

# RETAIL FOR LEASE

216 E MAIN AVE | BISMARCK, ND





## OFFERING SUMMARY

<b>Lease Rate:</b>	\$1,650.00 per month (NNN)
<b>Building Size:</b>	2,994 SF
<b>Available SF:</b>	1,000 SF
<b>Lot Size:</b>	6,480 SF
<b>Year Built:</b>	1927
<b>Zoning:</b>	DC
<b>Tenant Responsibility:</b>	NNN + Prorated Utilities + Snow removal & sidewalk maintenance
<b>Landlord Responsibility:</b>	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/sf 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 (2025): \$4,139.77 / Specials- Installments: \$111.43 / Specials Balance: \$356.56 (Entire Building)

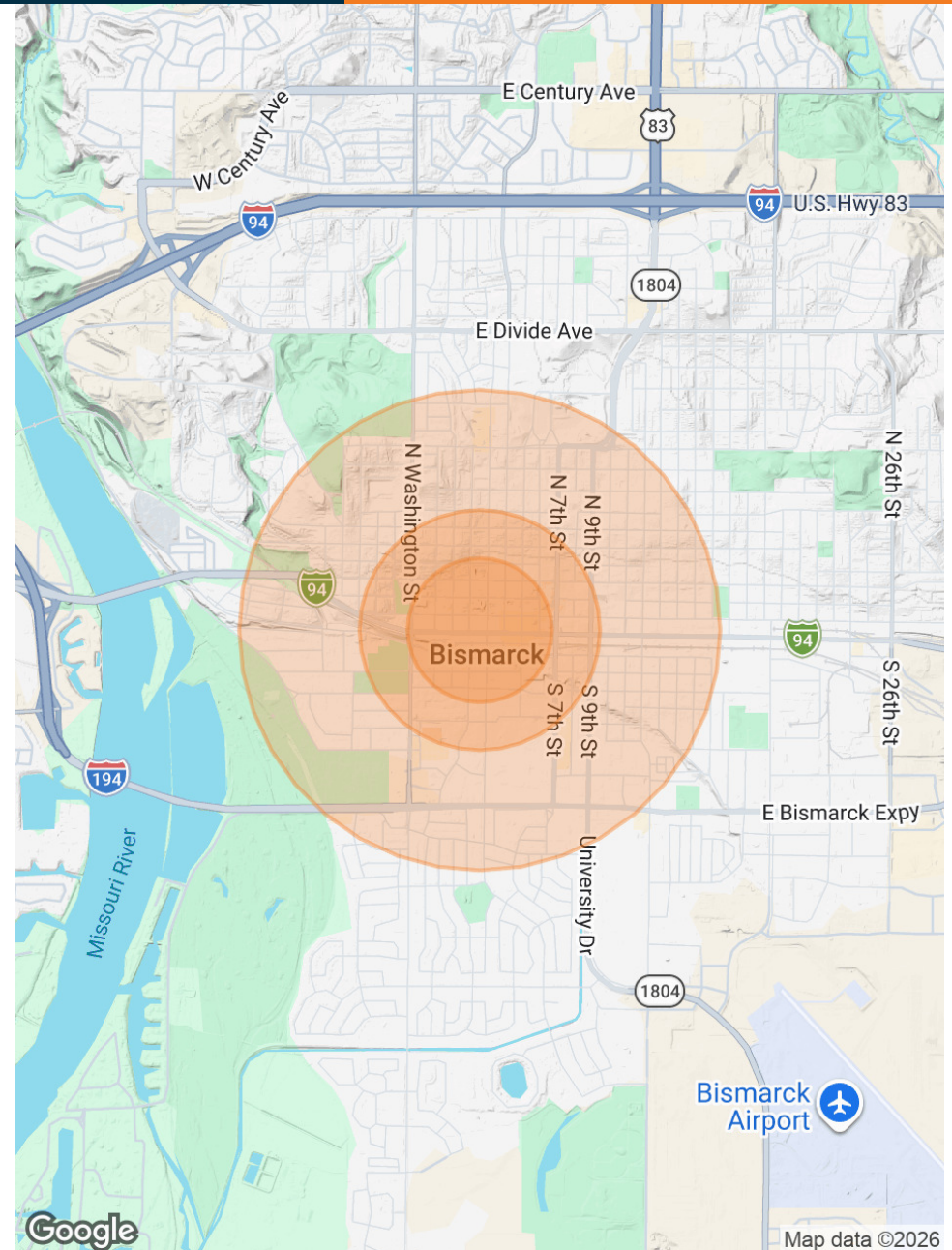


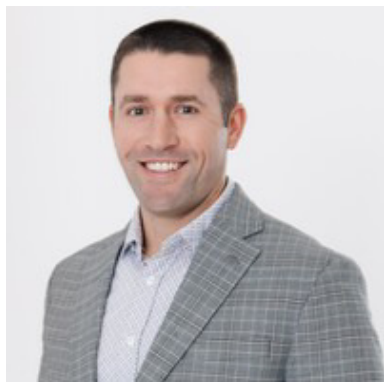


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	543	2,091	11,048
Average Age	47	44	41
Average Age (Male)	44	43	40
Average Age (Female)	49	46	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	401	1,302	5,559
# of Persons per HH	1.4	1.6	2
Average HH Income	\$42,635	\$57,834	\$70,894
Average House Value	\$136,544	\$183,242	\$234,627

Demographics data derived from AlphaMap





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