

# 36,608 SF RETAIL CENTER INVESTMENT SALE

## LOCATED IN SAND CREEK TOWN CENTER

424 32ND AVENUE W WILLISTON, ND 58801

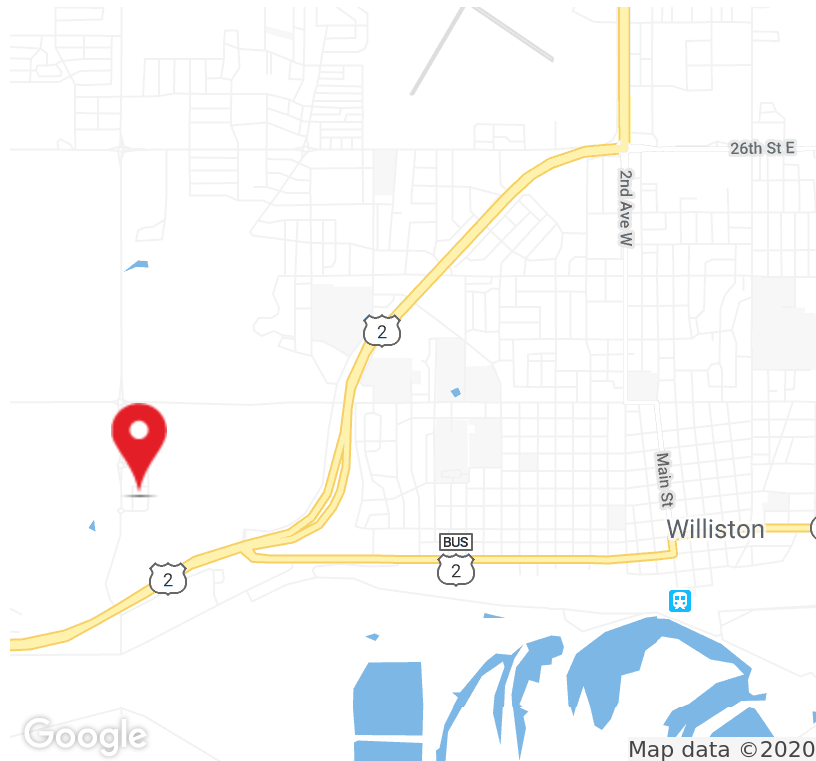
INVESTMENT SALE



**SALE PRICE CALL FOR PRICING**

### PROPERTY HIGHLIGHTS

- 36,608 SF retail center with 26 suites
- Suite sizes range from 1,237 SF to 8,364 SF
- Excellent Williston location just off Highway 2 three miles west of downtown
- Traffic count: 7,605 +/-
- Directly adjacent to Ford, Menards and Sportsman's Warehouse, and within walking distance of several apartment communities
- Considered the heart of Bakken oil activity, Williston's economic activity continues to grow creating strong retail investment returns
- In 2019, retail trade increased by \$105 million, over 6.5% from 2018 levels
- Between 2016 and 2017, Williston area population increased by 10%, and of that group over 52% has a household income of >\$100,000



**Mike Elliott**  
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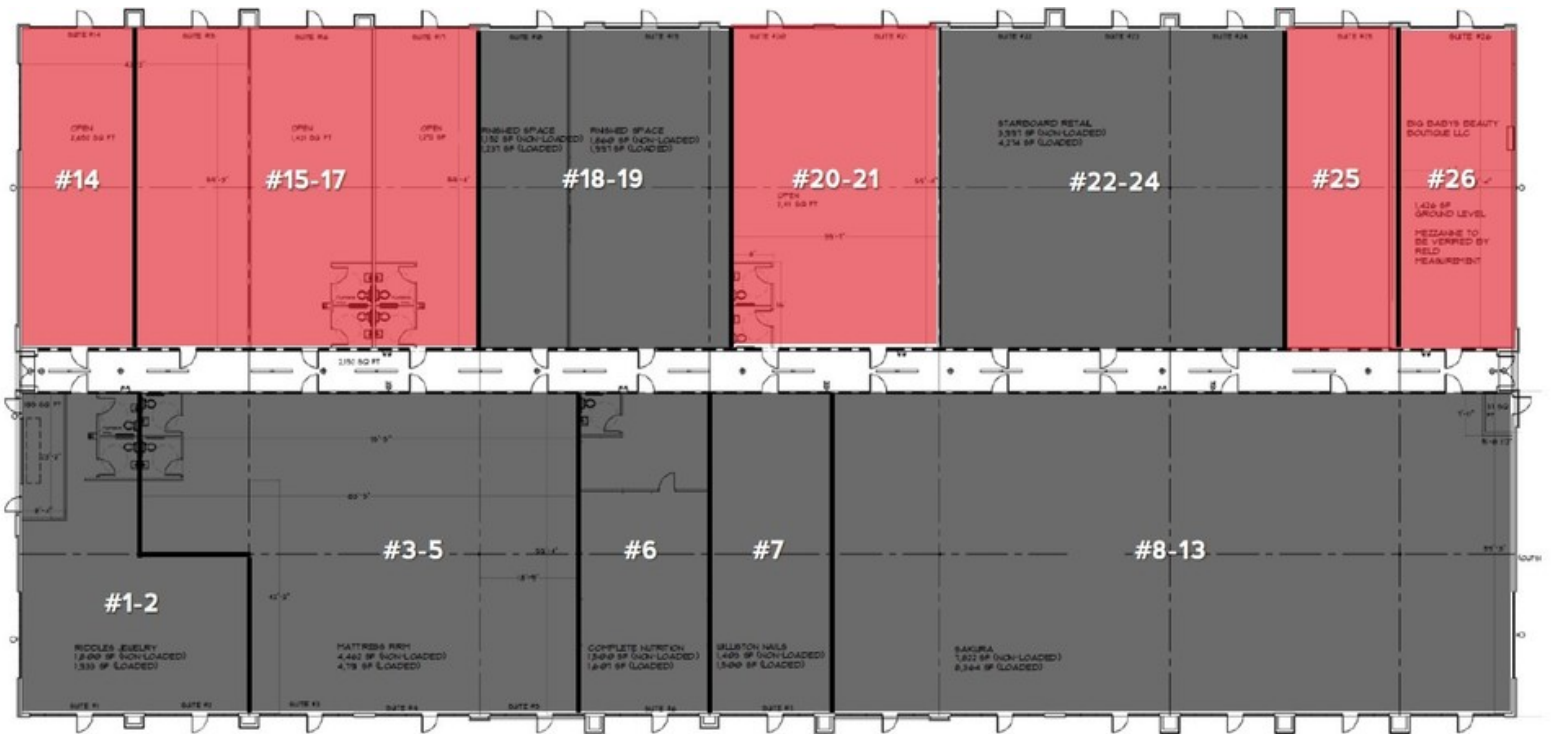
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## BUILDING PLAN



VACANT SUITES

OCCUPIED SUITES

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## SITE AERIAL & BUILDING SPECS



WHAT	SF
TOTAL BUILDING SF	36,608
HALLWAY SF	2,102
RISER ROOM SF	37
ELECTRICAL ROOM SF	185
TENANT SPACES SF	34,506
PARKING LOT - APPROX SF	109,000
TOTAL LOT- SF	177,793

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## RETAILER & HOUSING MAP



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## ADDITIONAL PHOTOS



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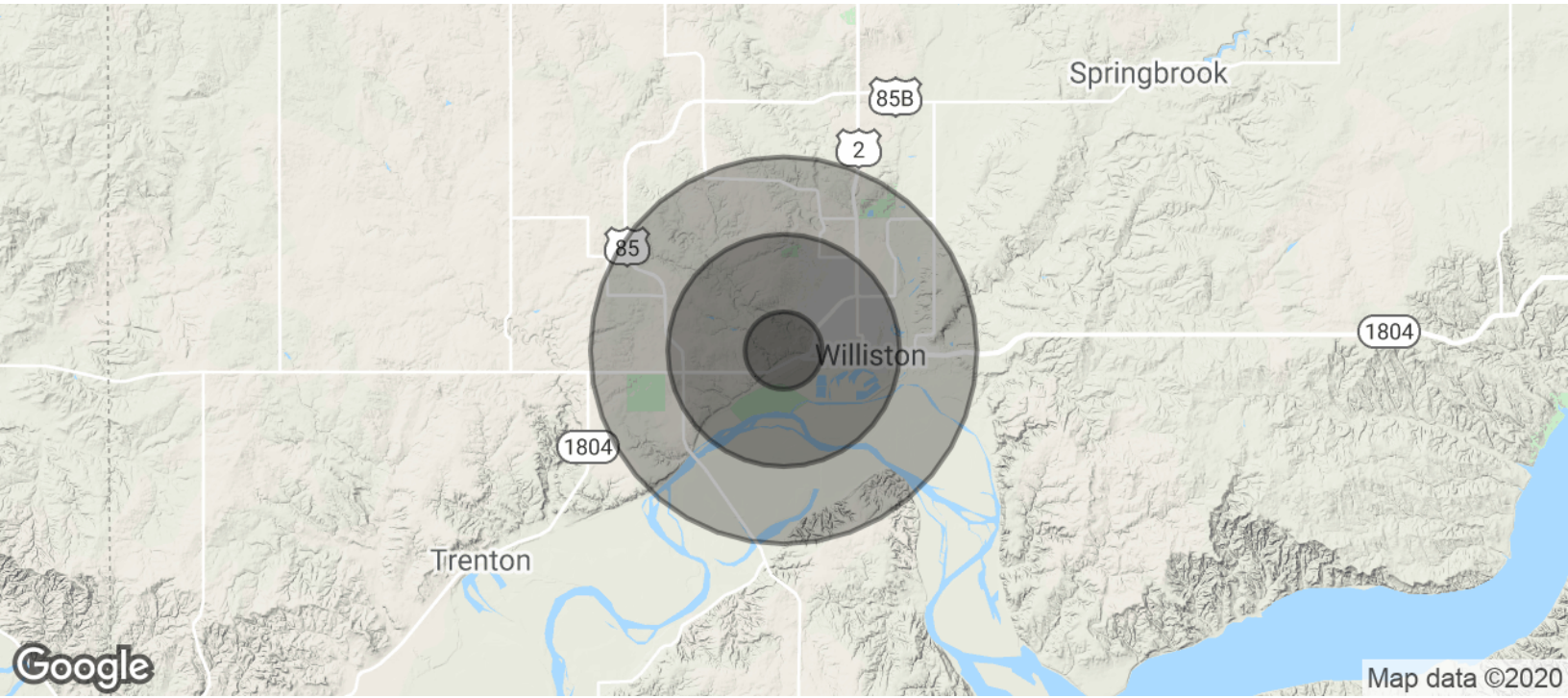
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### DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	783	10,229	21,684
Median age	34.1	39.2	37.8
Median age (Male)	33.9	36.5	35.7
Median age (Female)	35.4	42.1	40.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	335	4,384	9,269
# of persons per HH	2.3	2.3	2.3
Average HH income	\$68,150	\$63,360	\$67,412
Average house value	\$99,473	\$99,468	\$99,440

\* Demographic data derived from 2010 US Census

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