

RETAIL FOR LEASE

402 E MAIN AVE | BISMARCK, ND



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PROPERTY OVERVIEW

Main Street property recently renovated with exterior architectural improvements. Additionally, lower level lease opportunity is on the market for the first time. Main floor space offers high ceiling, open floor plan and great windows. Lower level offers a modern industrial shell with exposed brick columns. This property has a Walk Score of 87.

*Lease application may be required.

PROPERTY HIGHLIGHTS

- High impact Main Street corner location
- Short distance to parking ramps
- Large new windows & storefront on the main floor
- Lower level modern industrial shell
- Open floor plans
- Exterior signage
- TI's to be negotiated

OFFERING SUMMARY

Lease Rate:	\$6.00 - 13.50 SF/yr (MG)
Building Size:	26,056 SF
Available SF:	4,626 - 7,600 SF
Year Built:	1913
Renovated:	2020
Zoning:	DC
Market:	Bismarck
Tenant Responsibility:	Operating expenses, plus data, interior space janitorial.
Landlord Responsibility:	Structural walls and Structural roof, foundation, real estate taxes, building insurance, common area expenses



DOWNTOWN BISMARCK PARKING

MONTHLY AND HOURLY RATES

701-222-8954 FOR MORE INFO

THIRD & MAIN RAMP

- Monthly Rent Rates:
- Level 2 - Reserved \$75.00
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Nights: 4 PM to 4 AM \$26.00
- Hourly: \$1.50/hr or \$8/day



PARKADE: 6TH & BROADWAY

- Monthly Rent Rates:
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Nights: 4 PM to 4 AM \$26.00
- Hourly: \$1.50/hr or \$8/day



GALLERIA: 7TH & BROADWAY

- Monthly rent rate is \$64.00
- Hourly: \$1.50/hr or \$8/day

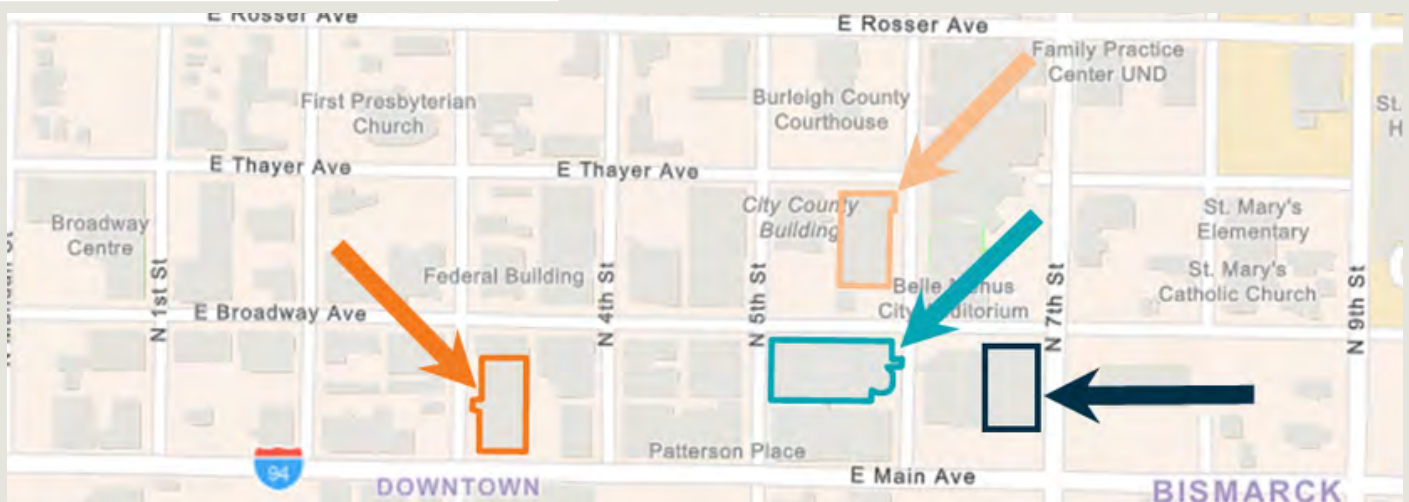


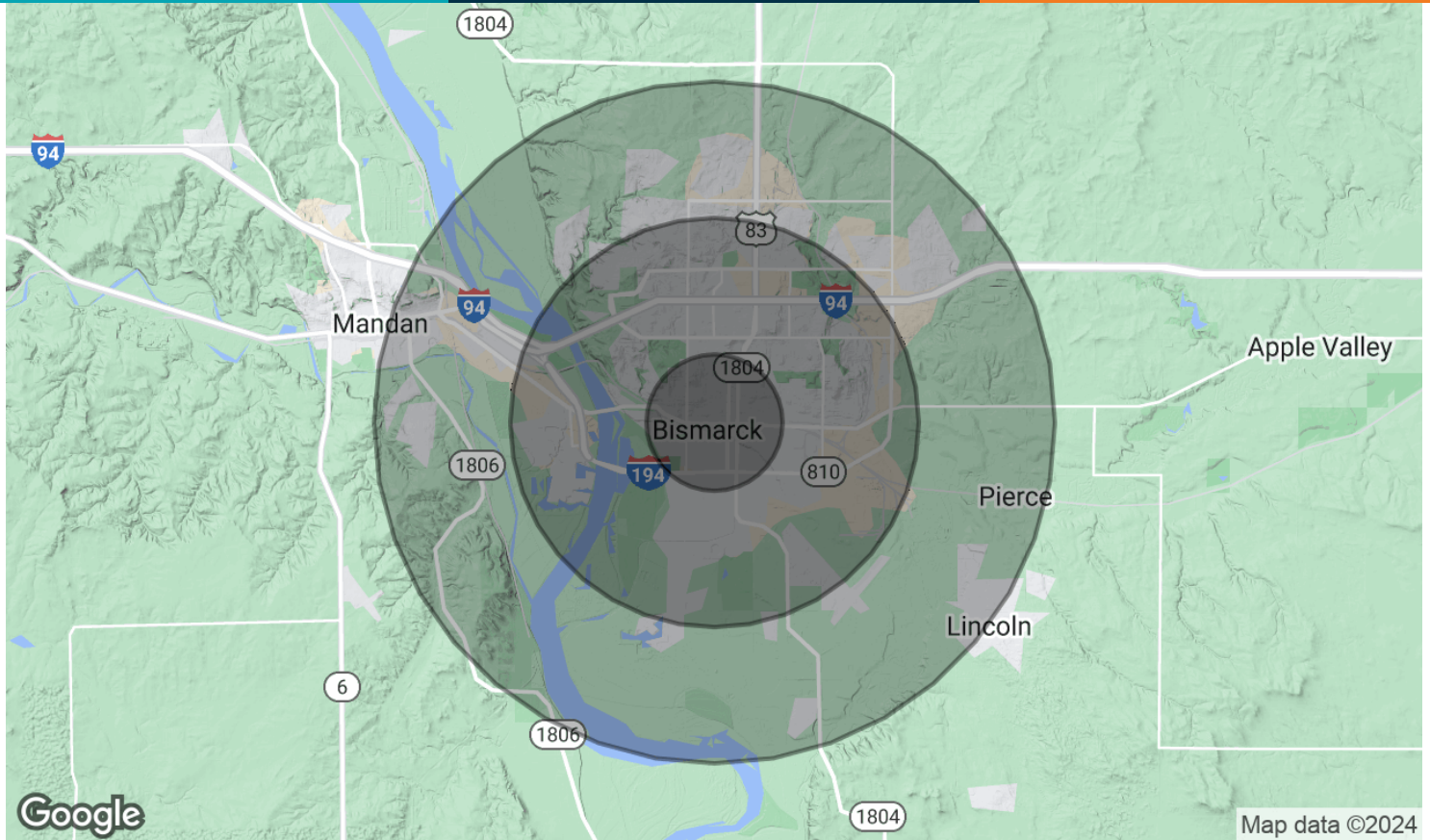
SIXTH & THAYER RAMP

- Monthly Rent Rates:
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Hourly: \$1.50/hr or \$8/day



Please visit the Parkade office, 114 N. 6th Street, to sign up for monthly parking. www.bismarckparkingauthority.com





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,784	63,186	86,157
Average Age	38.0	38.3	38.1
Average Age (Male)	37.9	36.1	35.9
Average Age (Female)	38.4	41.1	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,754	28,799	37,837
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$46,447	\$57,067	\$63,256
Average House Value	\$137,291	\$140,540	\$148,183

* Demographic data derived from 2020 ACS - US Census



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