

For Lease
4,645 SQ.FT.
COMMERCIAL SPACE

1601 S Broadway

Price: \$3,916/Month

Silver Linings
BOUTIQUE

APPAREL
HOME DECOR

Silver Linings
BOUTIQUE

GIFTS
JEWELRY

APPAREL

OPEN

HOME DECOR

GIFTS

Silver Linings

SIGNAL
●●●
REALTY

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PROPERTY SUMMARY

4,465 Sq.Ft. PRIME Commercial Space
1601 S Broadway | Minot, ND 58701



Property Summary

Leasable SF:	4,645
Price:	\$3,916/ Month
Lot Size:	0.92 Acres
Parking:	Ample
Year Built:	1969
Zoning:	C2

Property Overview

Available for Lease: 4645 sq/ft of highly visible retail space, perfect for various businesses including retail, medical, or office use. Located directly off HWY 83/S. Broadway in the heart of Minot, this prime location boasts a spacious showroom with ample parking. The property also offers convenient alley access with a back door. Rent includes taxes and insurance, making it an ideal choice for your next venture. Don't miss this opportunity to secure a prominent spot in a bustling area!

BUSINESS MAP

4,465 Sq.Ft. PRIME Commercial Space
1601 S Boradway | Minot, ND 58701



Scandinavian Heritage Park



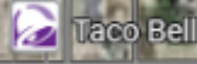
Subway



Wendy's



MARKET PLACE FOODS



Taco Bell

SOUTH HILL

CAVES Minot

MENARDS

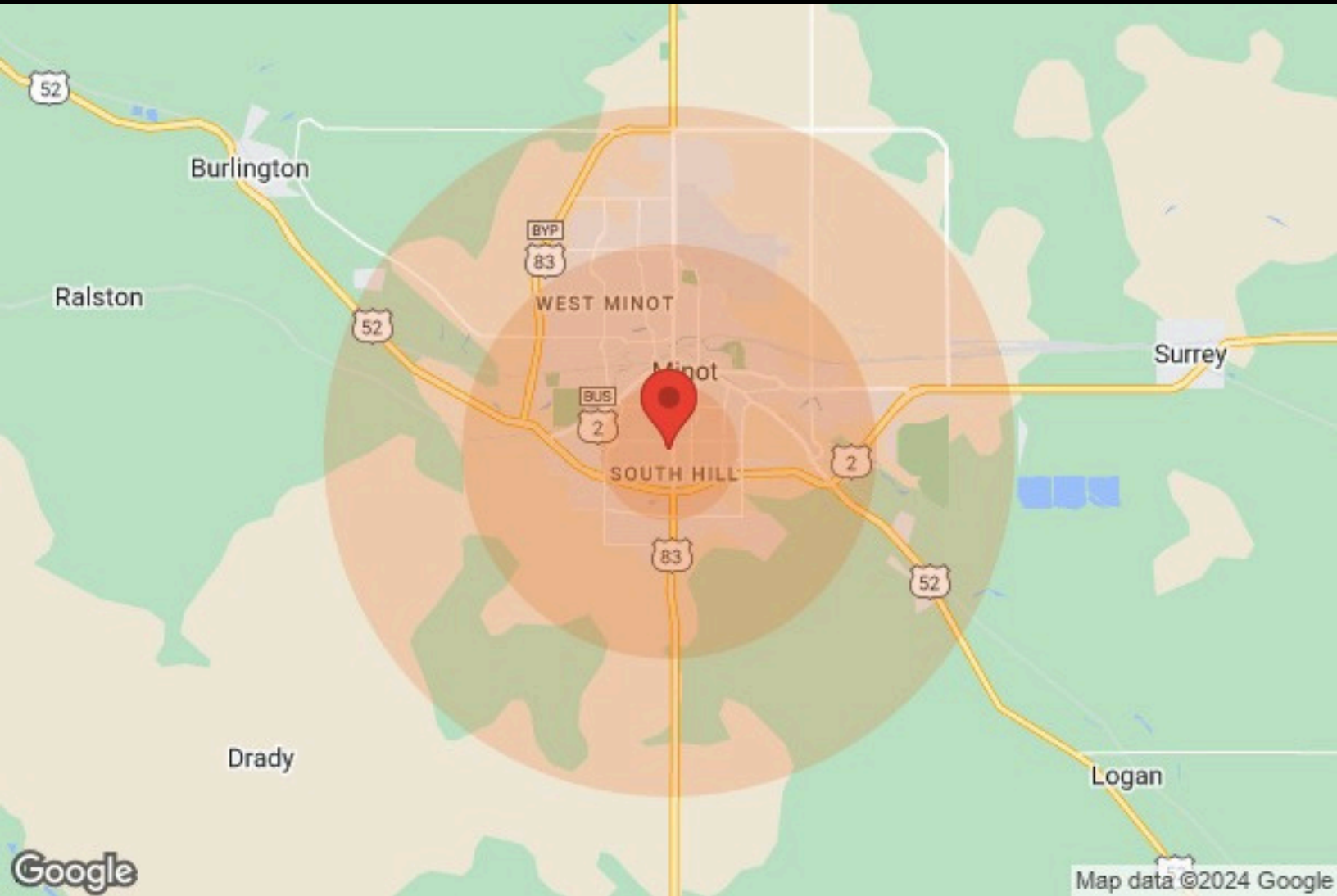
lakota square

Keep Inn & Suites
Conference Center and...

Staybridge Suites
Minot, an IHG Hotel

DEMOGRAPHICS

4,465 Sq.Ft. PRIME Commercial Space
1601 S Broadway | Minot, ND 58701



Population	1 Mile	3 Miles	5 Miles
Male	6,189	20,546	23,083
Female	7,069	21,460	24,010
Total Population	13,258	42,006	47,093

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,605	8,509	9,764
Ages 15-24	1,383	4,714	5,342
Ages 25-54	4,805	16,913	18,944
Ages 55-64	1,499	4,830	5,359
Ages 65+	2,966	7,040	7,684

Income	1 Mile	3 Miles	5 Miles
Median	\$45,661	\$45,054	\$45,054
< \$15,000	943	2,527	2,680
\$15,000-\$24,999	660	2,176	2,416
\$25,000-\$34,999	1,001	2,706	3,085
\$35,000-\$49,999	675	2,768	3,040
\$50,000-\$74,999	1,300	3,596	4,129
\$75,000-\$99,999	846	2,529	2,852
\$100,000-\$149,999	473	1,412	1,566
\$150,000-\$199,999	67	249	263
> \$200,000	179	370	435

Housing	Total	1 Mile	3 Miles	5 Miles
Units Occupied		5,852	17,735	19,796
Owner Occupied		5,595	16,923	18,861
Renter Occupied		3,404	10,342	11,586
Vacant		2,191	6,581	7,275
		257	812	935

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