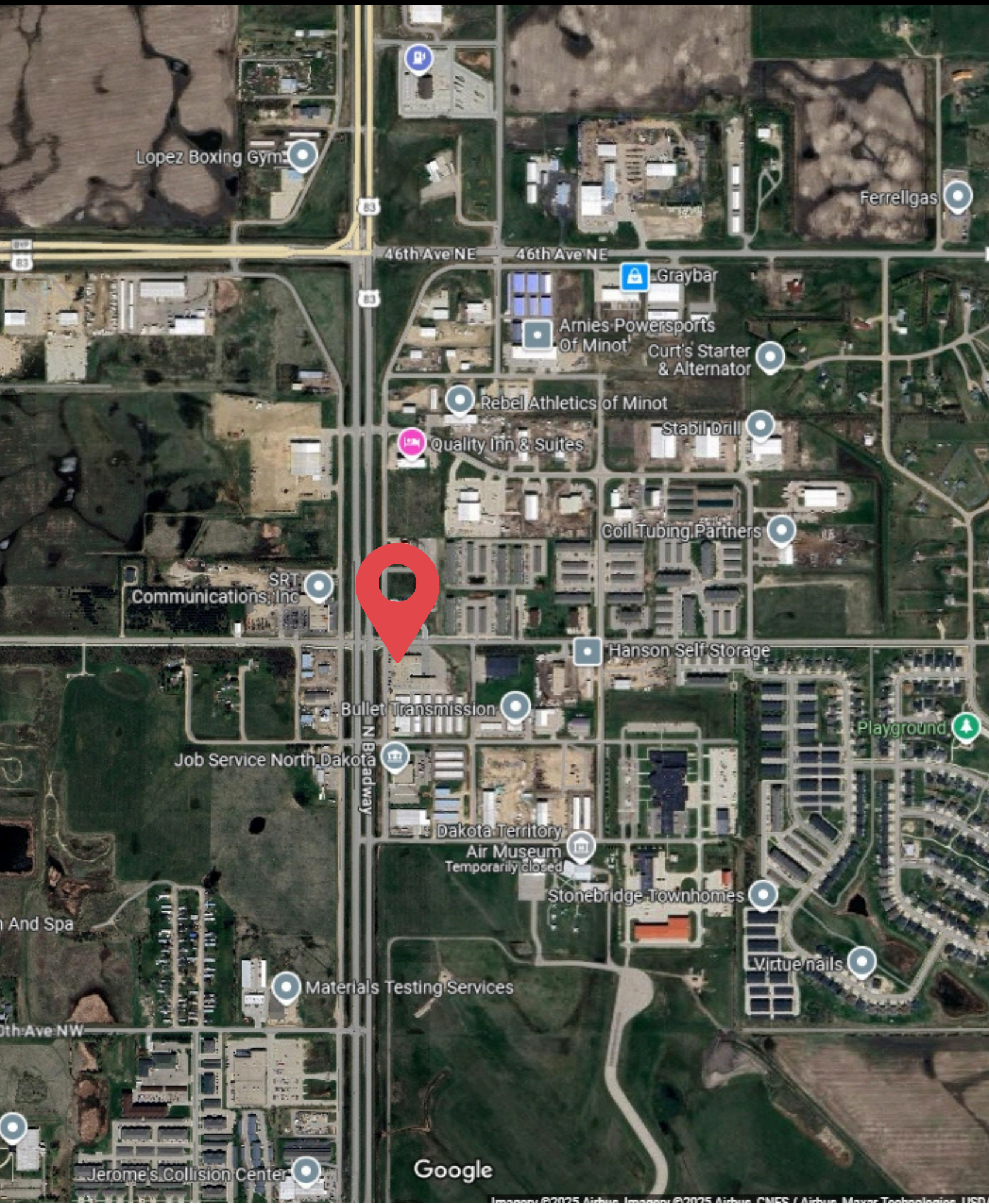
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## BUSINESS MAP

2,400 Sq.Ft. PRIME Commercial Space  
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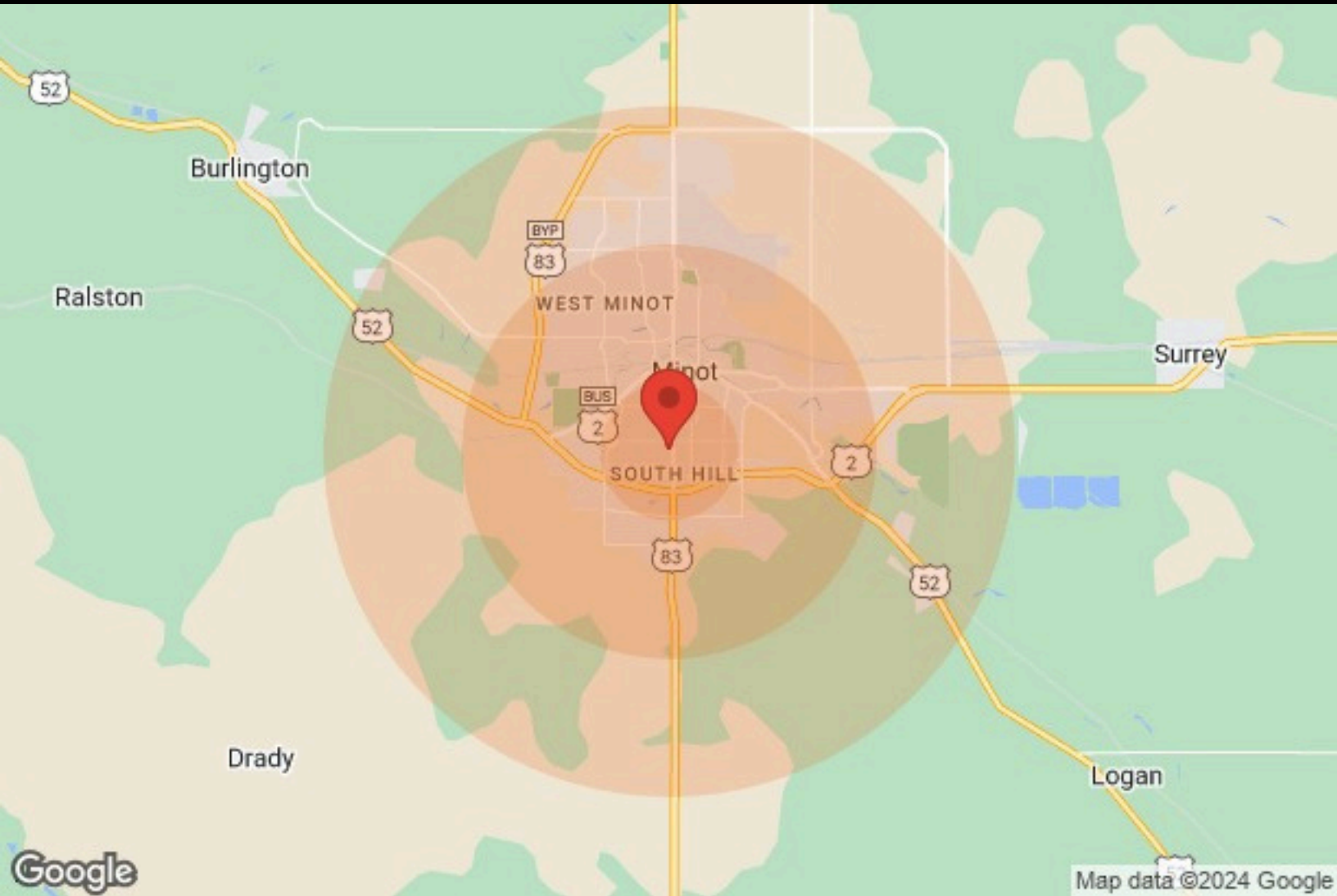
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,189	20,546	23,083
Female	7,069	21,460	24,010
Total Population	13,258	42,006	47,093

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,605	8,509	9,764
Ages 15-24	1,383	4,714	5,342
Ages 25-54	4,805	16,913	18,944
Ages 55-64	1,499	4,830	5,359
Ages 65+	2,966	7,040	7,684

Income	1 Mile	3 Miles	5 Miles
Median	\$45,661	\$45,054	\$45,054
< \$15,000	943	2,527	2,680
\$15,000-\$24,999	660	2,176	2,416
\$25,000-\$34,999	1,001	2,706	3,085
\$35,000-\$49,999	675	2,768	3,040
\$50,000-\$74,999	1,300	3,596	4,129
\$75,000-\$99,999	846	2,529	2,852
\$100,000-\$149,999	473	1,412	1,566
\$150,000-\$199,999	67	249	263
> \$200,000	179	370	435

Housing	Total	1 Mile	3 Miles	5 Miles
Units Occupied		5,852	17,735	19,796
Owner Occupied		5,595	16,923	18,861
Renter Occupied		3,404	10,342	11,586
Vacant		2,191	6,581	7,275
		257	812	935