



SUNRISE RETAIL - 1 SPACE LEFT!

3001 YORKTOWN DR.
BISMARCK, ND 58503

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FOR LEASE



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PROPERTY OVERVIEW

ONLY 1 SPACE LEFT! Phase I of Sunrise Square is a mixed-use neighborhood retail / professional center. Located next to the largest retail wine & spirits retailer, a national grocery store, and more! This location offers easy access, great visibility, and very high traffic counts. Don't wait, join the buzz of Sunrise Square today! Phase II development coming soon. NNN costs estimated at \$6.00 psf. Lease application may be required.

PROPERTY HIGHLIGHTS

- \$18 psf Tenant Improvement Allowance
- Strong demographics
- Excellent traffic counts
- New Construction
- Large surface parking lot
- Near Interstate 94, Exit 161
- Close proximity to Legacy High School & Sunrise Elementary School
- Warm vanilla shell details attached
- Rapidly Developing Commercial Hub and Residential Growth Area

OFFERING SUMMARY

Lease Rate SF/Yr:	\$22.00 (NNN)
Lease Rate Monthly:	\$2,663.83 (NNN)
Available SF:	1,453 SF
Year Built:	2019
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



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OTHER AREA BUSINESSES:



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FOR LEASE



ABOUT THE AREA

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MASTER PLAN



OPTION 1



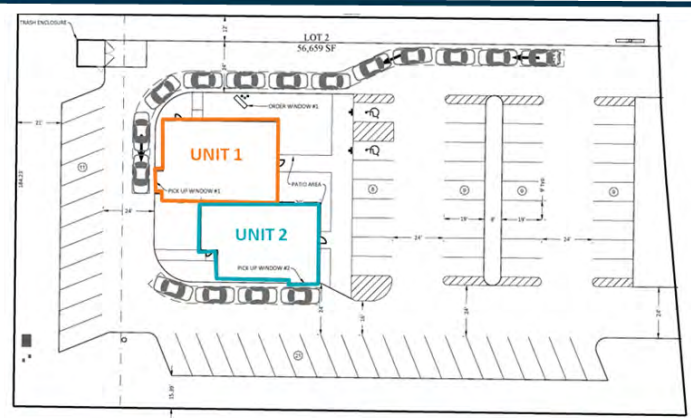
OPTION 2



OPTION 3



FUTURE BUSINESS PARK DEVELOPMENT



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



SUNRISE SQUARE— PHASE II—COMING SOON



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VEHICLES PER DAY MAP

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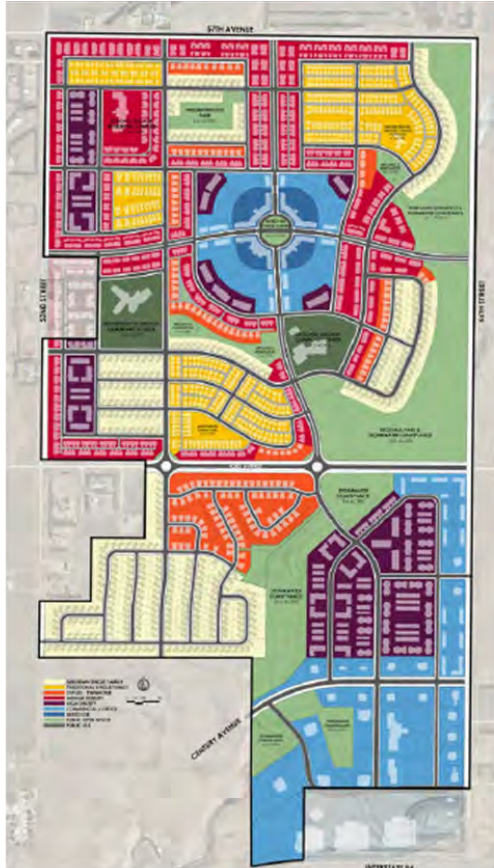
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ABOUT THIS AREA

3001 YORKTOWN DR. BISMARCK, ND 58503



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



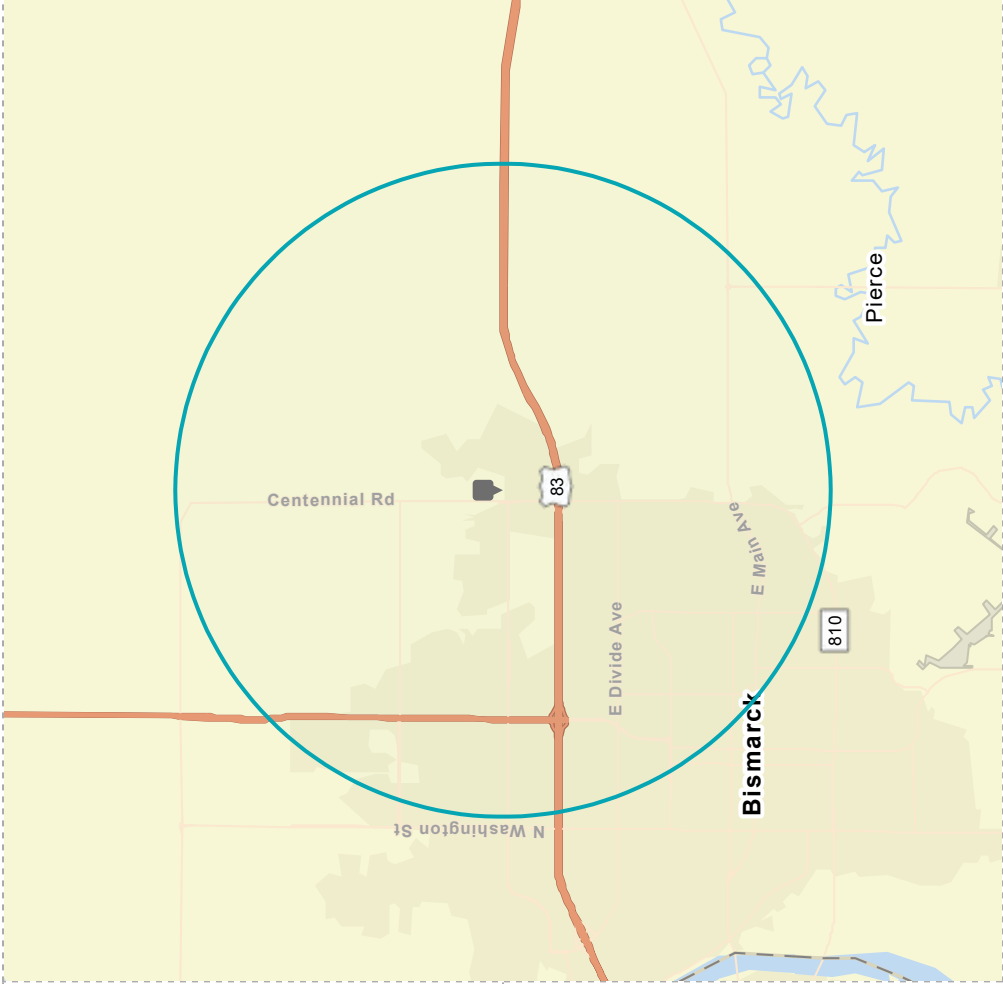
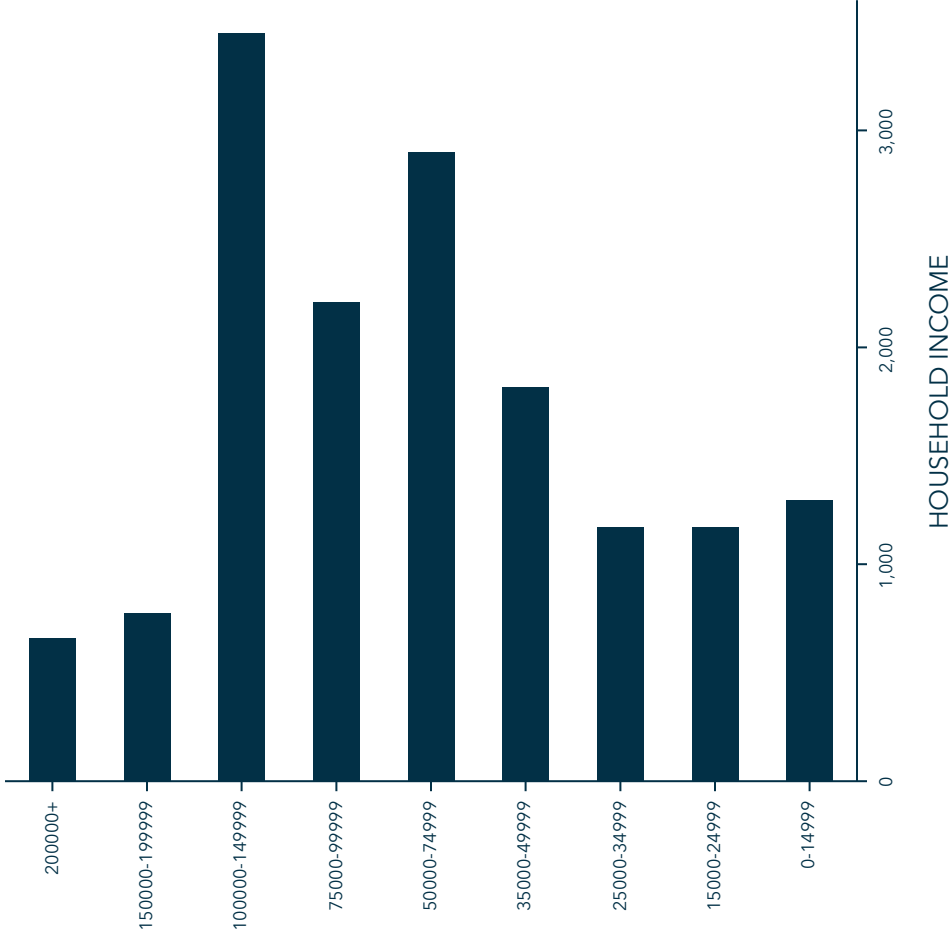
\$36,790

Per Capita Income



\$117,055

Median Net Worth



EMPLOYMENT



White Collar



66%



Blue Collar



23%



Services

1.0%

Unemployment Rate

16%

**Sunrise Square
LANDLORD WORK LETTER**

"WARM VANILLA SHELL"

1. DEMISING WALLS
 - a. All demising walls will be covered with drywall and will extend from the floor to the underside of the roof deck.
2. STOREFRONT CONSTRUCTION
 - a. Provided by Landlord
3. DELIVERY DOOR
 - a. Delivery door, if required by building code, shall be provided at the rear wall of the Premises in the manner required by building code.
 - b. The door, if required by code, shall consist of one (1) 3'6"x7' hollow metal door, hollow metal frame, with hardware as required by building code.
4. FLOORING
 - a. A concrete floor will be installed throughout the Premises to a minimum of 4 inches.
 - b. A 10' leave-out area to be in back of Premises to accommodate Tenant's Plumbing needs. Tenant to complete remainder of Concrete.
5. ELECTRIC
 - a. Electrical system shall include an electrical distribution panel, wiring to the Tenant's panel.
 - b. An electric panel will be installed at the rear of the premises and the landlord will supply 150 AMP, 120/208 or 120/240 volt, 3 phase, 4 wire service.
 - c. Landlord shall supply empty conduit from the vicinity of the sign fascia and extend same to the interior face of the front wall of the Premises.
6. HEATING, VENTILATING AND COOLING
 - a. The air conditioning will be installed on the basis of a minimum of one ton of air conditioning for every four hundred (400) square feet of interior Premises.
 - b. Combination heating and cooling unit will be installed on the roof.
 - c. Tenant responsible for duct work and diffusers.
7. PLUMBING
 - a. Landlord will provide Sewer and Water inside said premises.
 - b. Landlord to provide 1 ADA Restroom OR Tenant allowance of \$7,000.00
8. WATER SERVICE
 - a. Landlord shall provide at least (1) 1" water service and a 4" sanitary sewer.
 - b. Water and sewer lines shall be in the leave-out area on the East end of the demised space.
 - c. Building has single water meter.
9. TELEPHONE
 - a. Empty conduit will be provided from the terminal box to the rear wall of the Premises.
10. CEILINGS AND LIGHTING
 - a. Landlord will provide an open ceiling. Tenant will provide lighting and ceiling system if needed.
11. OTHER
 - a. Tenant to complete all other improvements not listed or defined in items 1 through 10.

BUILDING RELATIONSHIPS. BUILDING THE COMMUNITY.™



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STAY IN TOUCH



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