

RETAIL FOR LEASE

114 N 3RD ST | BISMARCK, ND





PROPERTY OVERVIEW

The historic Prince Hotel building offers both main floor commercial and upper floor residential opportunities. Store front located on 3rd Street offers high visibility, great signage, and shelled conditions for mixed use retail/professional services or a restaurant/lounge.

*Lease application may be required.

PROPERTY HIGHLIGHTS

- New store front with ample daylight windows
- Shelled condition
- Excellent signage
- 2 spaces available
- Located near parking ramp
- High traffic downtown area
- *Individual restroom build-out required per unit
- Taxes (2023): \$2,142.88
- Specials- Installments: \$143.99 / Balance: \$863.96

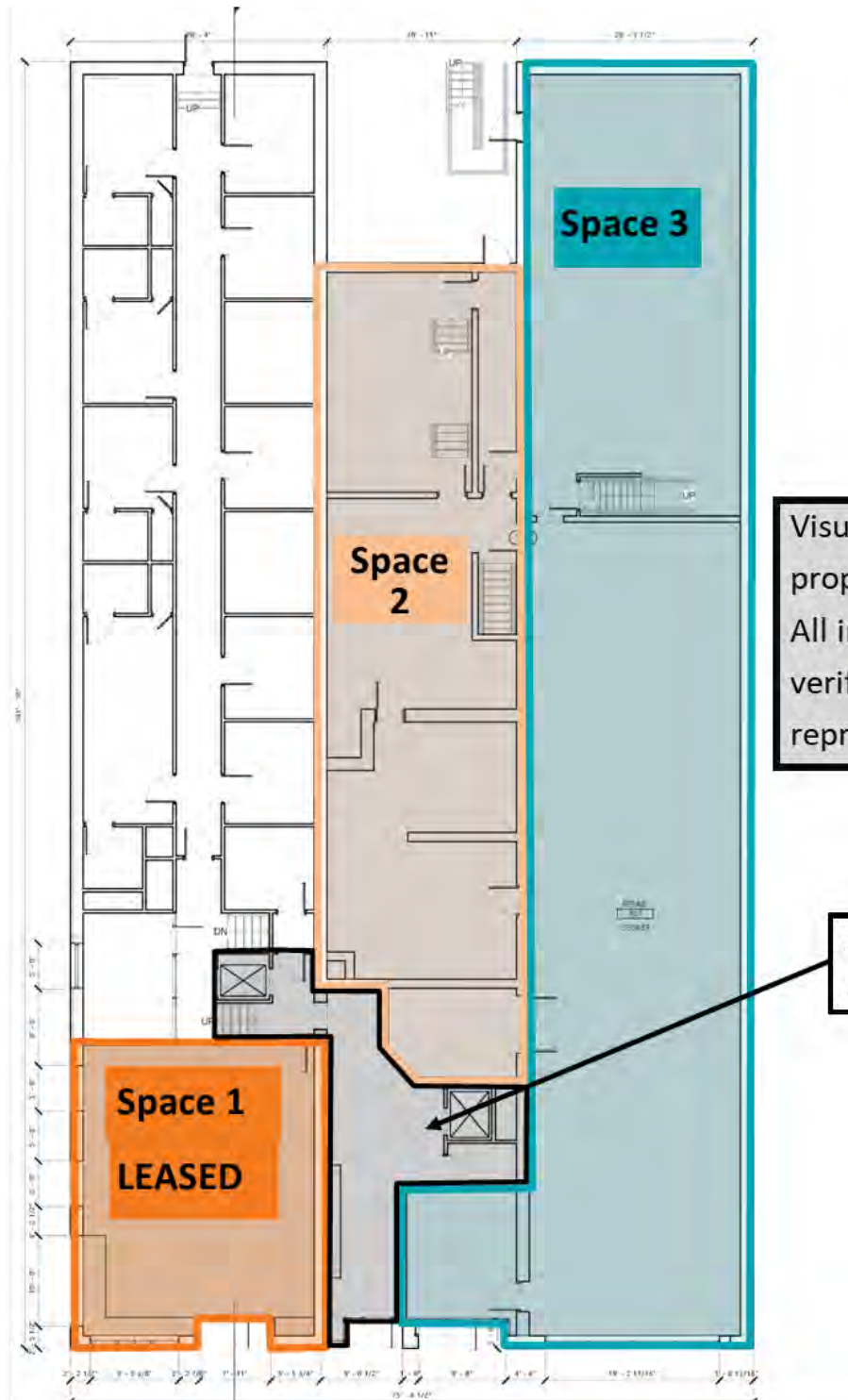
OFFERING SUMMARY

Lease Rate SF/Yr:	\$9.00 - 10.00 (NNN)
Lease Rate Monthly:	\$1,000 - \$2,861.67
Building Size:	35,413 SF
Available SF:	1,779 - 3,434 SF
Zoning:	DC
Tenant Responsibility:	Real Estate Taxes & Building Insurance (est. at \$0.74 PSF), Common Area Expenses, All Utilities, and Renter's Insurance
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation



AVAILABLE SPACES

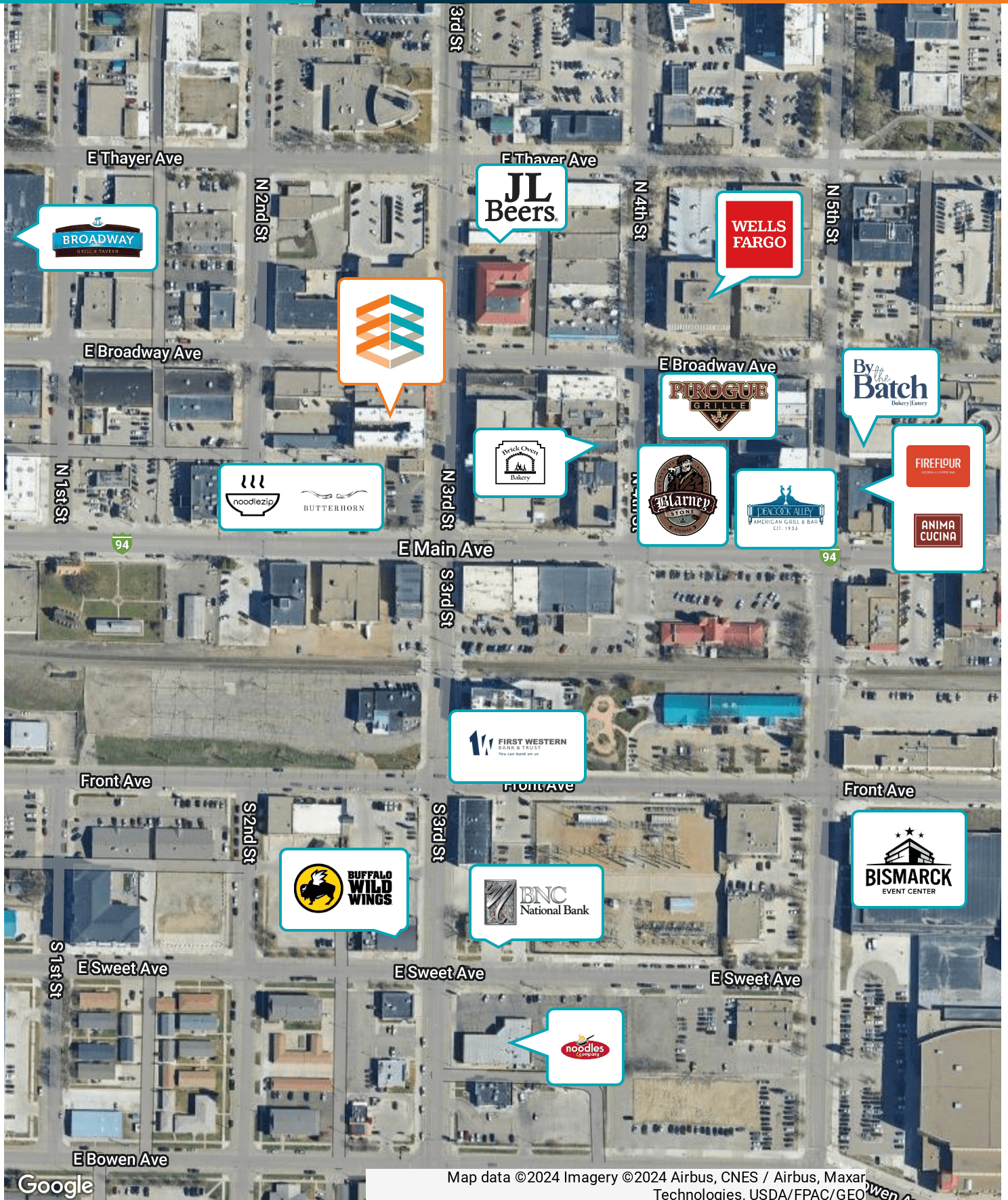
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 1	-	809 SF	NNN	Leased
Space 2	Available	1,779 SF	NNN	\$9.00 SF/yr
Space 3	Available	3,434 SF	NNN	\$10.00 SF/yr



N 3RD ST







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

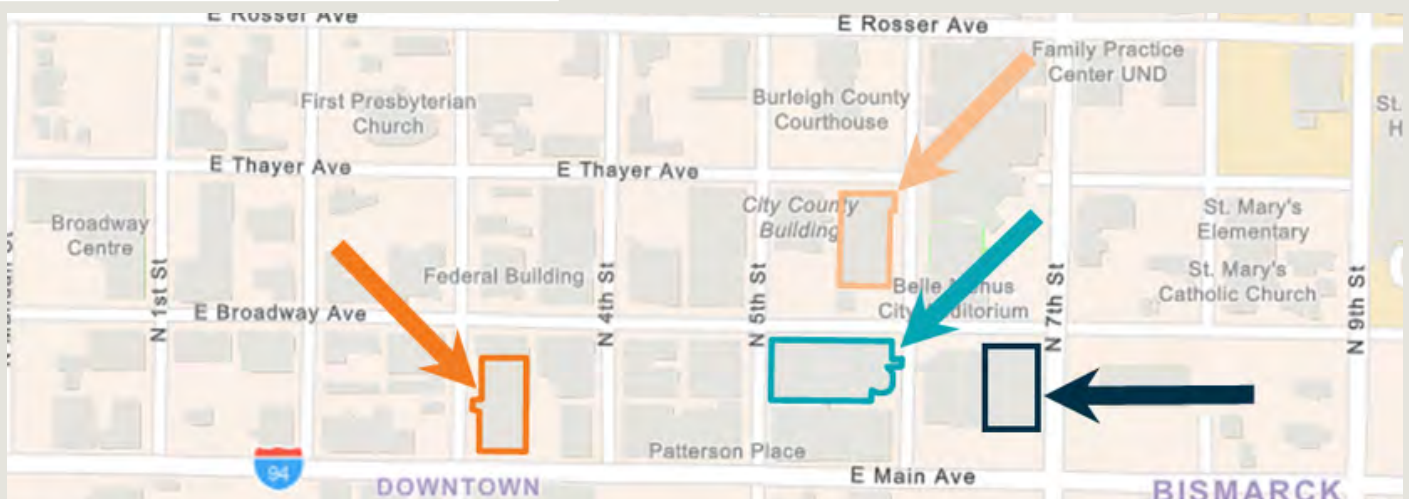


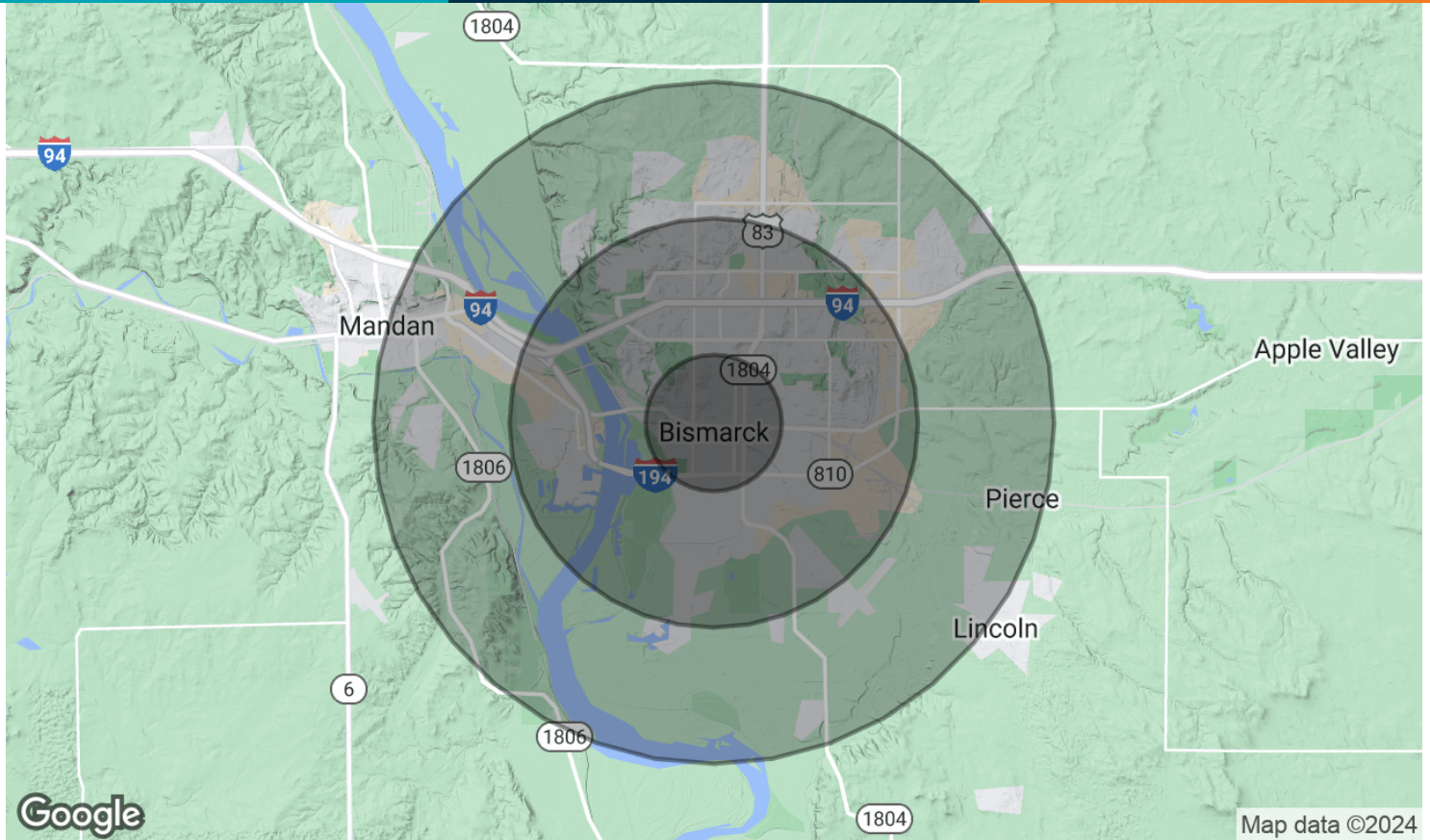
SIXTH & THAYER RAMP

- 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	11,181	63,362	86,882
Average Age	38.2	38.3	38.1
Average Age (Male)	38.1	36.2	35.9
Average Age (Female)	38.3	40.9	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,473	28,889	38,199
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$47,919	\$57,366	\$63,134
Average House Value	\$143,501	\$140,828	\$148,119

* Demographic data derived from 2020 ACS - US Census



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