

# RETAIL FOR LEASE

1515 BURNT BOAT DR | BISMARCK, ND





## PROPERTY HIGHLIGHTS

- Next to Pinehurst Power center with Lowe's, Petsmart, Best Buy and Kohls
- Open floor plan
- High visibility
- Great signage
- 3 phase power
- Additional space may be available
- Taxes (2023): \$20,403.45

## PROPERTY DESCRIPTION

High traffic retail space in Bismarck's largest north west shopping district. This location is adjacent to the Pinehurst Retail Development and surrounded by national franchise restaurants and local banks. Great signage, easy access, and a good tenant mix. Shell condition: built out with an open floor plan, lighting, and tile floors. NNN costs estimated at \$6.00psf fixed.

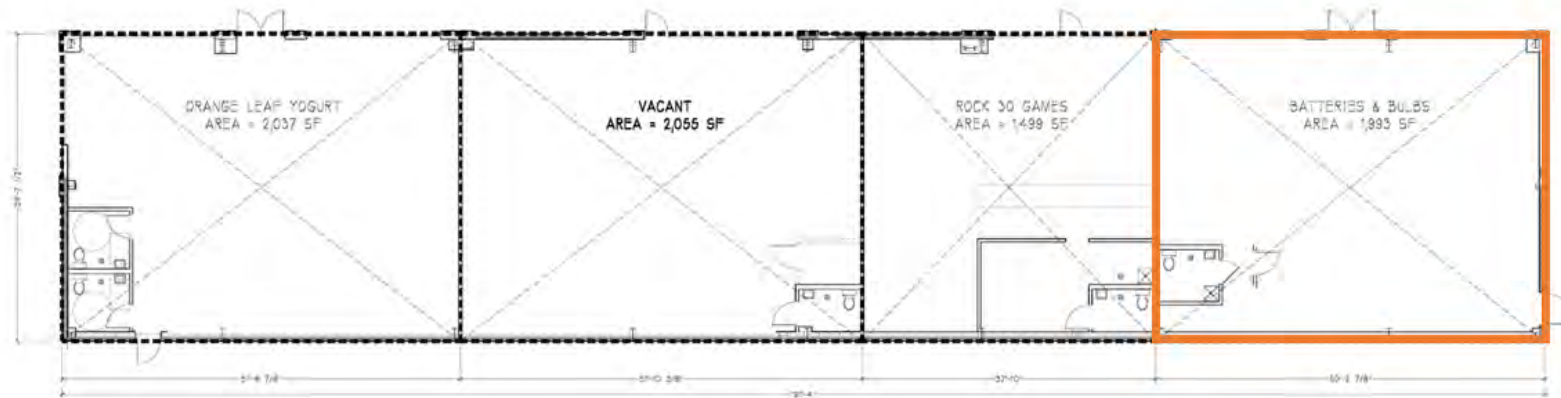
\*Lease application may be required.

## OFFERING SUMMARY

Lease Rate SF/Yr:	\$19.00 (NNN)
Lease Rate Monthly:	\$3,325 (NNN)
Available SF:	2,100 SF
Lot Size:	30,509 SF
Building Size:	7,640 SF
Zoning:	CG
Tenant Responsibility:	Real Estate Taxes, Building Insurance, Common Area Expenses, All Utilities, and Renter's Insurance
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation



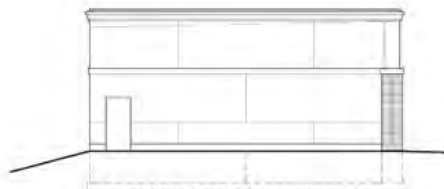




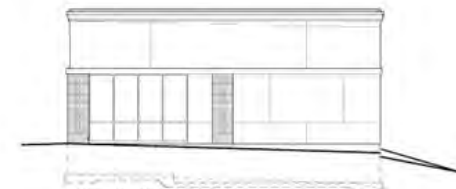
FLOOR PLAN



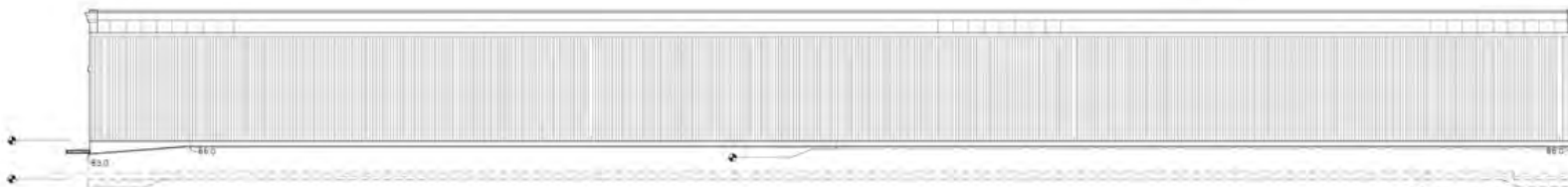
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

83.5' AVERAGE EL. OF EXISTING GRADE @ SOUTH WALL

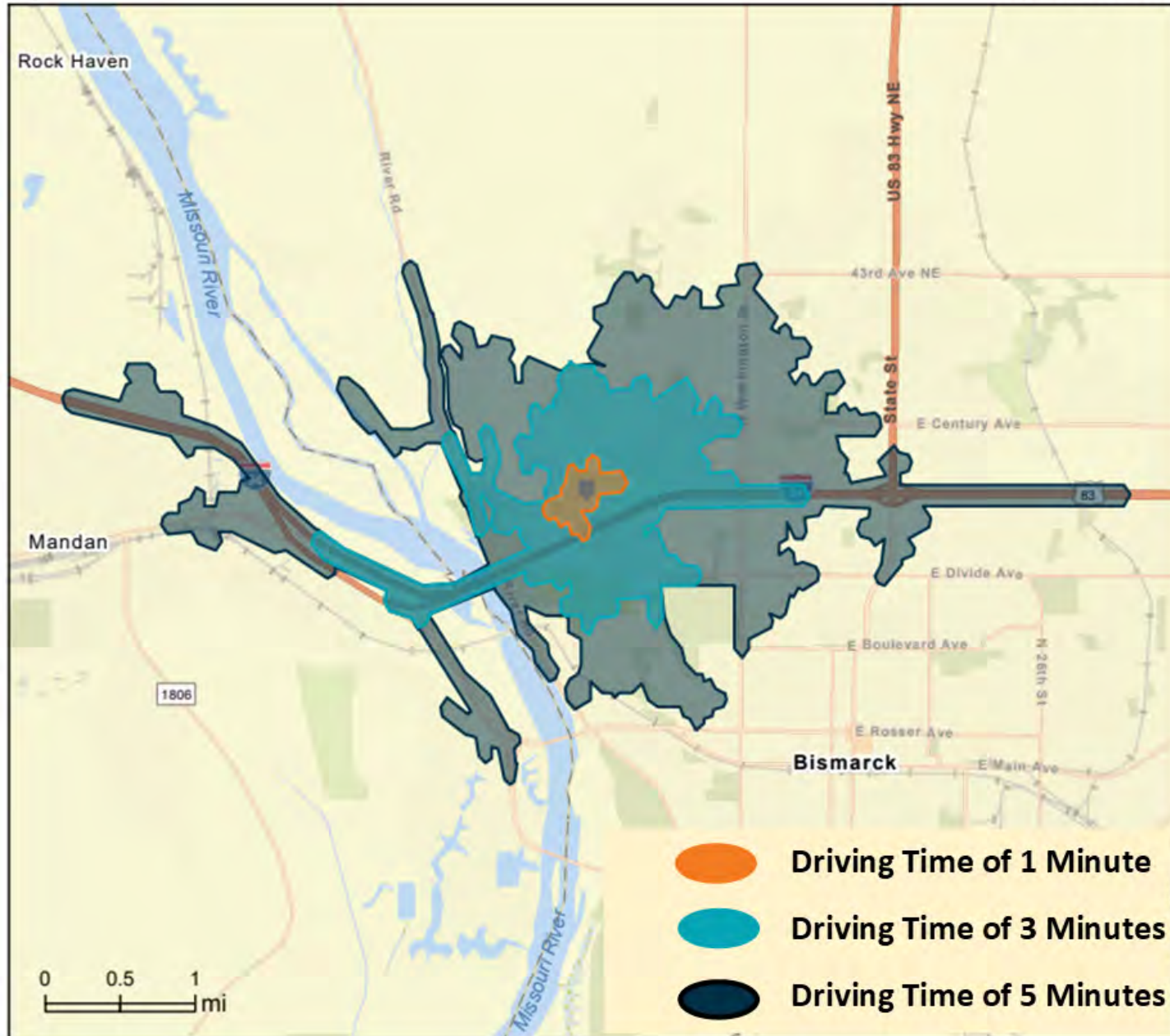






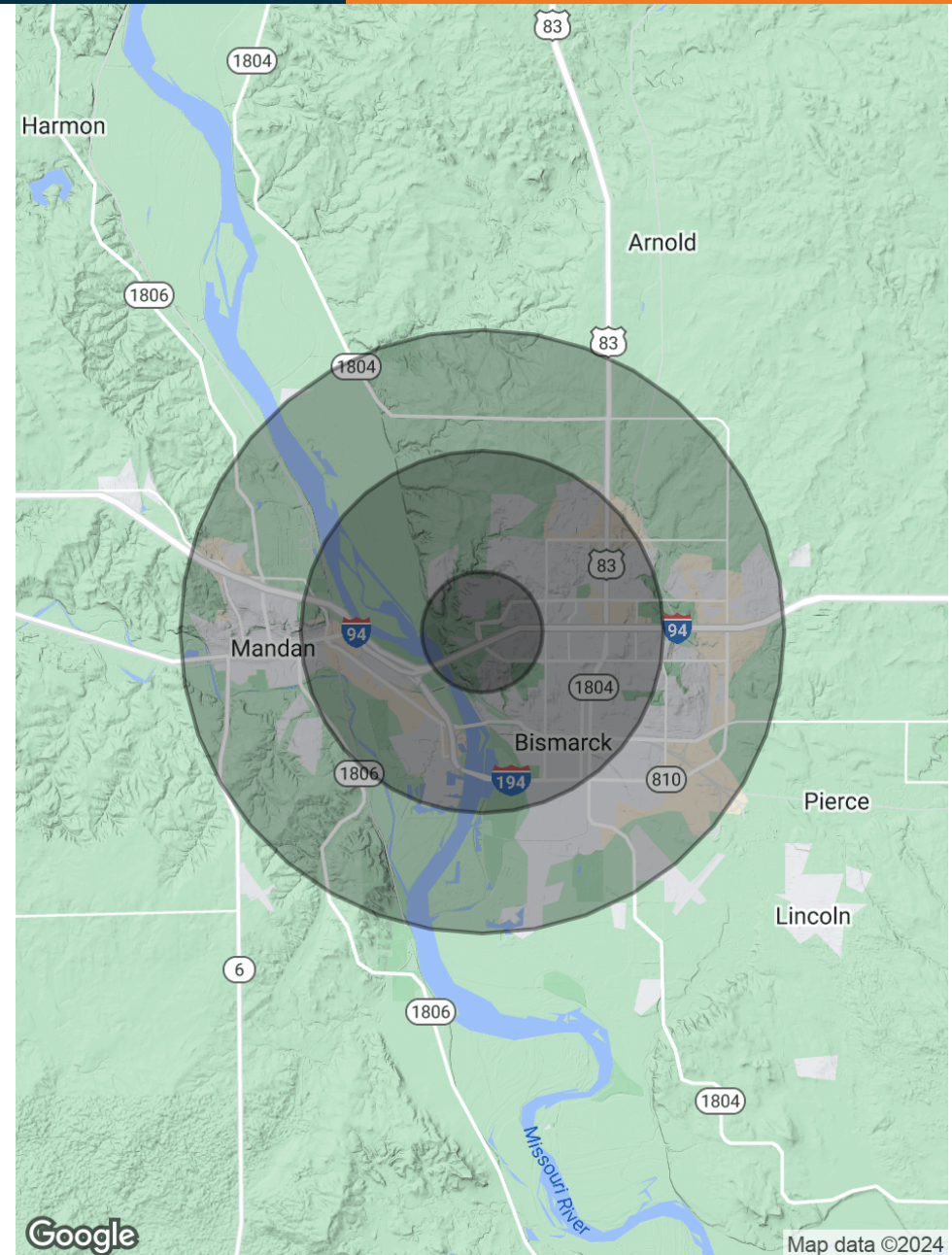






POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,984	38,306	85,021
Average Age	37.1	40.6	38.4
Average Age (Male)	36.1	38.0	36.3
Average Age (Female)	36.2	42.3	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,617	17,652	37,655
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$83,306	\$69,423	\$62,568
Average House Value	\$189,920	\$170,206	\$147,684

\* Demographic data derived from 2020 ACS - US Census







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