

RETAIL FOR LEASE

515 E BROADWAY AVENUE | BISMARCK, ND





PROPERTY OVERVIEW

Retail/Professional space on the main floor of the Parkade Building, between By the Batch Bakery & Eatery and Sanford Medical's Fifth and Broadway clinic. Located on the corner of two major downtown streets, this property has great visibility and signage opportunities.

PROPERTY HIGHLIGHTS

- Large open space
- Exit door with alley access
- Keyed, rolling store-front gate
- Separate single office /manager's office with 1-way window
- Separate large storage/break area with private restrooms for employees
- Public restrooms for customers
- Signage opportunities
- TI's negotiable
- Electrical est. \$575/mo
- 2 parking spots in attached ramp included, extra available at \$64/mo each

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Available SF:	3,740 SF
Year Built:	1969
Zoning:	DC
PID#:	0001-046-001
Tenant Responsibility:	Gas & Electric (est. at \$575), Interior Janitorial, Trash
Landlord Responsibility:	Water, Real Estate Taxes, Building Insurance, CAM, Structural integrity of the exterior walls, roof, & foundation



Main Space



Main Space

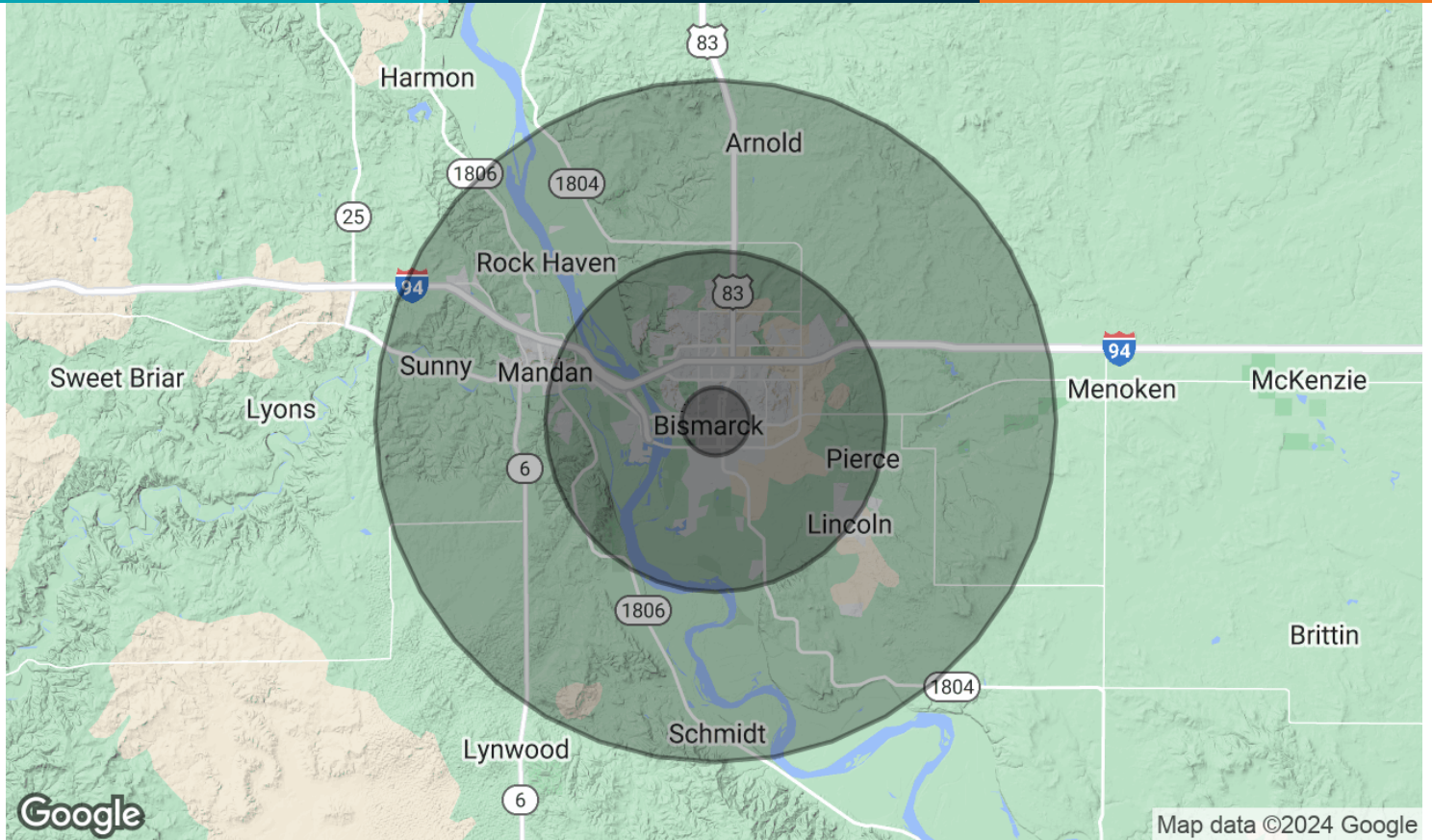


Separate Individual Office



Separate Storage / Break Room





POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8	218	921
Average Age	53.0	49.1	50.6
Average Age (Male)	54.2	50.0	49.5
Average Age (Female)	51.7	48.0	50.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5	138	685
# of Persons per HH	1.6	1.6	1.3
Average HH Income	\$75,373	\$67,762	\$55,758
Average House Value	\$347,934	\$264,877	\$229,477

2020 American Community Survey (ACS)



CRA

COMMERCIAL
REAL ESTATE
ADVISORS™

BUILDING RELATIONSHIPS.
BUILDING THE COMMUNITY.™



KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker
701.527.0138
kristyn@thecragroup.com



KYLE HOLWAGNER, CCIM, SIOR

Partner | Broker Associate
701.400.5373
kyle@thecragroup.com



JON LEE, CCA

Certified Commercial Advisor
701.400.4445
jon@thecragroup.com



@THECRAGROUP

Although information has been obtained from sources deemed reliable, neither Owner nor CRA makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Property may be withdrawn without notice. Neither Owner nor CRA accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Photos, logos, and other images herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.