

# RETAIL FOR LEASE

210 E MAIN STREET | MANDAN, ND





## PROPERTY OVERVIEW

Prime location on Main Street in Mandan, ideal for retail or office use. This high-traffic area offers unbeatable visibility with approximately 15,000 vehicles passing daily, ensuring strong exposure for your business. The property features convenient access, ample frontage, and proximity to other popular businesses, making it an excellent opportunity for attracting steady foot traffic and building brand presence.

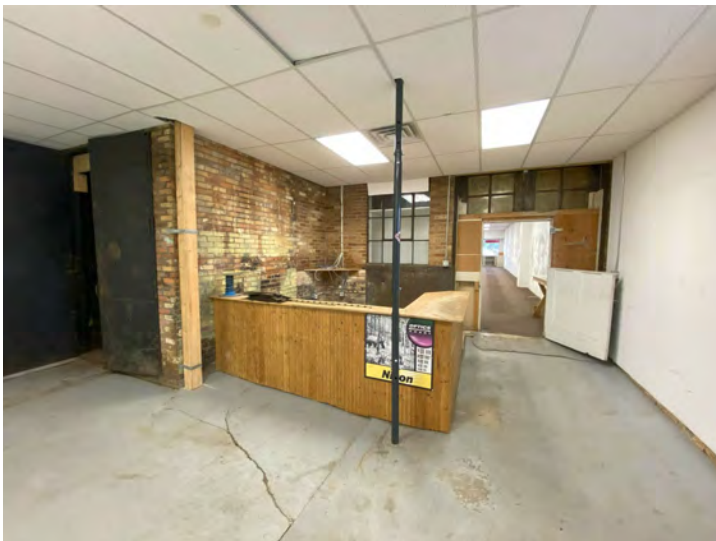
## PROPERTY HIGHLIGHTS

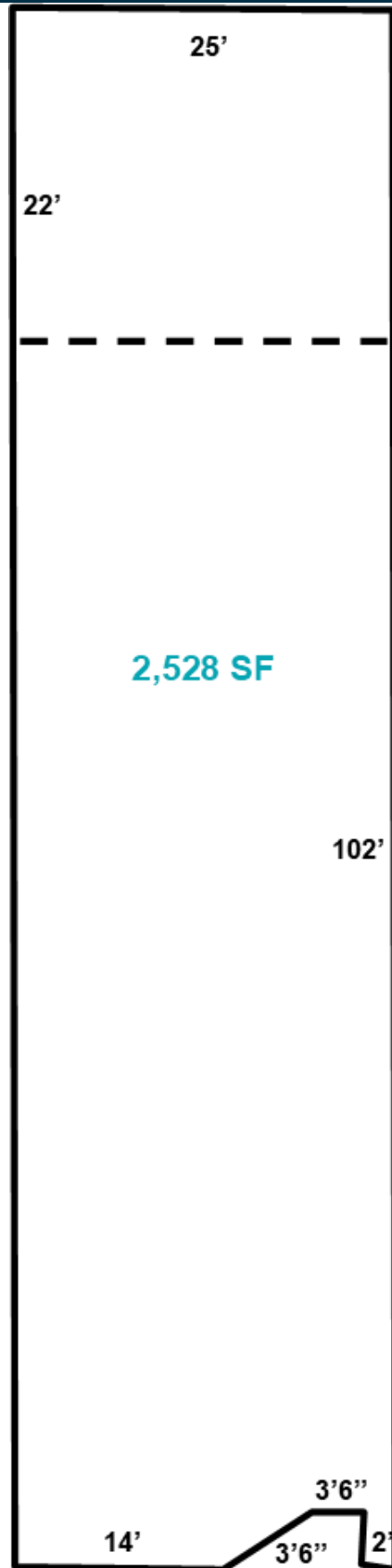
- Traditional Storefront
- Open Interior: 25' x 102'
- High Traffic Location (+- 15,000 VPD)
- Basement
- Alley Parking
- Taxes (2024): \$2,723.36
- Specials- Installments: \$229.42 / Balance: \$2,739.32

## OFFERING SUMMARY

Lease Rate SF/Yr:	\$10.00 SF/yr (NNN)
Lease Rate Monthly:	\$2,107 (NNN)
Available SF:	2,528 SF
Year Built:	1925
Zoning:	DC
PID#:	65-227800
Market:	Mandan
Tenant Responsibility:	Property taxes, building insurance, utilities, renter's insurance, water, garbage, lot maintenance, and snow removal.
Landlord Responsibility:	Structural integrity of the exterior walls, foundation, and roof.



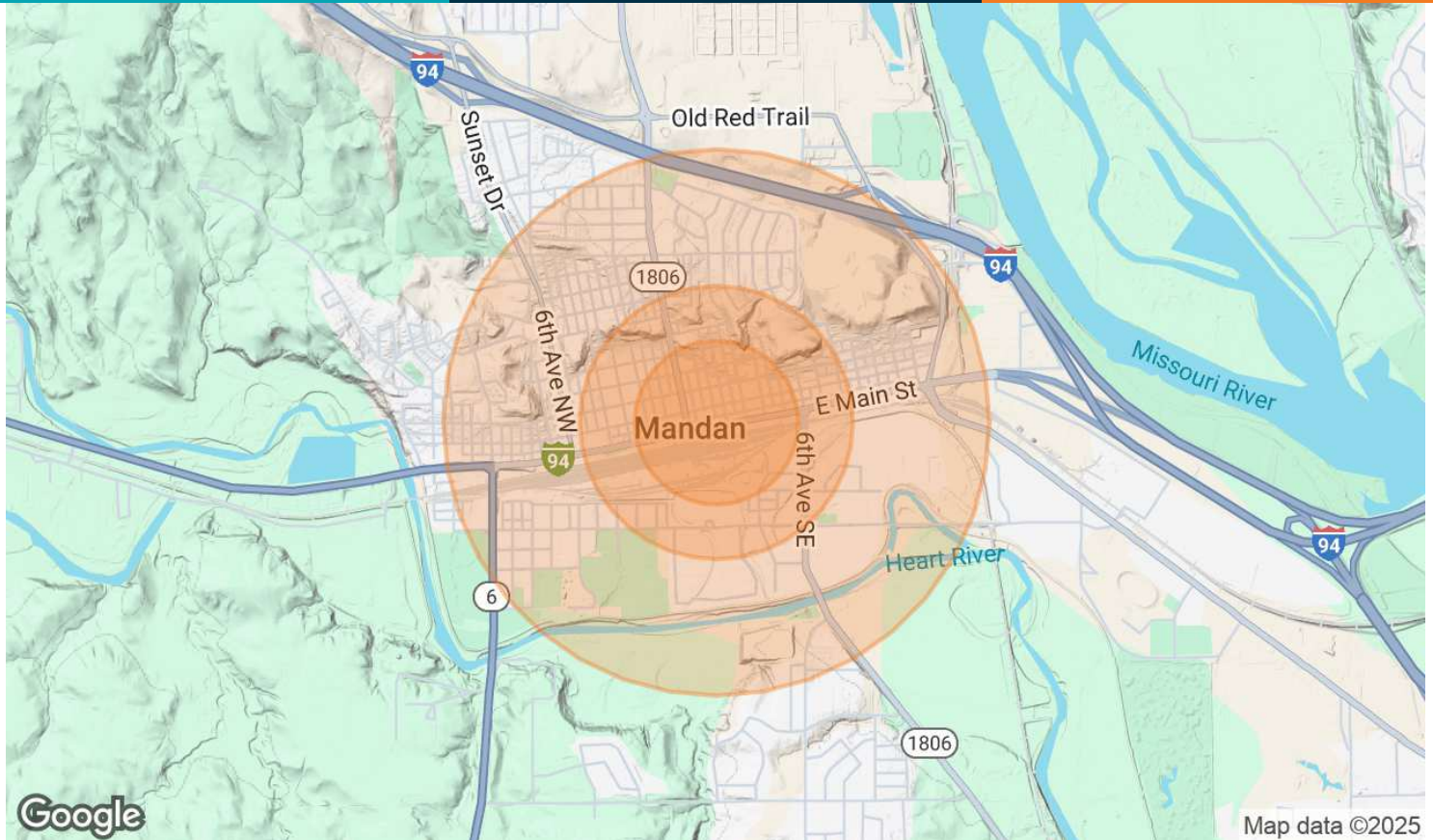












POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,090	2,697	9,071
Average Age	41	41	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	548	1,290	4,177
# of Persons per HH	2	2.1	2.2
Average HH Income	\$87,037	\$89,975	\$91,236
Average House Value	\$207,741	\$218,919	\$234,519

Demographics data derived from AlphaMap



# CRA

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