

# RETAIL FOR LEASE

214 1/2 E MAIN AVE | BISMARCK, ND







## OFFERING SUMMARY

**Monthly Lease Rate:** \$1,650.00 (NNN)

**Available SF:** 1,000 SF

**Zoning:** DC

**Tenant Responsibility:** NNN (Property Taxes, Building Insurance, CAM: estimated @ \$1.74 psf + Prorated Utilities (Gas, electrical, proration of water bill on annual basis: estimated @ \$120.00/month + Snow removal & sidewalk maintenance

**Landlord Responsibility:** Structural integrity of the exterior walls, roof and foundation

## PROPERTY OVERVIEW

Downtown Bismarck prime Main Avenue retail space, now available for lease! With high traffic and visibility, this location is strategically positioned to maximize exposure for your business. The open floor plan provides a versatile canvas for you to customize and optimize the space to meet your unique needs. Seize this opportunity to establish your presence in the heart of the downtown area. NNN estimated at \$1.74 psf and Utilities estimated at \$120.00/month.

## PROPERTY HIGHLIGHTS

- Downtown, street-level storefront
- Open floor plan
- (1) Non-ADA compliant restroom
- Includes (2) off-street parking stalls
- Great signage opportunity
- Taxes (2024): \$4,367.72 / Specials- Installments: \$115.88 / Specials Balance: \$445.70 (Entire Building)

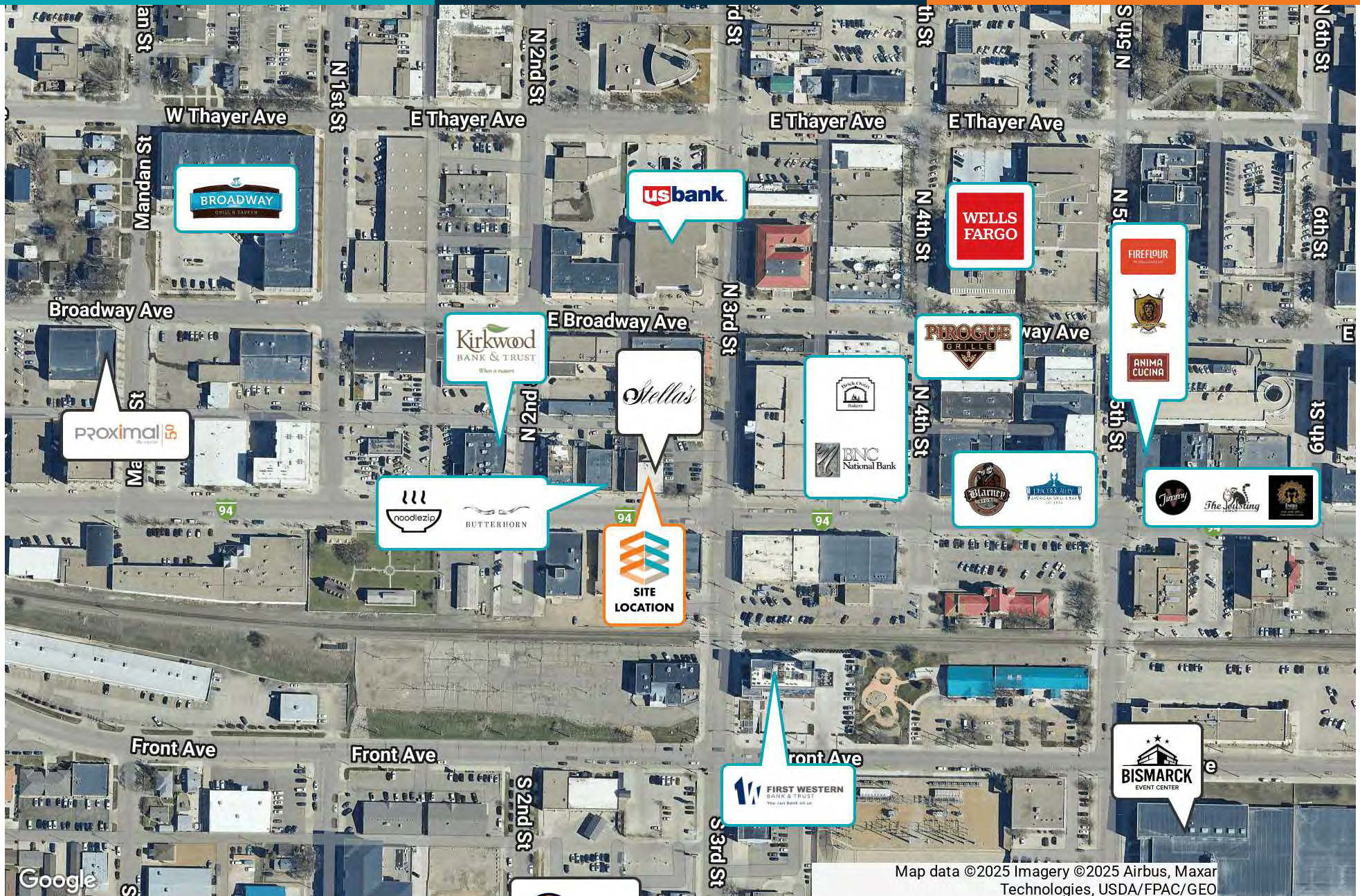














# DOWNTOWN BISMARCK PARKING

## MONTHLY AND HOURLY RATES

701-222-8954 FOR MORE INFO

### THIRD & MAIN RAMP

- Monthly Rent Rates:
- Level 2 - Reserved \$75.00
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Nights: 4 PM to 4 AM \$26.00
- Hourly: \$1.50/hr or \$8/day



### PARKADE: 6TH & BROADWAY

- Monthly Rent Rates:
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Nights: 4 PM to 4 AM \$26.00
- Hourly: \$1.50/hr or \$8/day



### GALLERIA: 7TH & BROADWAY

- Monthly rent rate is \$64.00
- Hourly: \$1.50/hr or \$8/day

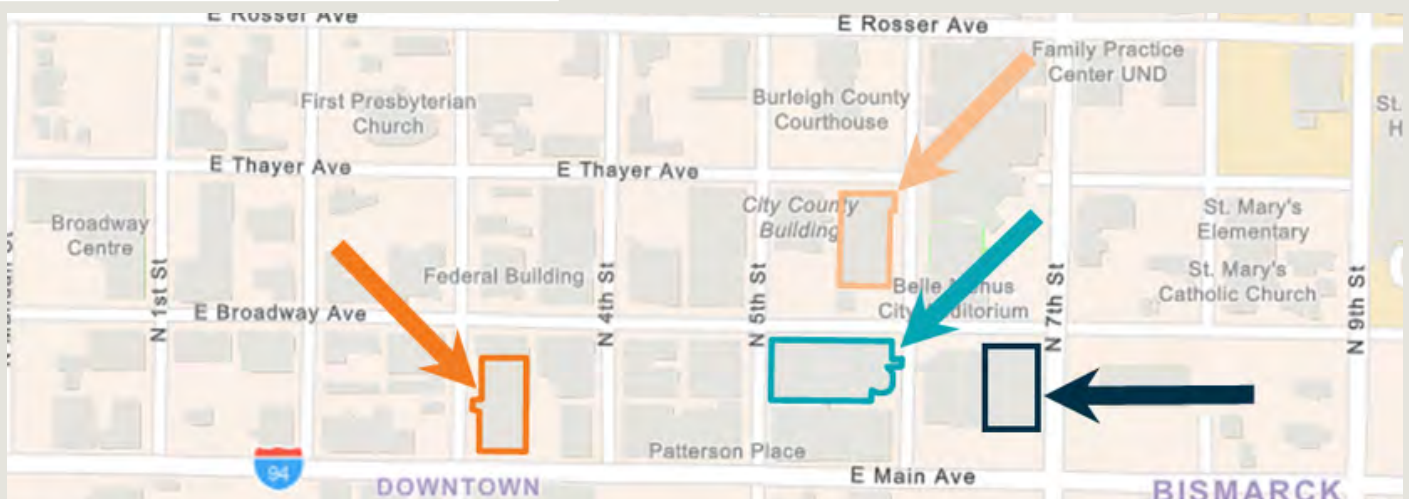


### SIXTH & THAYER RAMP

- Monthly Rent Rates:
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Hourly: \$1.50/hr or \$8/day

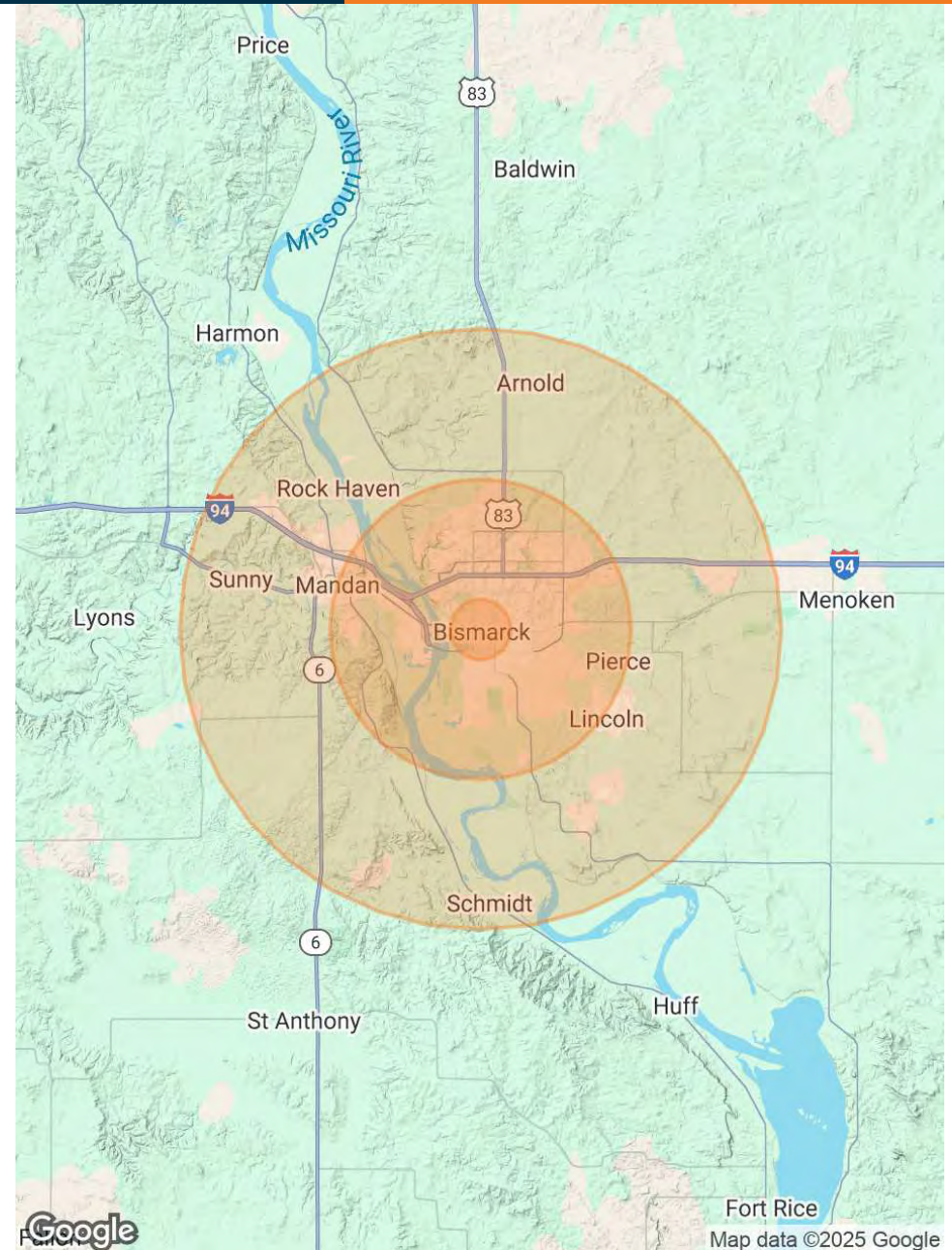


Please visit the Parkade office, 114 N. 6th Street, to sign up for monthly parking. [www.bismarckparkingauthority.com](http://www.bismarckparkingauthority.com)



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,048	92,375	124,029
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,559	39,058	50,748
# of Persons per HH	2	2.4	2.4
Average HH Income	\$70,894	\$95,973	\$99,688
Average House Value	\$234,627	\$314,016	\$321,515

Demographics data derived from AlphaMap





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