



## RESTAURANT SPACE WITH DRIVE-THRU

1825 N 13TH ST  
BISMARCK, ND 58501

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FOR LEASE



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## PROPERTY OVERVIEW

Vacant restaurant space and drive-thru located in North Bismarck, adjacent to State Street. This location has high traffic and visibility. The site is surrounded by local and national food and hotel chains. Only a few blocks from the State Capitol with approximately 1,800 employees. Landlord is open to sub-dividing drive-thru with separate kitchen area for \$21.00 psf NNN.

\*\*FF&E'S NOT INCLUDED, COULD BE NEGOTIATED.

## PROPERTY HIGHLIGHTS

- Established restaurant location
- Full kitchen area and menu board
- Drive-thru with separate kitchen area
- Large seating area with additional over-flow seating
- Garage for catering vehicle
- High traffic location
- Minimum lease term of 5 years
- \*Pre-approval required

## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	8,050 SF
Available SF:	6,000 SF
Lot Size:	64,950 SF
Year Built:	1969
Zoning:	CG
Tenant Responsibility:	NNN, real estate taxes: \$2.35 psf annual, building insurance: \$, Common area expenses: water- \$550 monthly, MDU/Gas- \$1,650 monthly
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation



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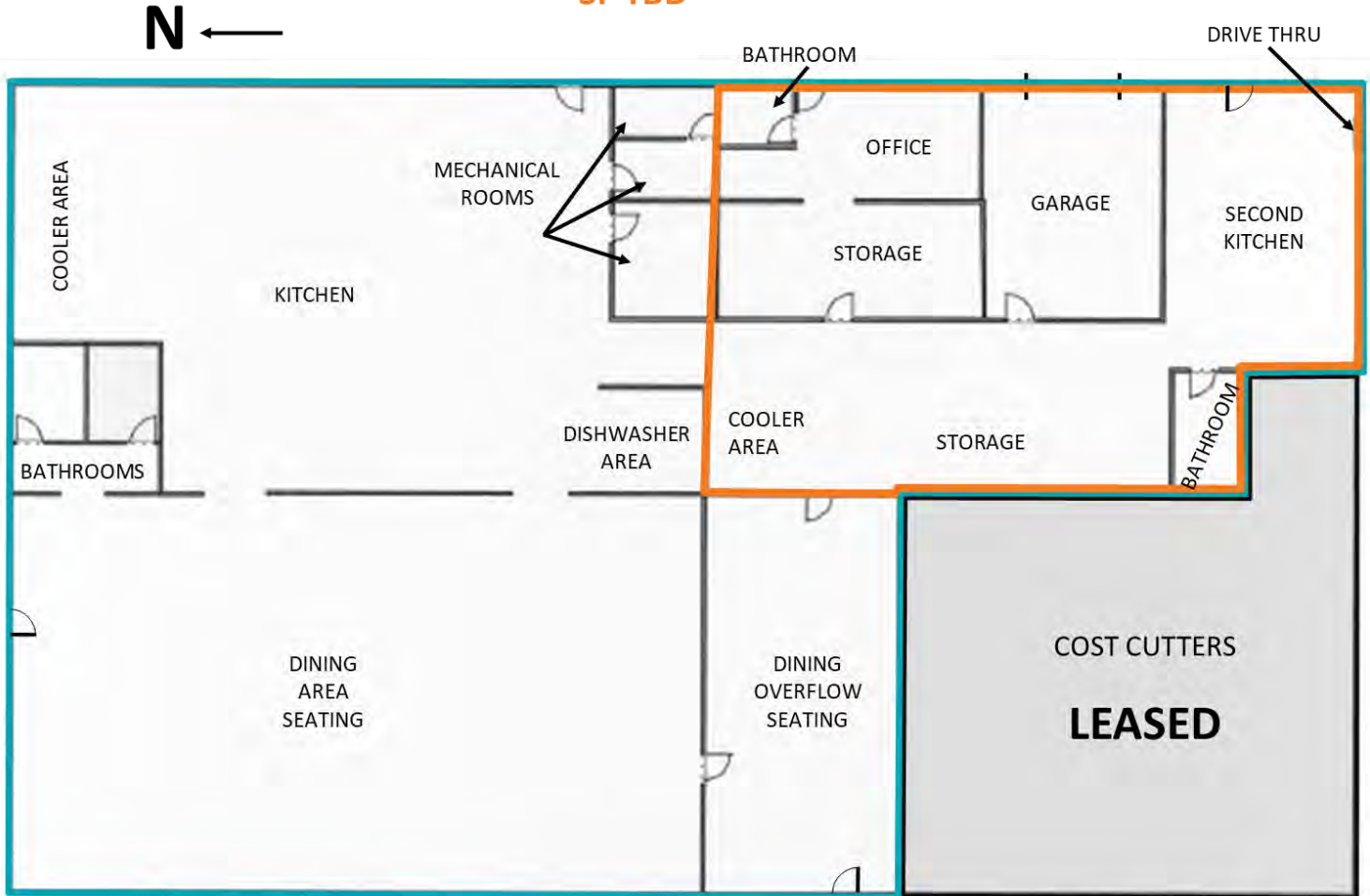


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— Restaurant and Drive-Thru Space

— Possible Subdivide for Drive-Thru Space Only  
\*SF TBD



Visual purposes only. Actual property dimensions may vary. All information should be verified by the buyer or buyer's representatives.



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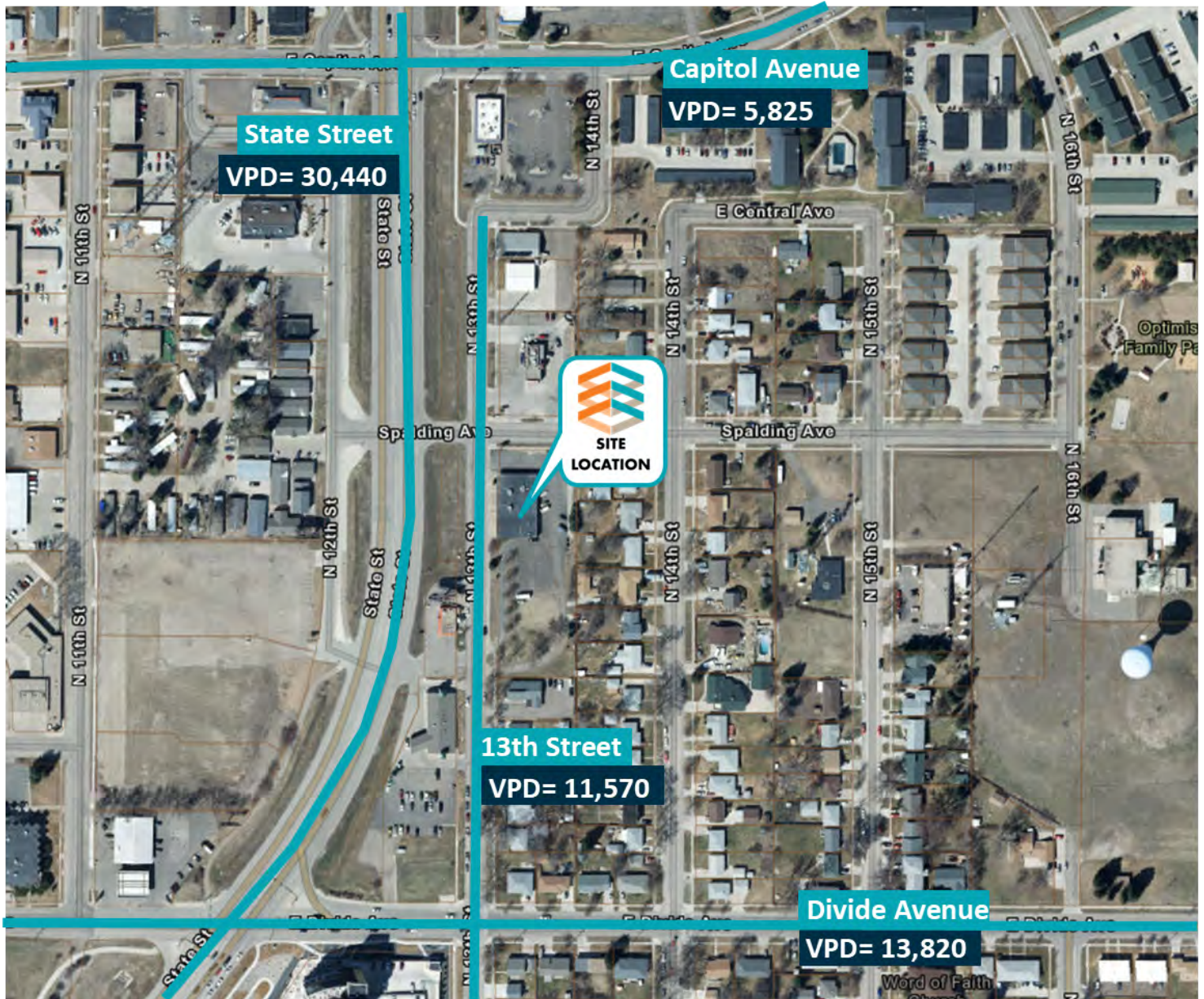


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# VEHICLES PER DAY MAP

1825 N 13TH ST BISMARCK, ND 58501



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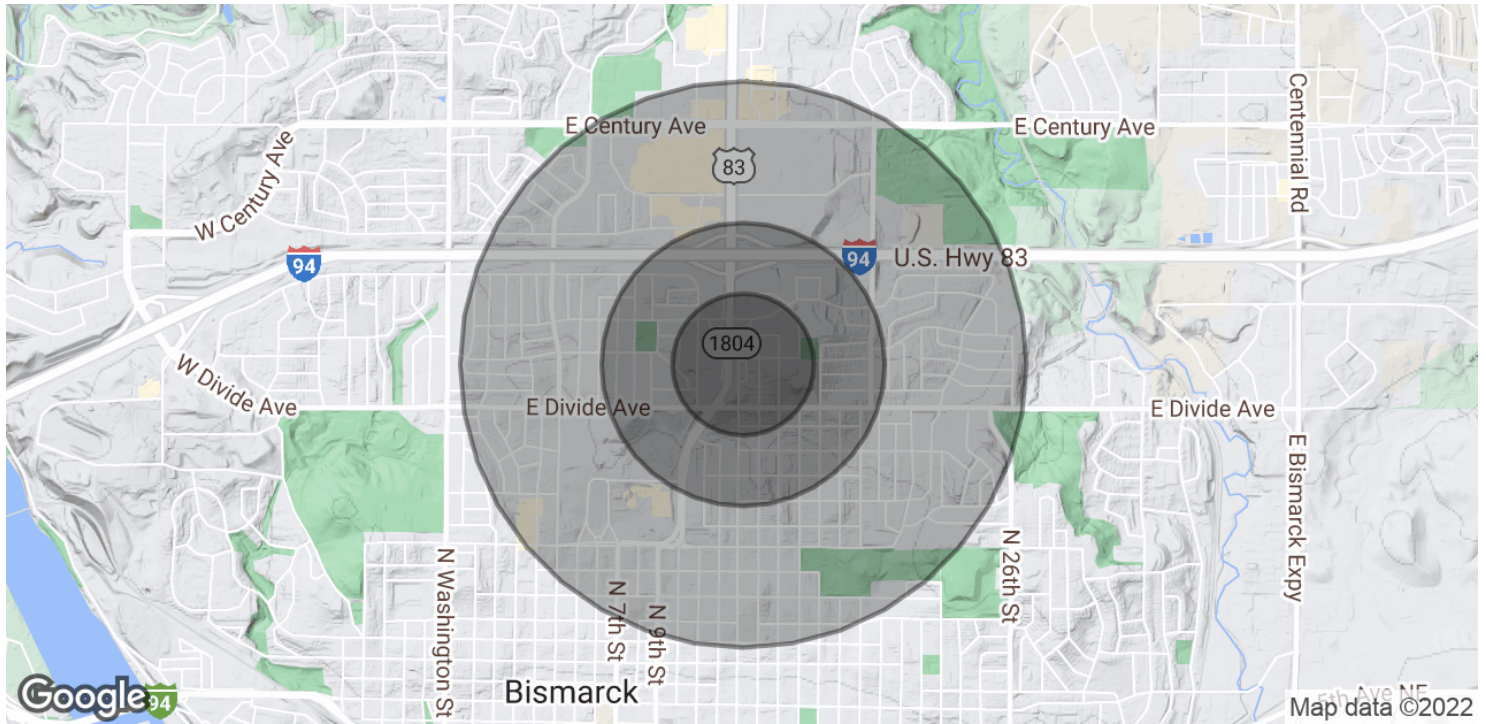
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	799	3,327	13,292
Average Age	39.3	41.3	41.3
Average Age (Male)	35.8	37.7	37.8
Average Age (Female)	40.4	44.5	44.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	513	1,873	6,845
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$57,454	\$61,119	\$68,212
Average House Value	\$193,579	\$186,733	\$204,136

\* Demographic data derived from 2020 ACS - US Census



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