

RETAIL FOR LEASE

118 & 120 N 4TH STREET | BISMARCK, ND





PROPERTY DESCRIPTION

Check out this charming retail opportunity in downtown Bismarck, boasting exceptional signage and visibility. This versatile space is equipped with a cook line hood and plumbing, providing a great foundation for a small restaurant, café or bakery. Additionally, it features a spacious office/meeting room, perfect for hosting private gatherings or conducting business meetings. Located in the heart of downtown, this property offers a prime location with high foot traffic and easy access to a vibrant customer base. Don't miss out on the chance to establish your business in this highly visible and strategically positioned space in downtown Bismarck, where success awaits.

PROPERTY HIGHLIGHTS

- Estimated NNN costs- \$1.84 psf
- Hood system
- Plumbing in place for kitchen
- Large office
- High ceilings
- Men's and women's restrooms
- Large storefront windows
- Awning over sidewalk
- 3,000 undeveloped SF basement
- 2014 renovation included fire suppression in entire building
- 1 block north of Main Ave
- Walk Score of 88- very walkable!
- Taxes (2023): \$17,543.25 (Entire Building)
- Specials- Installments: \$565.93 / Balance: \$2,260.44

OFFERING SUMMARY

| | |
|----------------------------|---|
| Lease Rate: | \$16.00 SF/yr (NNN) |
| Available SF: | 2,500 - 5,500 SF |
| Zoning: | DC |
| Tenant Responsibilities: | Proration of Real Estate Taxes, Building Insurance, Common Area Expenses, All Utilities, and Renter's Insurance |
| Landlord Responsibilities: | Structural integrity of the exterior walls, roof, & foundation |

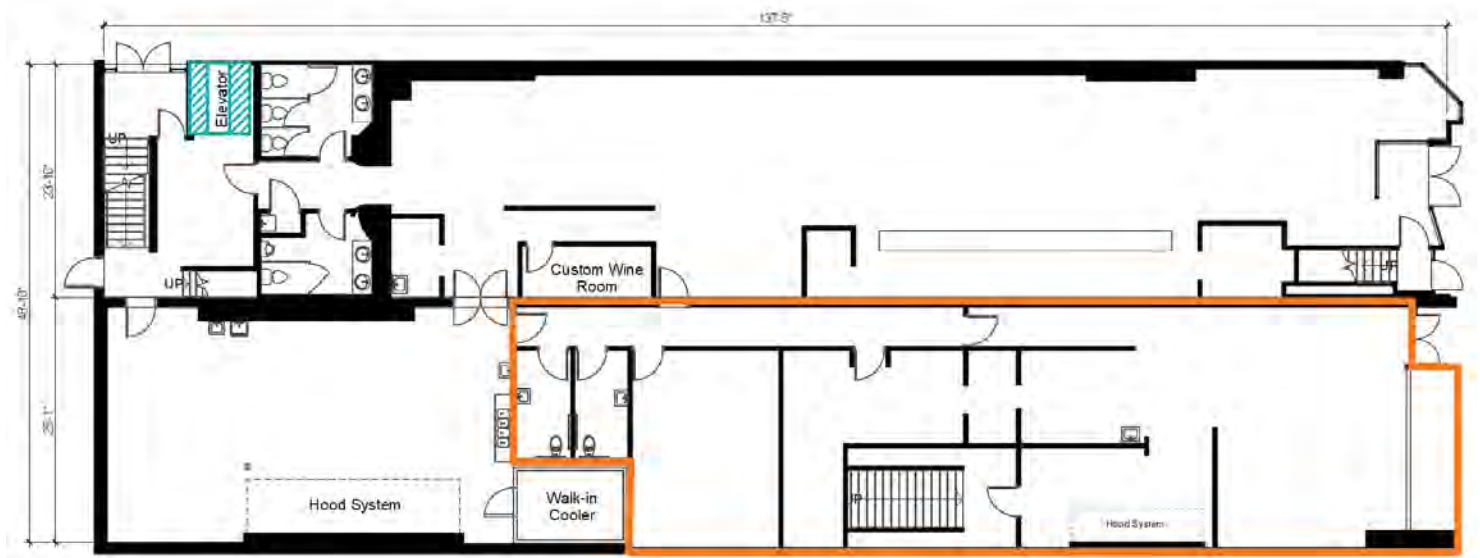


LEASE INFORMATION

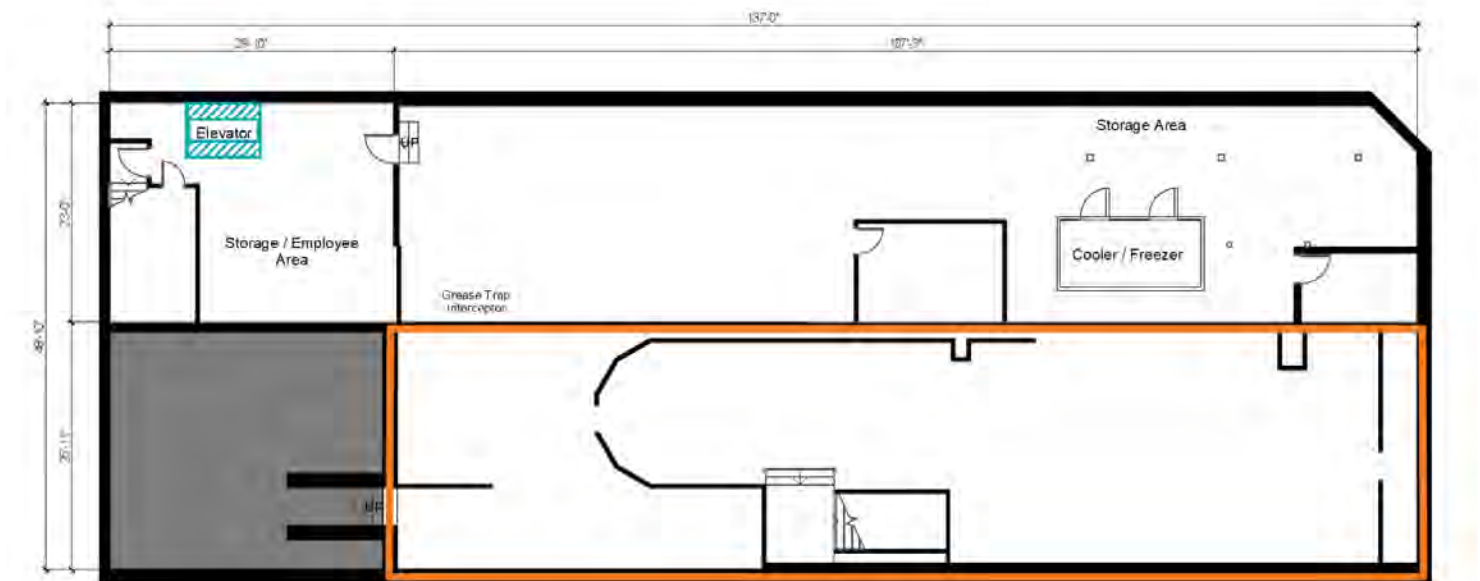
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|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 2,500 - 5,500 SF | Lease Rate: | \$16.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------|-----------|------------------|------------|---------------|-------------|
| 118 N 4th St | Available | 2,500 - 5,500 SF | NNN | \$16.00 SF/yr | Main Level |
| 120 N 4th St | Available | 3,000 - 5,500 SF | NNN | TBD | Lower Level |



For visual purposes only. Actual property dimensions and layout may vary.
All information should be verified by the tenant or tenant's representatives.



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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

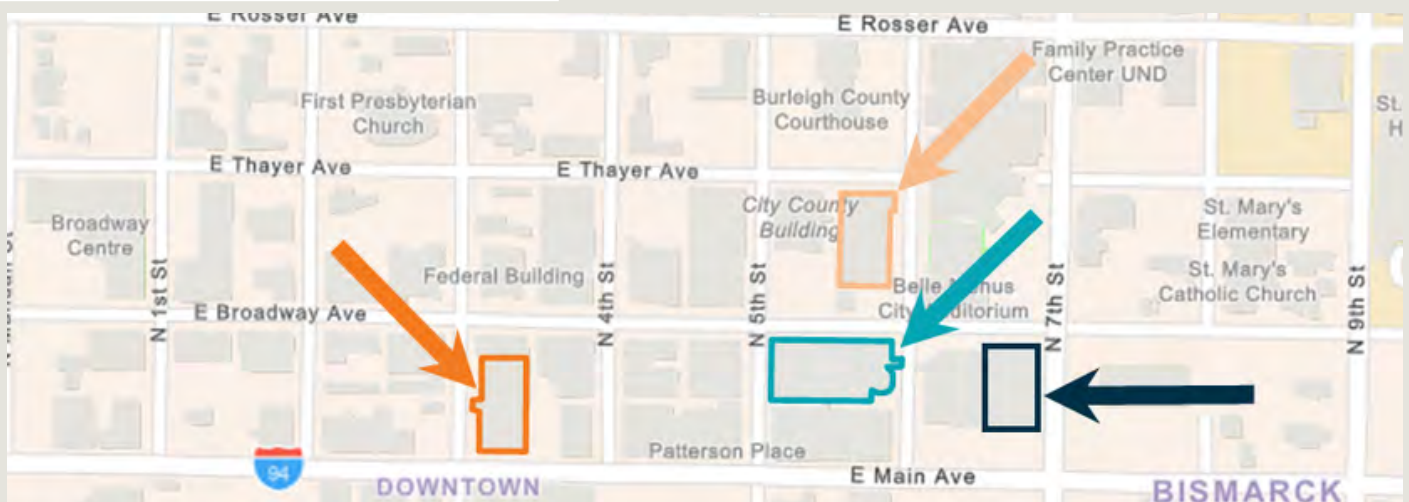


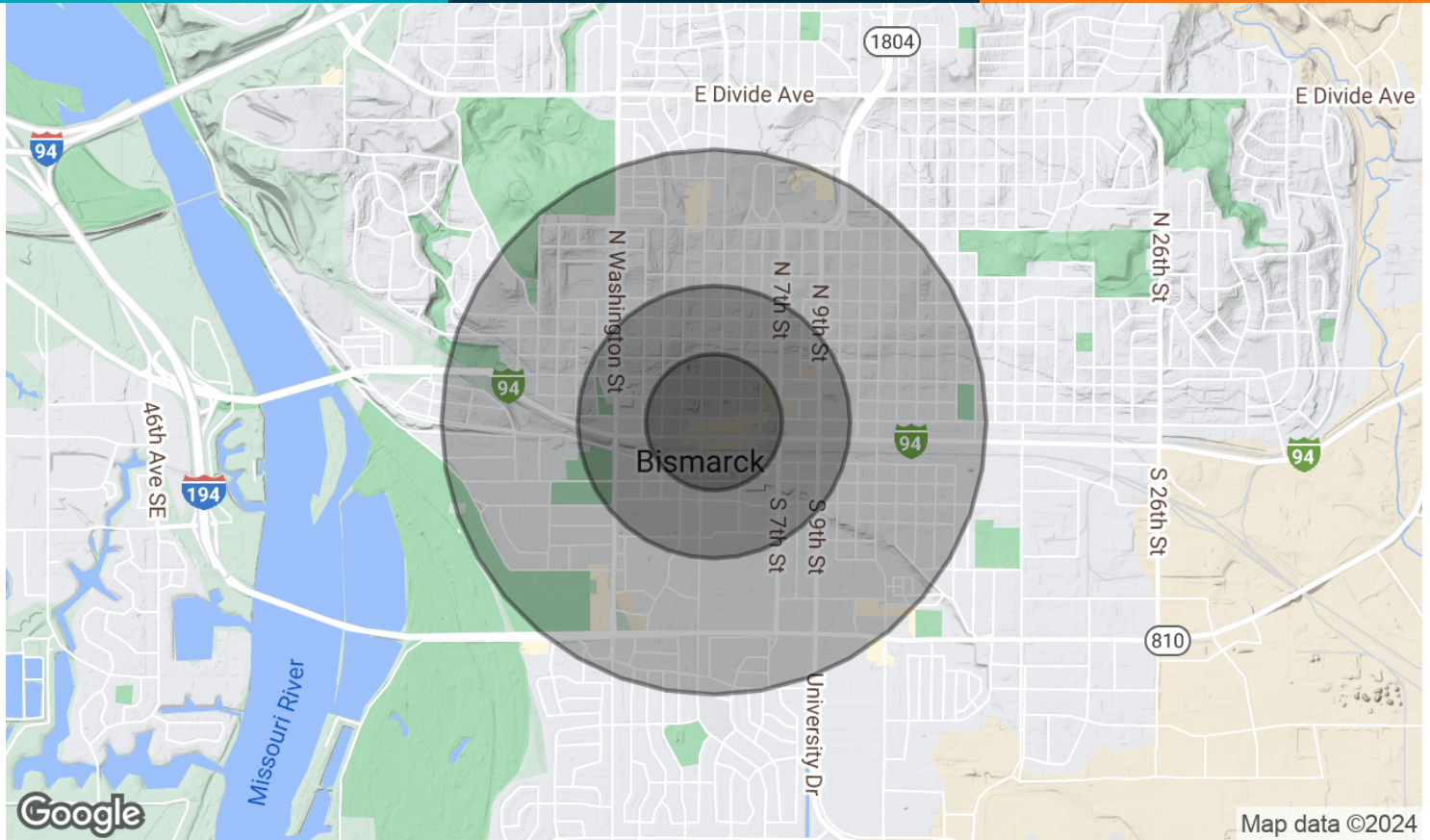
SIXTH & THAYER RAMP

- 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





| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 653 | 2,805 | 10,240 |
| Average Age | 32.9 | 33.9 | 37.3 |
| Average Age (Male) | 32.1 | 32.6 | 35.7 |
| Average Age (Female) | 44.2 | 41.9 | 41.9 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 495 | 1,741 | 5,725 |
| # of Persons per HH | 1.3 | 1.6 | 1.8 |
| Average HH Income | \$29,086 | \$42,809 | \$54,311 |
| Average House Value | \$109,143 | \$137,163 | \$179,257 |

* Demographic data derived from 2020 ACS - US Census



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