

# RETAIL FOR LEASE

2008 N 12TH ST | BISMARCK, ND





## PROPERTY OVERVIEW

High traffic retail property with State Street visibility. This property has great signage opportunities. Est. NNN \$4.00 psf.

\*Lease application may be required.

\*\*Contact listing agent for showing instructions.

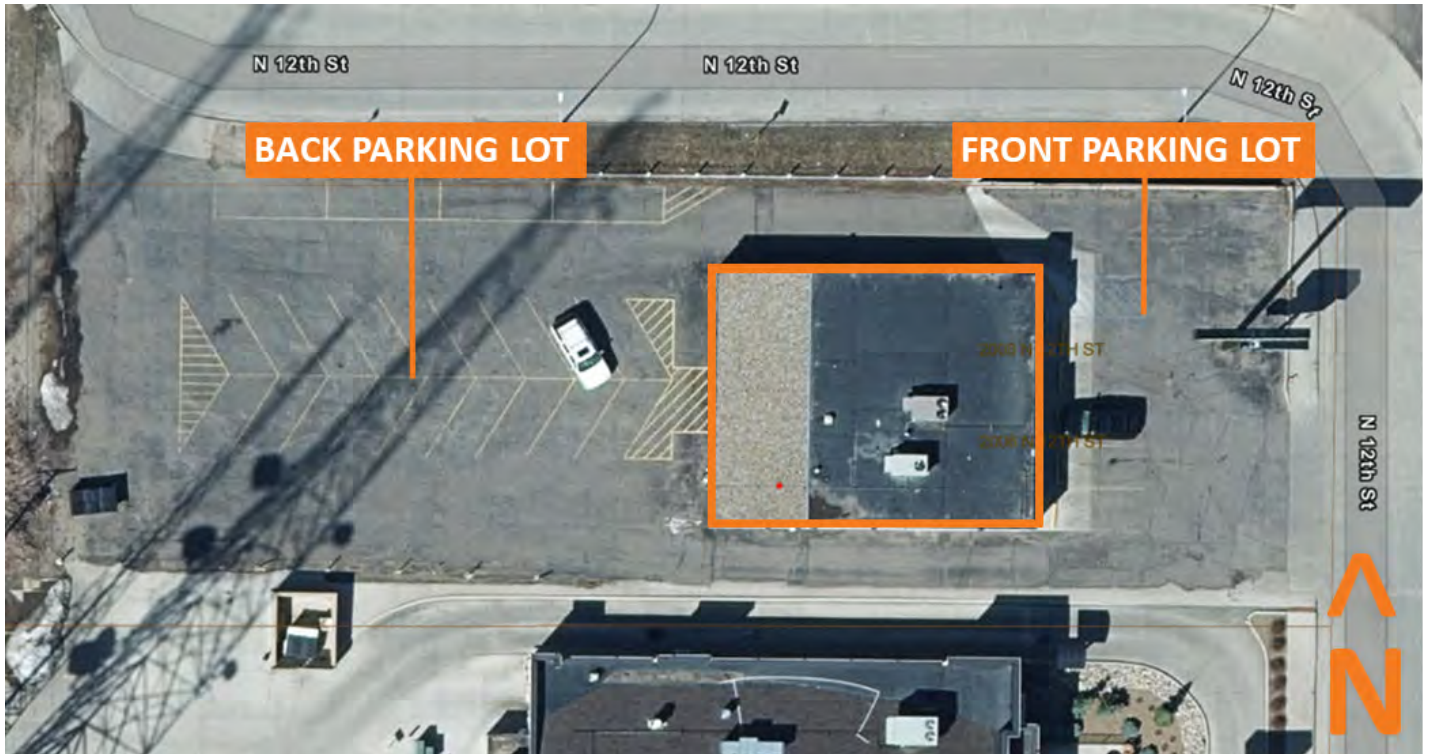
## PROPERTY HIGHLIGHTS

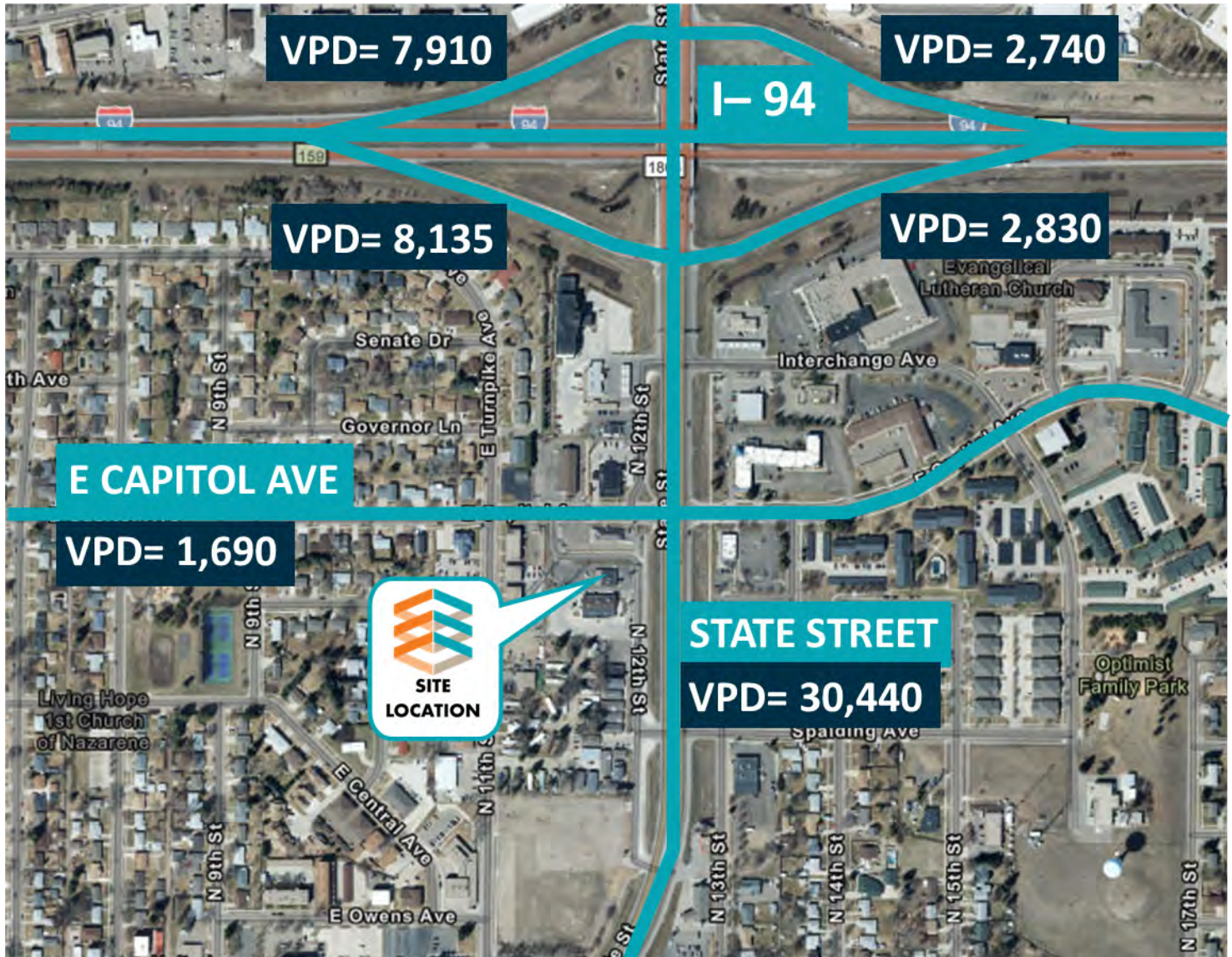
- Great visibility and high traffic
- Pylon sign and building signage opportunities
- Back employee entrance
- Open floor plan
- (1) private restroom
- Large store-front windows
- Front of building parking and large back parking lot
- Building co-tenant: Subway
- Taxes (2023): \$9,872.30

## OFFERING SUMMARY

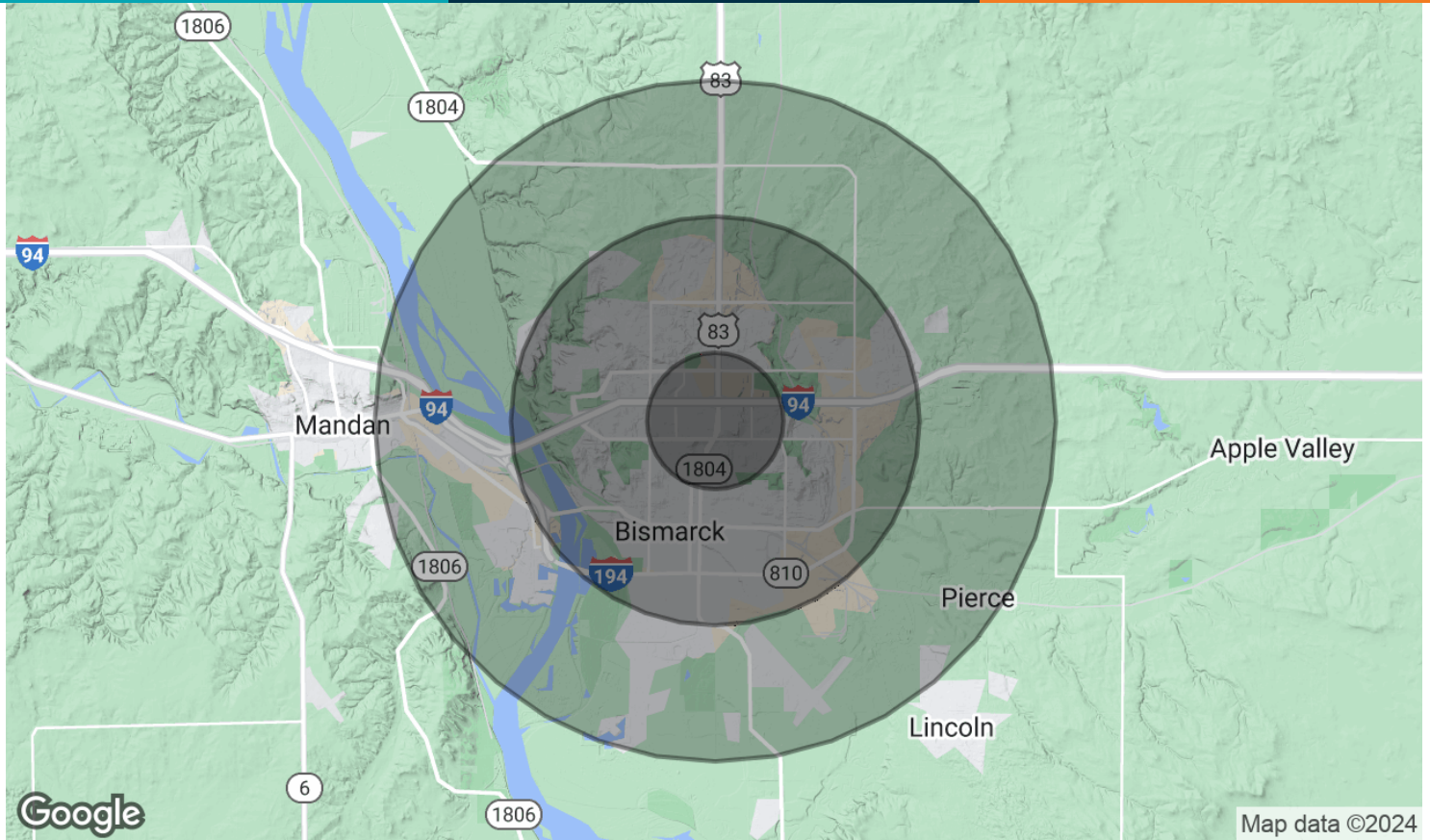
Lease Rate SF/Yr:	\$17.00 (NNN)
Leave Rate Monthly:	\$2,337.50
Building Size:	3,447 SF
Available SF:	1,650 SF
Lot Size:	24,080 SF
Year Built:	1969
Zoning:	CG
PID#:	0160-028-255
Tenant Responsibility:	Real Estate Taxes, Building Insurance, Common Area Expenses, All Utilities, and Renter's Insurance.
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation











POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,406	64,220	84,795
Average Age	40.3	38.1	38.0
Average Age (Male)	36.4	35.4	35.7
Average Age (Female)	45.1	41.9	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,917	29,116	37,345
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$55,045	\$56,661	\$62,697
Average House Value	\$152,674	\$138,031	\$147,864

\* Demographic data derived from 2020 ACS - US Census



# CRA

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