

RETAIL FOR LEASE

1021 SOUTH WASHINGTON STREET | BISMARCK, ND





PROPERTY OVERVIEW

Prime retail spaces available at the corner of Washington and Expressway, offering exceptional visibility and high traffic flow. Convenient access from key distribution routes. Features a spacious parking lot and excellent signage potential. Formerly home to "HH Guns," this location is adjacent to Jiffy Lube in South Bismarck. Spaces can be leased together or separately, providing flexible options to suit your business needs.

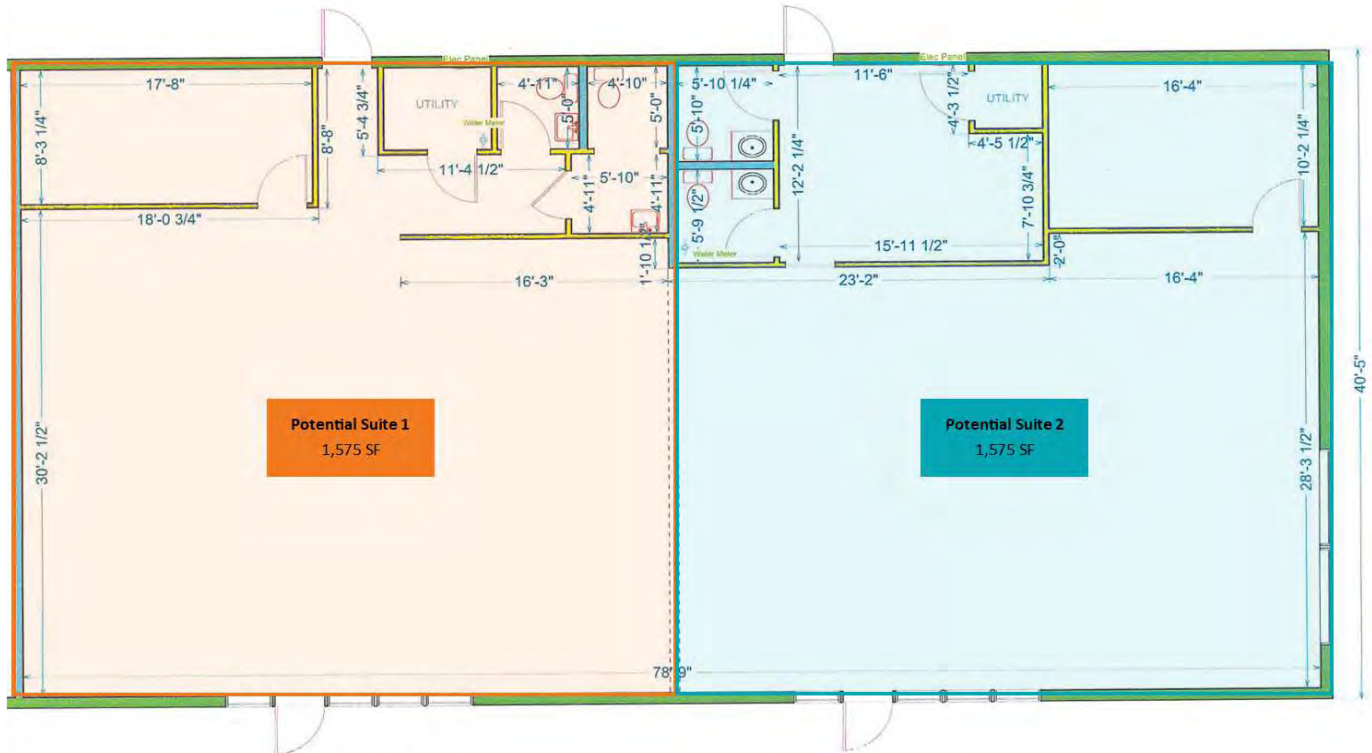
PROPERTY HIGHLIGHTS

- Spaces can be leased as one for \$4,950 / Month
- High Visibility
- High Traffic
- Large retail spaces
- Excellent Signage opportunity
- Ample parking
- Next to Jiffy Lube
- Taxes (2024): \$5,027.90
- Specials- Installments: \$732.70/ Balance: \$2,346.91

OFFERING SUMMARY

| | |
|--------------------------|---|
| Available SF: | 1,575 - 3,150 SF |
| Lot Size: | 57,385 SF |
| Zoning: | CG |
| Market: | Bismarck |
| Submarket: | South Bismarck |
| Tenant Responsibility: | Utilities, renter's insurance, water, interior janitorial |
| Landlord Responsibility: | Property Taxes, building insurance, structural integrity of the exterior walls, roof and foundation |





Disclaimer: Concept only. Layout based on potential subdivision.

LEASE INFORMATION

| | |
|--------------|------------------|
| Lease Type: | MG |
| Total Space: | 1,575 - 3,150 SF |

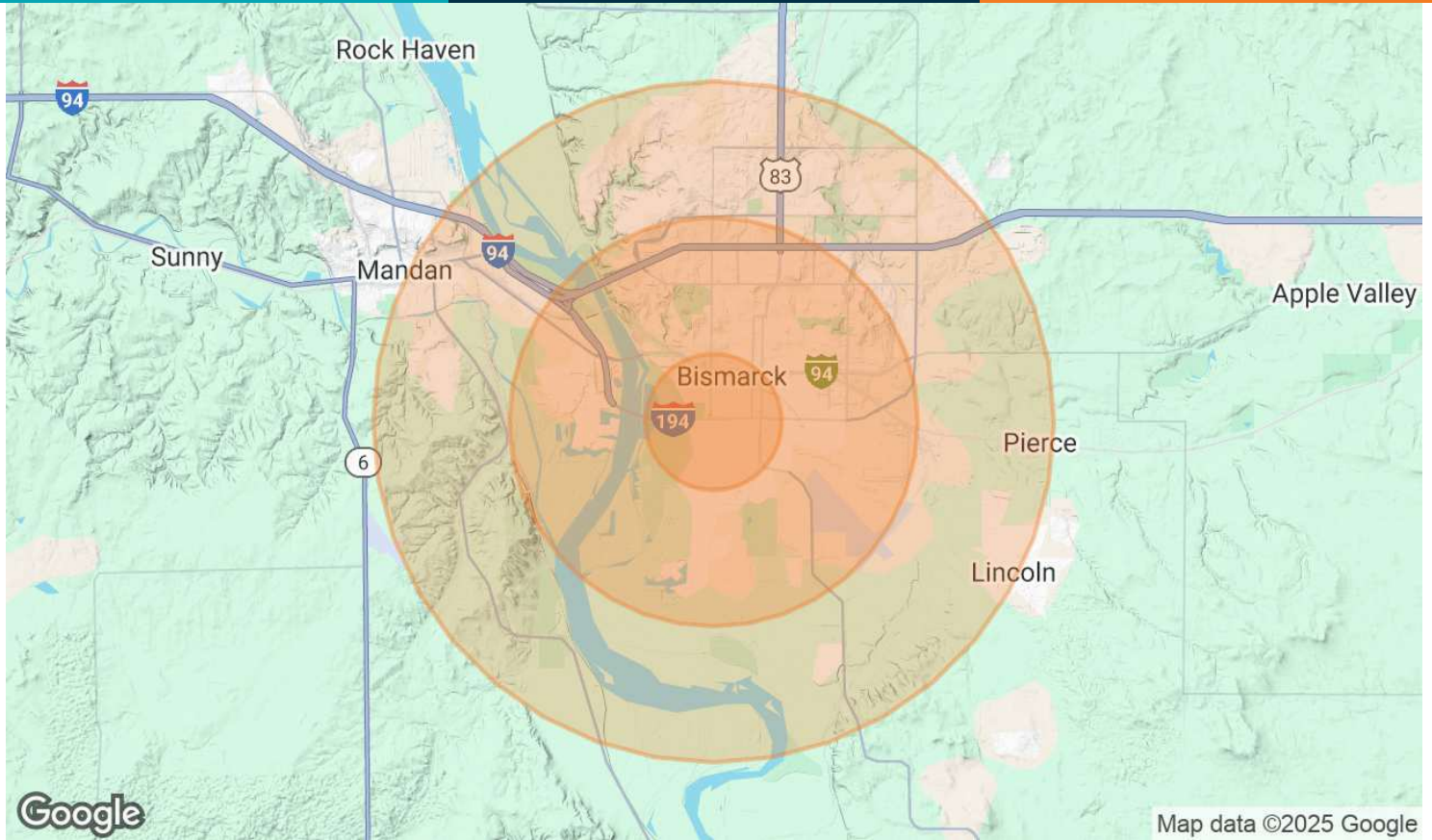
| | |
|-------------|--------------------------------|
| Lease Term: | Negotiable |
| Lease Rate: | \$2,750.00 - \$4,950 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|---------|-----------|------------------|----------------|---------------------------|
| Suite 1 | Available | 1,575 - 3,150 SF | Modified Gross | \$2,750 - 4,950 per month |
| Suite 2 | Available | 1,575 - 3,150 SF | Modified Gross | \$2,750 - 4,950 per month |



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 11,713 | 67,227 | 98,580 |
| Average Age | 41 | 41 | 40 |
| Average Age (Male) | 40 | 40 | 39 |
| Average Age (Female) | 43 | 43 | 41 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,677 | 29,808 | 41,970 |
| # of Persons per HH | 2.1 | 2.3 | 2.3 |
| Average HH Income | \$82,948 | \$90,445 | \$95,871 |
| Average House Value | \$247,517 | \$304,781 | \$311,382 |

Demographics data derived from AlphaMap



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