

# RETAIL FOR LEASE

214 E MAIN AVE | BISMARCK, ND







## OFFERING SUMMARY

Lease Rate:	\$1,650.00 per month (NNN)
Available SF:	1,000 SF
Zoning:	DC
Tenant Responsibility:	NNN (Property Taxes, Building Insurance, CAM: est. @ \$1.74psf) + Prorated Utilities (Gas, electrical, 1/3 of water bill on annual basis: est. @ \$120.00/mo) + Snow removal & sidewalk maintenance
Landlord Responsibility:	Structural integrity of the exterior walls, roof and foundation
Date Available:	April 1, 2024

## PROPERTY OVERVIEW

Welcome to Downtown Bismarck's prime Main Avenue retail space, now available for lease! With high traffic and visibility, this location is strategically positioned to maximize exposure for your business. The open floor plan provides a versatile canvas for you to customize and optimize the space to meet your unique needs. Seize this opportunity to establish your presence in the heart of the downtown area. NNN estimated at \$1.74psf and Utilities estimated at \$120.00/mo

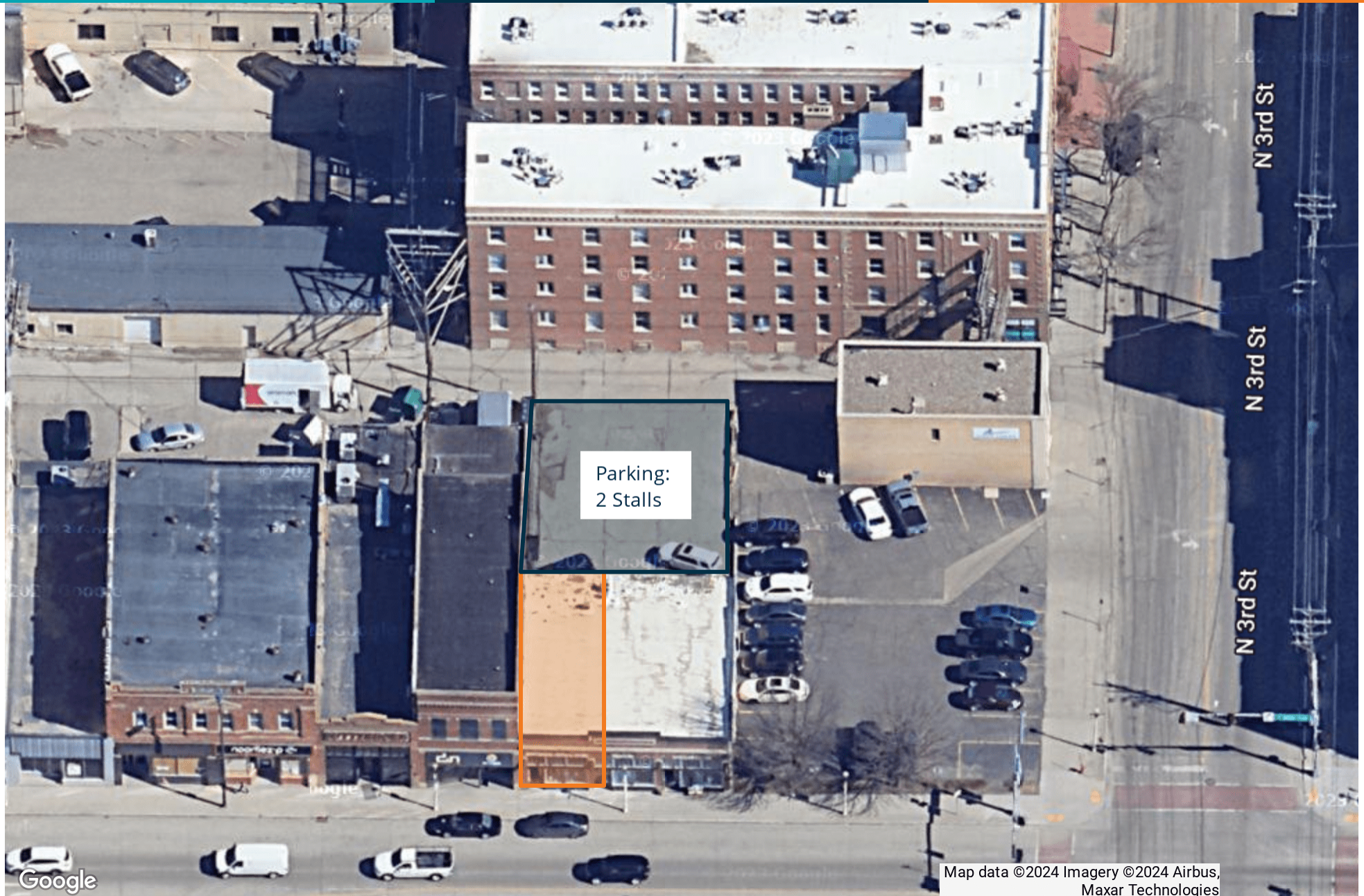
## PROPERTY HIGHLIGHTS

- Downtown, street-level storefront
- Open floor plan
- (1) Non-ADA compliant restroom
- Includes (2) off-street parking stalls
- Great signage opportunity
- Next to boutique retailers
- Showings Fridays Only 1:00-5:00 pm

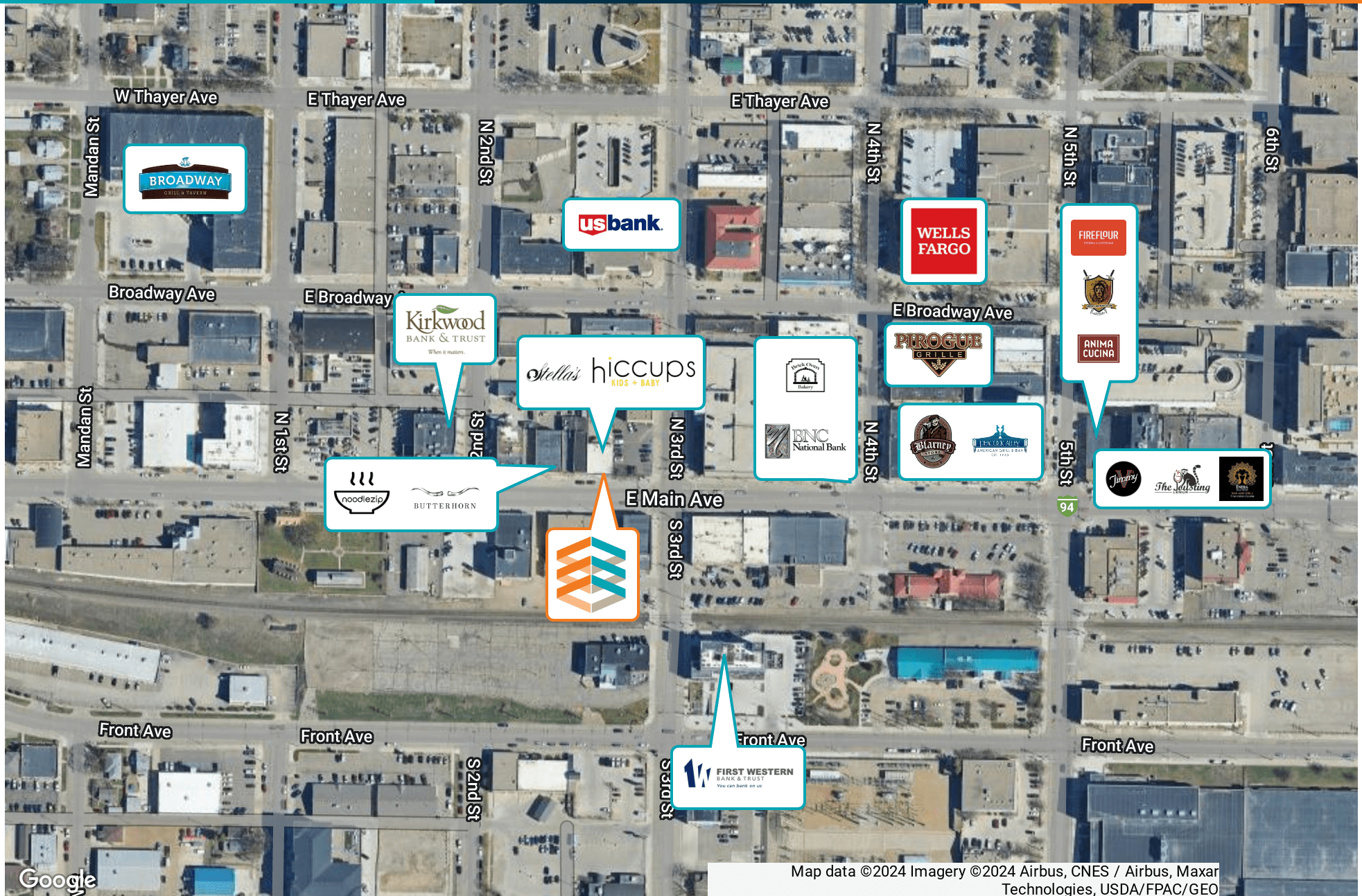














# DOWNTOWN BISMARCK PARKING

## 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

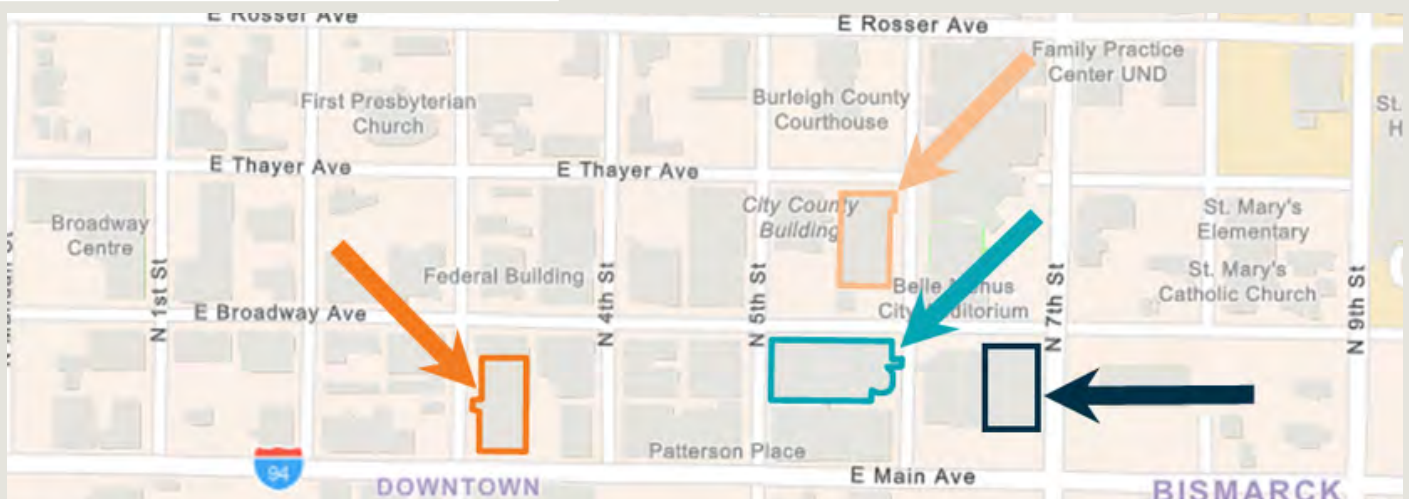


### SIXTH & THAYER RAMP

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

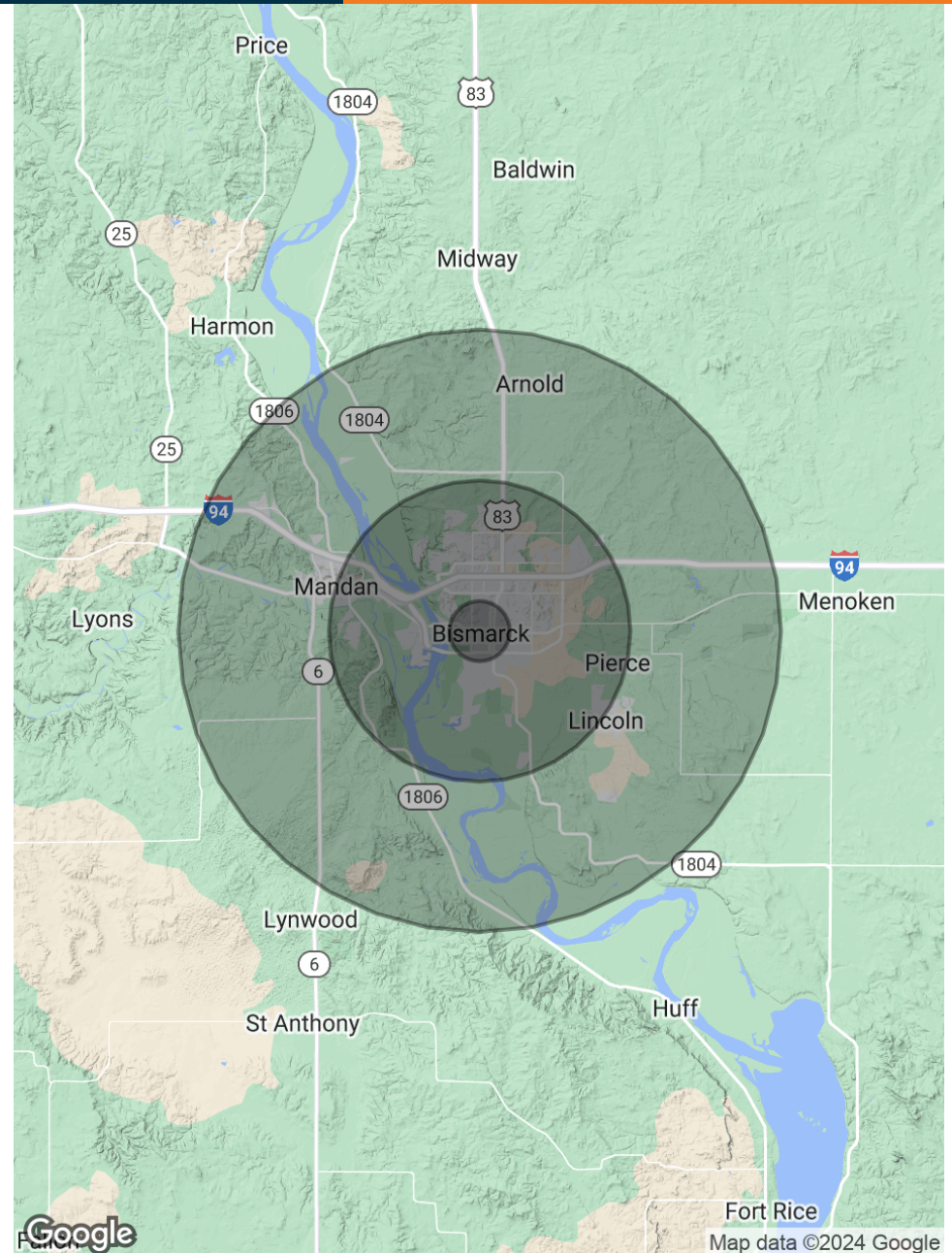


Please visit the Parkade office, 114 N. 6th Street, to sign up for monthly parking. [www.bismarckparkingauthority.com](http://www.bismarckparkingauthority.com)



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,870	84,249	112,219
Average Age	36.9	39.2	38.5
Average Age (Male)	35.2	37.5	36.8
Average Age (Female)	41.5	41.0	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,515	40,386	51,512
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$54,597	\$80,628	\$84,725
Average House Value	\$182,675	\$244,204	\$254,073

\* Demographic data derived from 2020 ACS - US Census





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