

INDUSTRIAL FOR LEASE

2706 ROCK ISLAND PLACE | BISMARCK, ND





OFFERING SUMMARY

Sale Price:	N/A
Lease Rate:	Negotiable
Building Size:	11,994 SF
Available SF:	
Lot Size:	61,364 SF
Cap Rate:	6.4%
NOI:	\$243,639
Year Built:	2015
Zoning:	MA
Market:	Bismarck
Submarket:	Southeast

PROPERTY OVERVIEW

Walmart / Sam's Club outparcel in South Bismarck. High traffic area with Bismarck Expressway visibility.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Large Store Fronts
- Rear Entrances
- Private Bathroom in Each Suite
- Bismarck Expressway Visibility
- Great Signage Opportunity
- Easy Access to Kirkwood Mall Retail Corridor
- Starting lease rates - annual increases to be negotiated
- PID#: 1461-001-050
- Taxes (2020): \$23,724.89
- Specials: Installment - \$ 2,330.39 / Balance - \$3,527.51

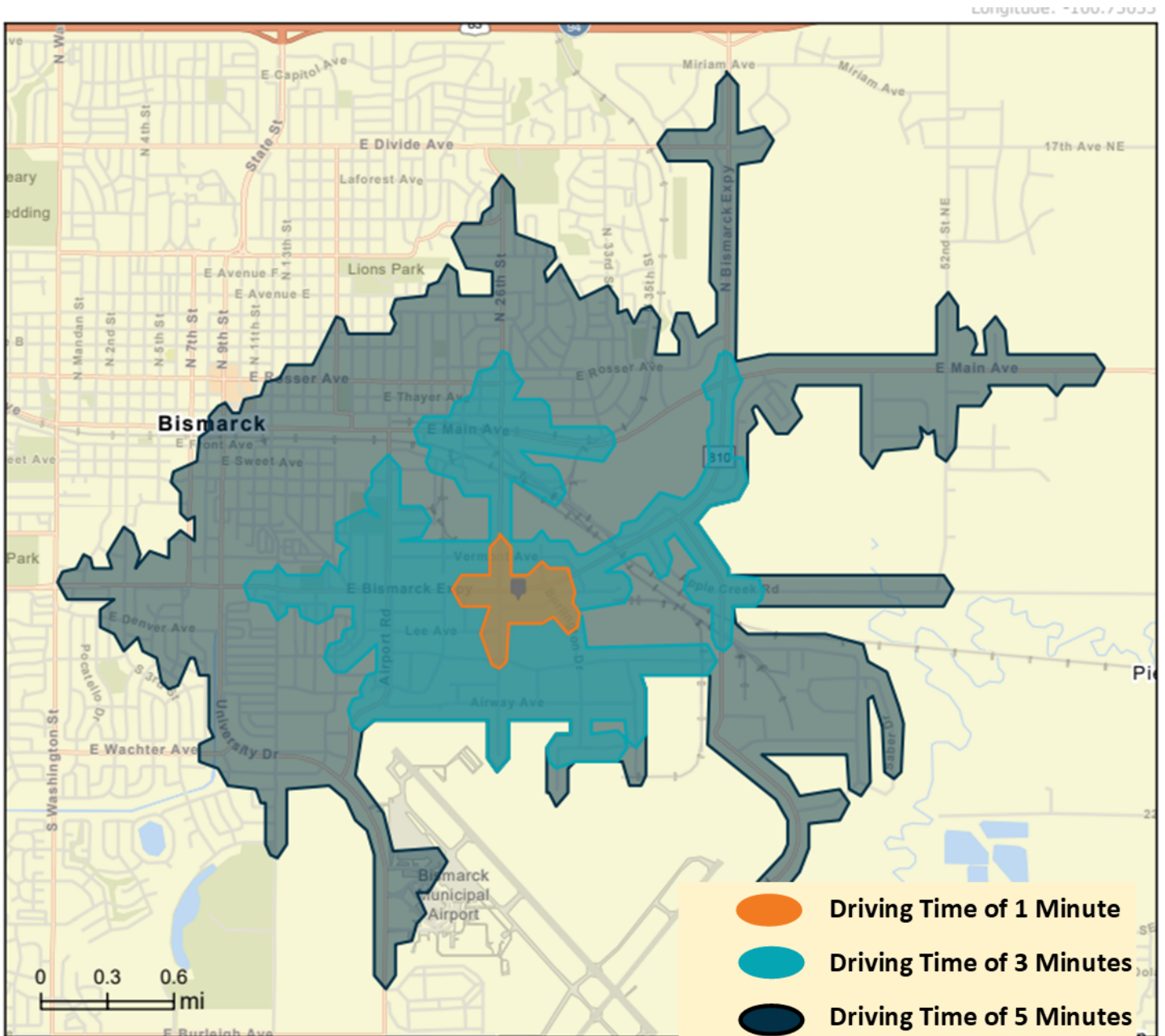
PROPERTY HIGHLIGHTS

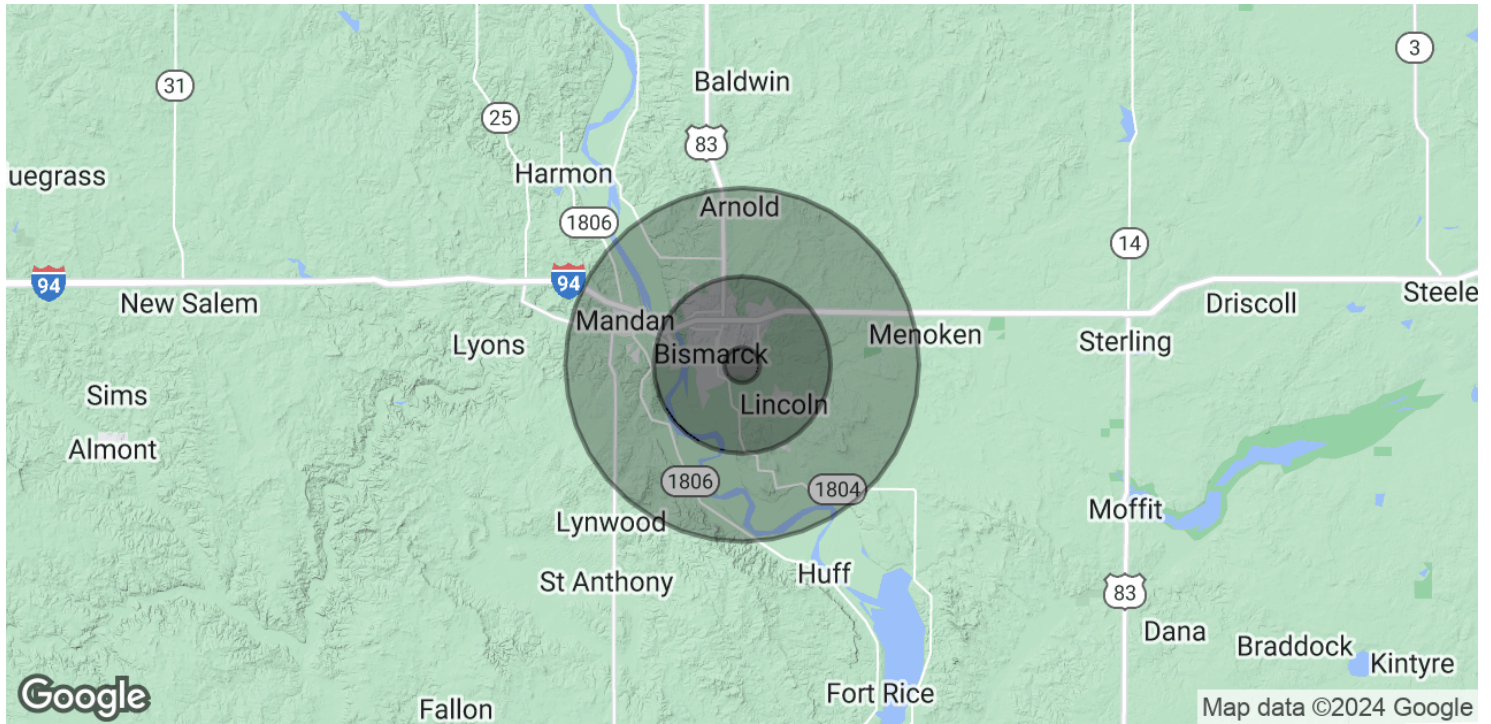
- 2,170 SF
- \$18 psf NNN
- Former Cricket Wireless
- Two chalk-painted walls
- Large back storage room
- Private Bathroom
- Extra electrical outlets throughout sales floor
- Front & back entrances

PROPERTY HIGHLIGHTS

- 1,800 SF
- \$16 psf NNN
- ADA bathroom
- Back office/storage area
- Hardwood flooring throughout sales floor
- Front & back entrances







POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,110	76,507	115,045
Average age	33.9	37.7	37.3
Average age (Male)	31.2	35.3	35.5
Average age (Female)	39.5	41.0	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,764	33,751	48,508
# of persons per HH	2.3	2.3	2.4
Average HH income	\$45,477	\$58,949	\$65,902
Average house value	\$71,052	\$145,573	\$155,531

* Demographic data derived from 2020 ACS - US Census

BUILDING RELATIONSHIPS. BUILDING THE COMMUNITY.™



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