

RETAIL FOR LEASE

2306 CLYDESDALE DRIVE | BISMARCK, ND





OFFERING SUMMARY

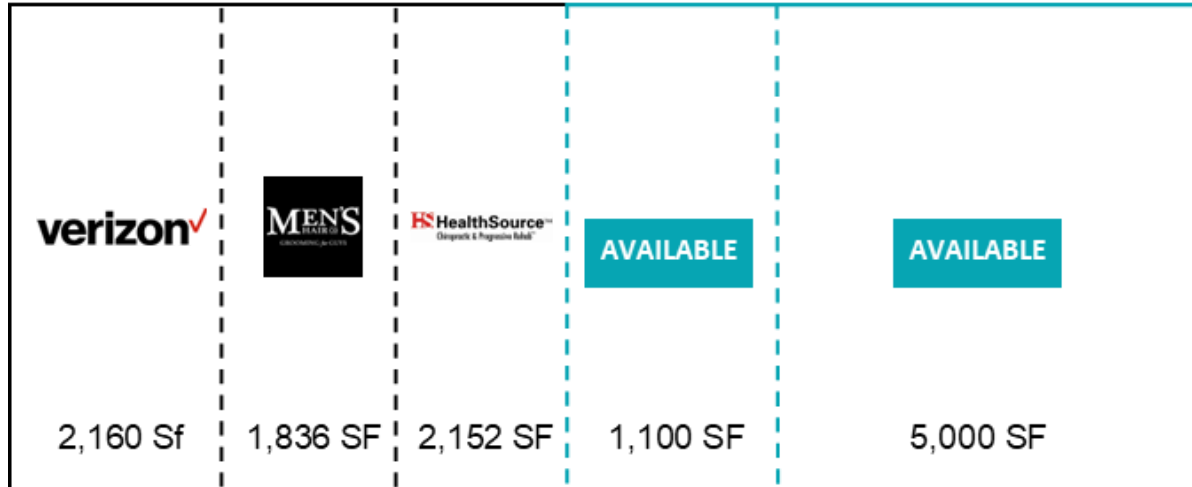
Lease Rate SF/Yr:	\$18.00 (NNN)
Lease Rate Monthly:	\$1,650 - \$9,150 (NNN)
Building Size:	12,248 SF
Available SF:	1,100 - 6,100 SF
Lot Size:	41,397 SF
Year Built:	2005
Zoning:	CG
Market:	Bismarck
Tenant Responsibility:	Real Estate Taxes, Building Insurance, Common Area Expenses, All Utilities, and Renter's Insurance.
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation.

PROPERTY OVERVIEW

This property is located near Exit 157 off Interstate 94 at the entrance of Lowes in the Pinehurst Square Retail Center. Two spaces are available, ranging from 1,100 SF to 5,000 SF and can be combined. This market area features national retail, medical, hospitality and food services combined with a high income demographic residential district. Don't miss the chance to lease these high visibility spaces. Estimated NNN \$6 psf.

PROPERTY HIGHLIGHTS

- High traffic counts
- Great signage and visibility
- National co-tenants
- Ample onsite parking with a North side overhead door access
- Building depth: 71'
- Store front glass entrance
- Located off Exit 157, Interstate 94



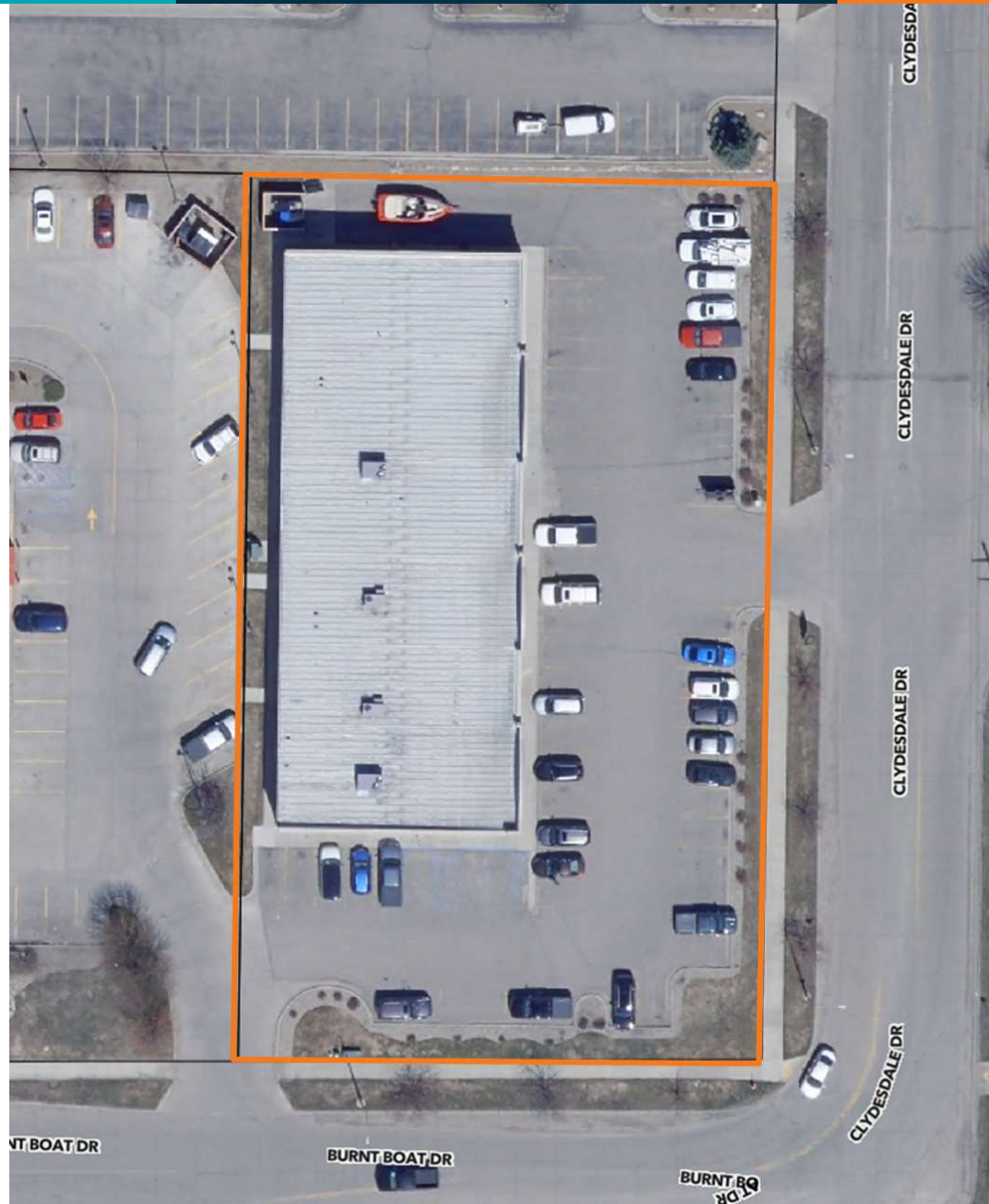
DISCLAIMER: All square footages to be verified.

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,100 - 6,100 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

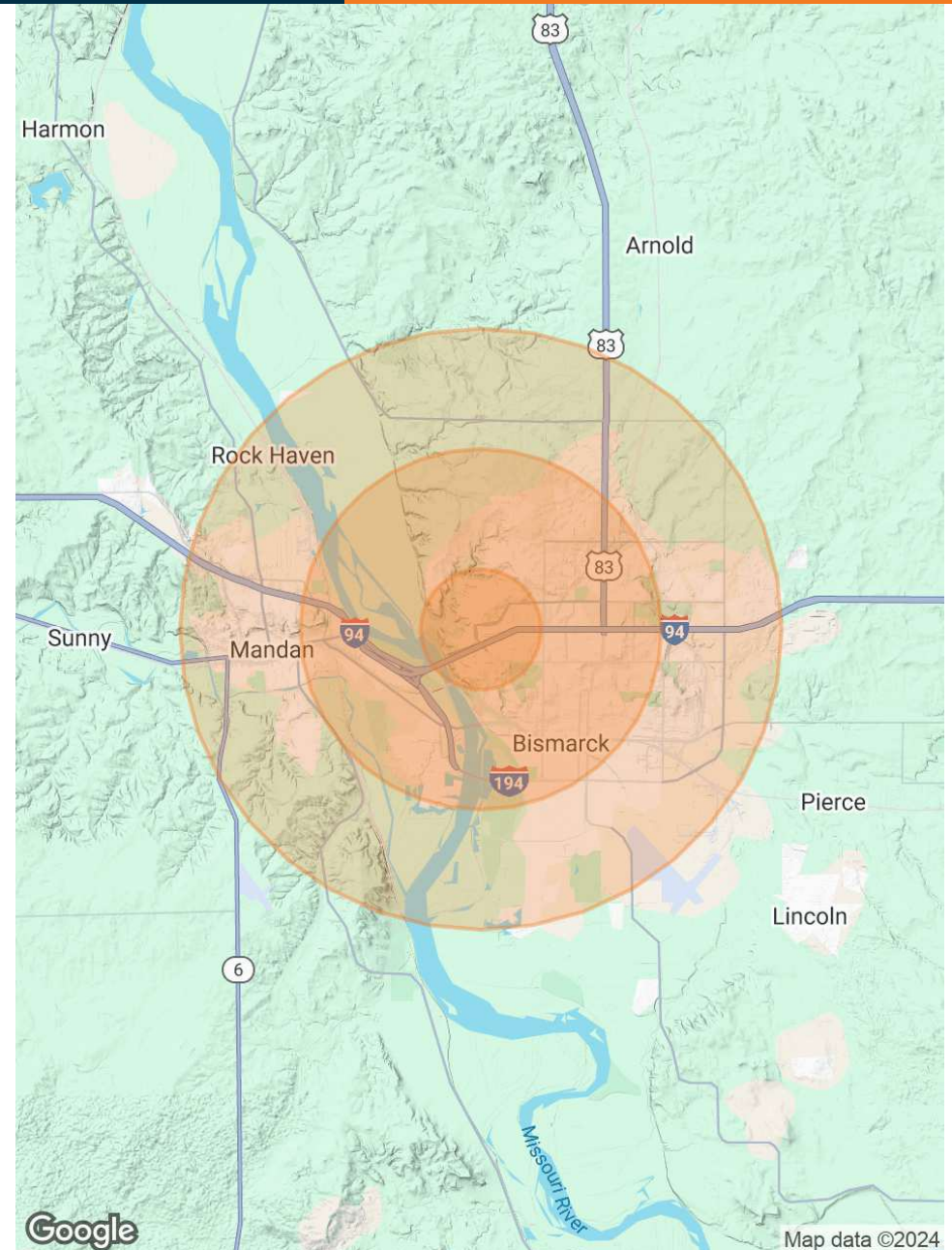
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2306 A	Available	1,100 - 6,100 SF	NNN	\$18.00 SF/yr	\$1,650/Month
2306	Available	5,000 - 6,100 SF	NNN	\$18.00 SF/yr	\$7,500/Month





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,508	54,937	101,852
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,117	24,297	43,392
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$108,549	\$96,475	\$96,226
Average House Value	\$352,997	\$321,614	\$309,608

Demographics data derived from AlphaMap





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