

RETAIL FOR LEASE

3001 YORKTOWN DR | BISMARCK, ND





OFFERING SUMMARY

Lease Rate SF/Yr:	\$23.00 - 28.00 (NNN)
Lease Rate Monthly:	\$2,752.33 - \$7,000.00 (NNN)
Available SF:	1,311 - 16,320 SF
Zoning:	CG
Market:	Bismarck
Submarket:	North East
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

PROPERTY OVERVIEW

Join this exciting commercial mixed-use development in NE Bismarck. Sunrise Square Phase II is now pre-leasing. This professional center will be adding an additional 16,320 SF to complete the Sunrise Square Development.

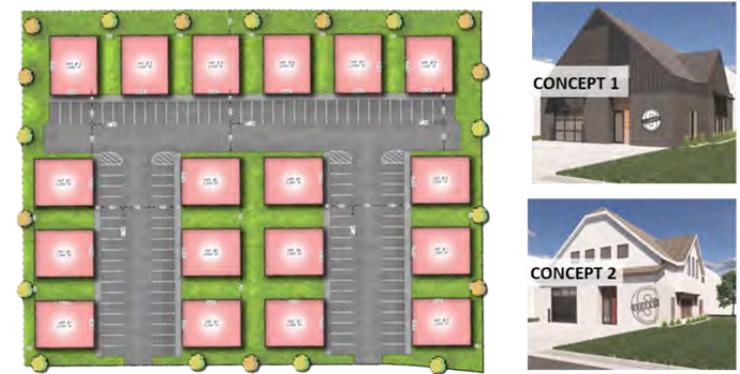
*Lease application may be required.

PROPERTY HIGHLIGHTS

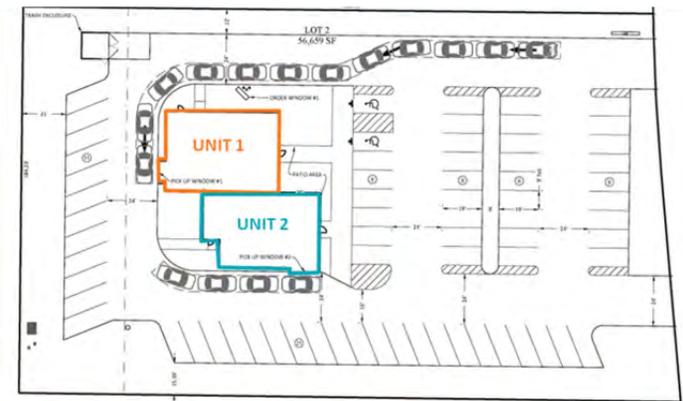
- Estimated NNN \$6.00 PSF
- Family Fare Supermarket Anchored Retail
- Mixed-Use Retail Center
- Rapidly Developing Commercial Hub and Residential Growth Area







GREENSBORO BUSINESS PARK DEVELOPMENT



BUILD-TO-SUIT DRIVE-THRU WITH PICK UP WINDOW



Silver Ranch Development:

- 5 minute drive NE of Sunrise Town Centre
- Master-planned community covering more than 1,200 acres
- Includes many amenities such as walking paths, mixed-use commercial space, a community center and a new school
- Includes 2,800 single-family and Multifamily units, commercial plots, schools, as well as parks and trails.
- Expected tax revenue- about \$1 billion (including \$45 million in sales tax)

Surrounding Schools:

Sunrise Elementary School:

Enrollment (2022-2023): 490 Students
Grades: K-5

Silver Ranch Elementary School:

Enrollment: 535 Student Capacity
Grades: K-5

Legacy High School:

Enrollment (2022-2023): 1,418 Students
Grades: 9-12



DEMOGRAPHIC SUMMARY

3001 Yorktown Dr, Bismarck, North Dakota, 58503 2

Ring of 3 miles

KEY FACTS

36,346

Population



15,437

Households

39.2

Median Age

\$56,129

Median Disposable Income

EDUCATION

5%

No High School Diploma



27%

High School Graduate



36%

Some College



31%

Bachelor's/Grad/Prof Degree

INCOME



\$67,782

Median Household Income



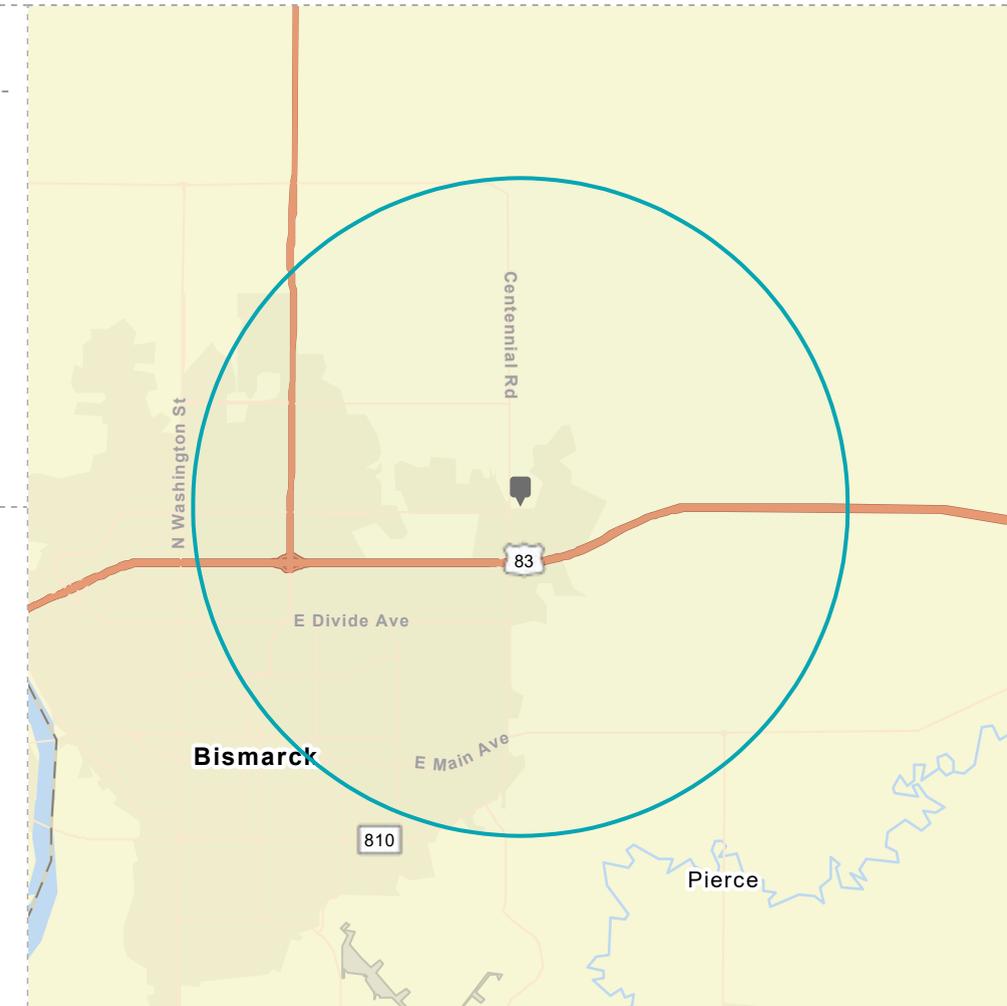
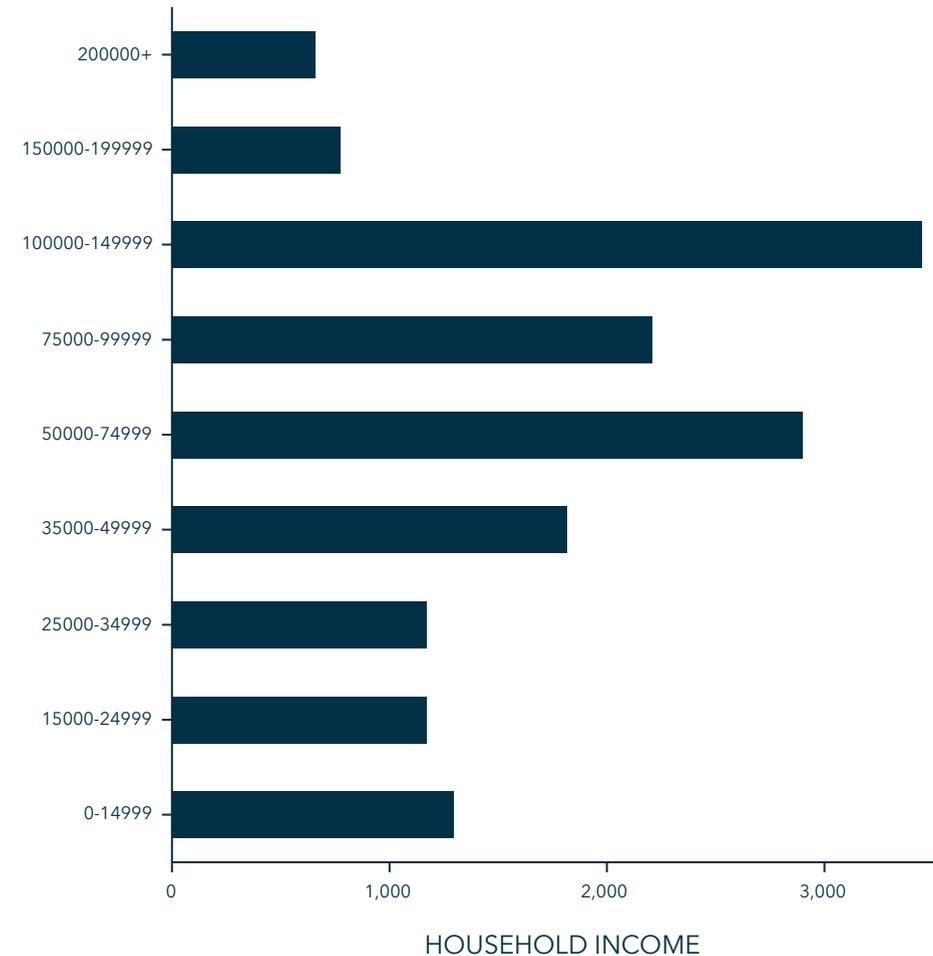
\$36,790

Per Capita Income



\$117,055

Median Net Worth



EMPLOYMENT



66%

White Collar



23%

Blue Collar



16%

Services

1.0%

Unemployment Rate



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