

# RETAIL FOR LEASE

202 & 208 E GREENFIELD LANE | BISMARCK, ND





## PROPERTY OVERVIEW

Area 57 is a master-planned, mixed-use development in Bismarck, ND. It's one of the most unique developments in all of central North Dakota. The environment at Area 57 incorporates living, shopping, and working, making the mixed-use buildings perfect for any type of commercial tenant. NNN est. at \$5.50/SF.

## PROPERTY HIGHLIGHTS

- First year base rent: \$9.00/RSF
- Street level retail/professional spaces
- Vanilla shell ready for tenant finishes
- \$25 /USF Tenant Improvement Allowance
- Ample parking in Lot
- Located in growing North Bismarck
- Suite 150 Offered as Turn-Key Office Suite

## OFFERING SUMMARY

Lease Rate SF/Yr:	\$18.00 (NNN)
Lease Rate Monthly:	\$2,748 - \$4,258.50 (NNN)
Building Size:	20,000 SF
Available SF:	1,832 - 2,950 SF
Year Built:	2020
Zoning:	PUD
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



## LEASE INFORMATION

Lease Type:	NNN; NN	Lease Term:	Negotiable
Total Space:	1,832 - 2,839 RSF	Lease Rate:	\$18.00 - \$28.47 SF/yr

## AVAILABLE SPACES

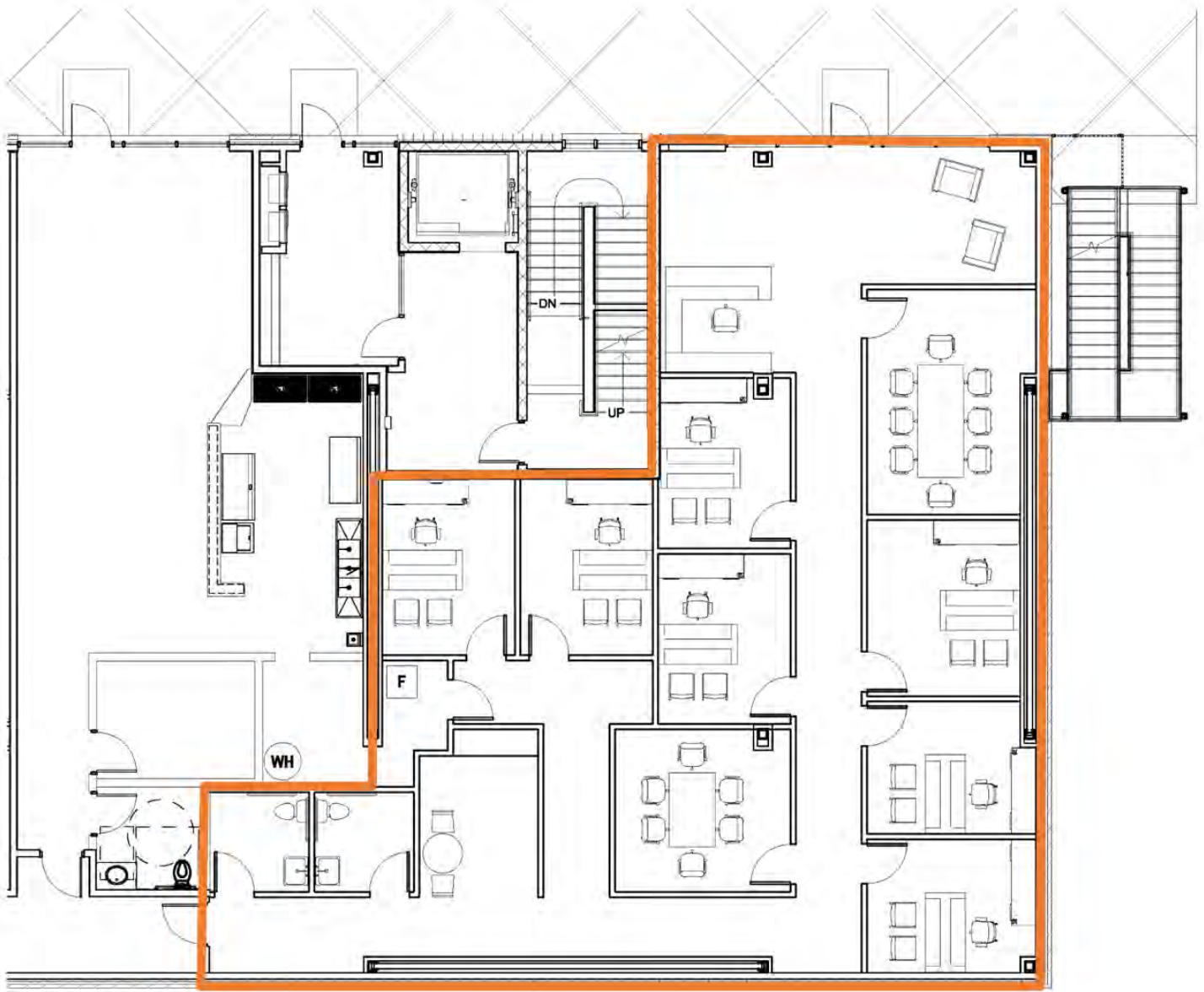
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
120	Available	2,640 SF	NNN	\$18.00 SF/yr	2,400 USF
150	Available	2,950 SF	Modified Net	\$7,000 per month	2,581 USF Turn-key office
120	Available	1,832 SF	NNN	\$18.00 SF/yr	1,665 USF



## 208 E Greenfield Ln, Unit 120 & 150



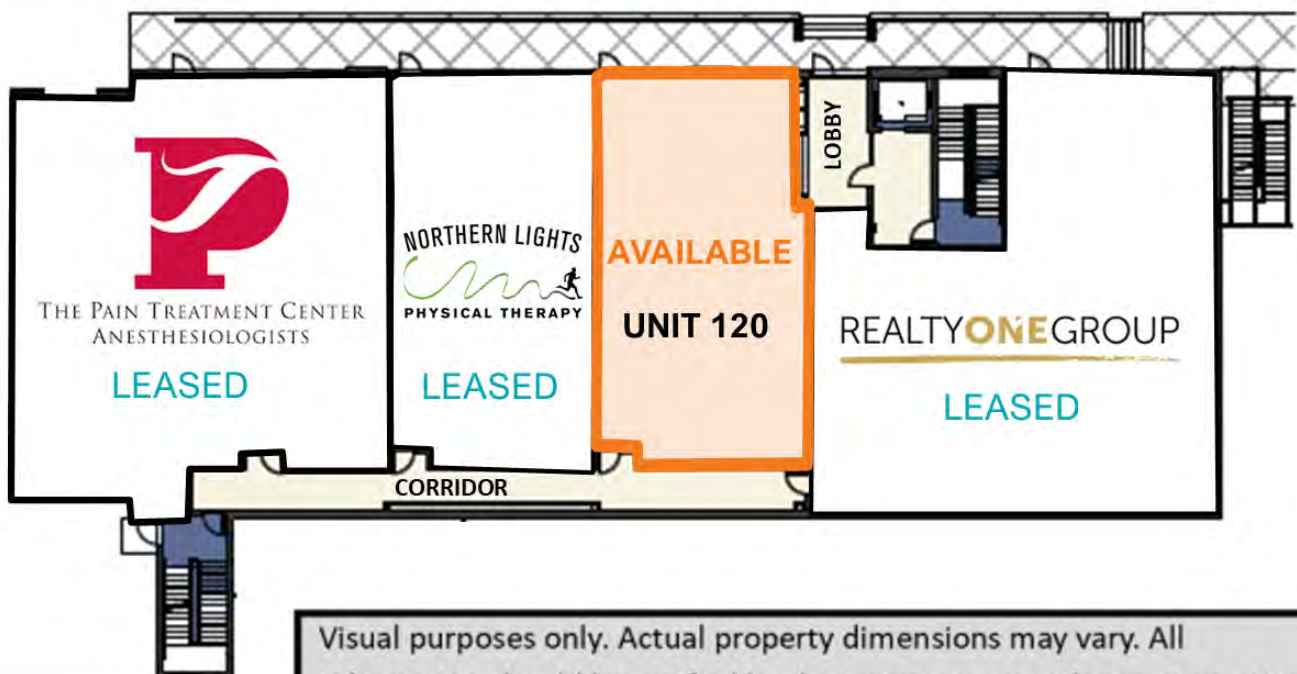
Visual purposes only. Actual property dimensions may vary. All information should be verified by the tenant or tenant's representatives.

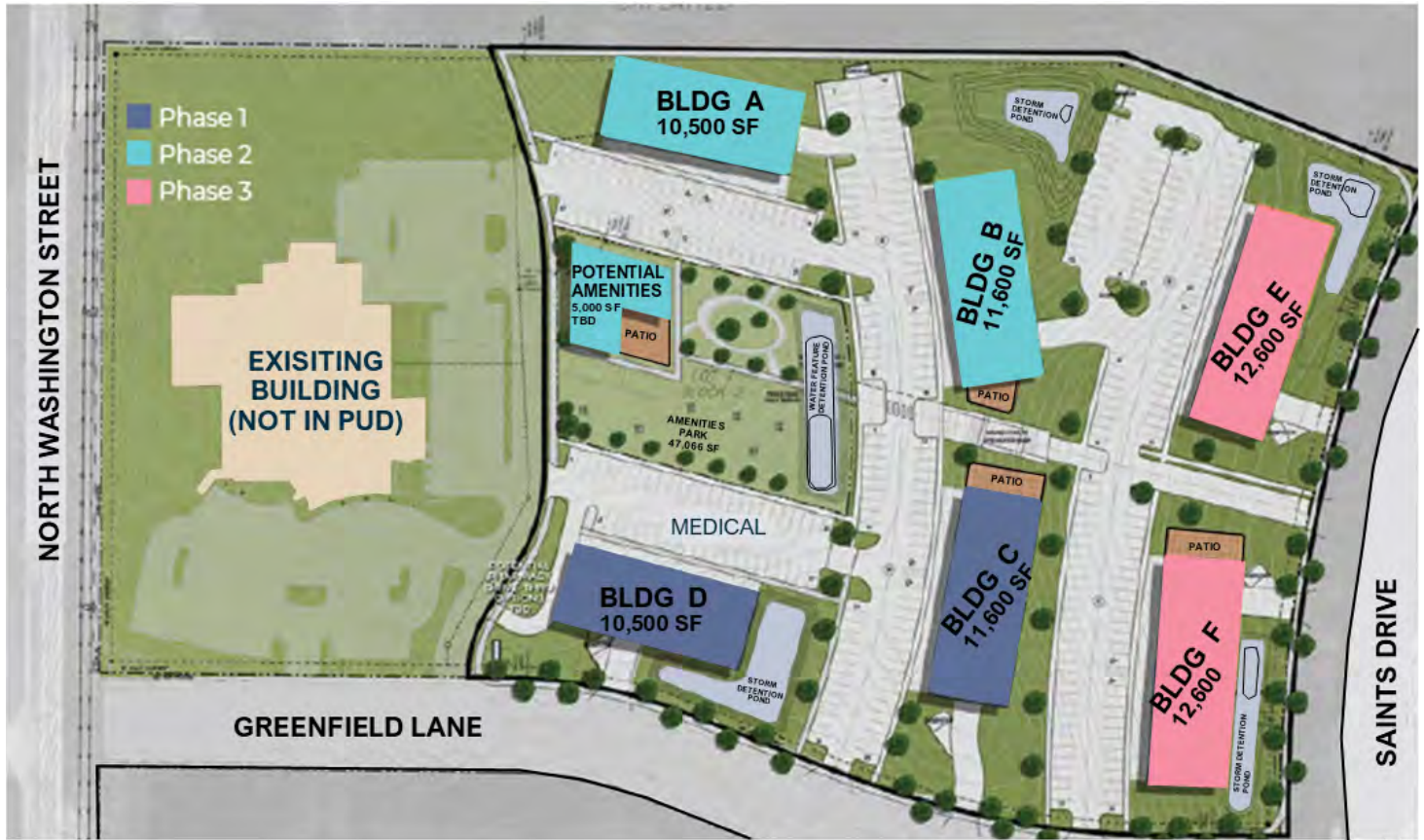


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## 202 E Greenfield Ln, Unit 120



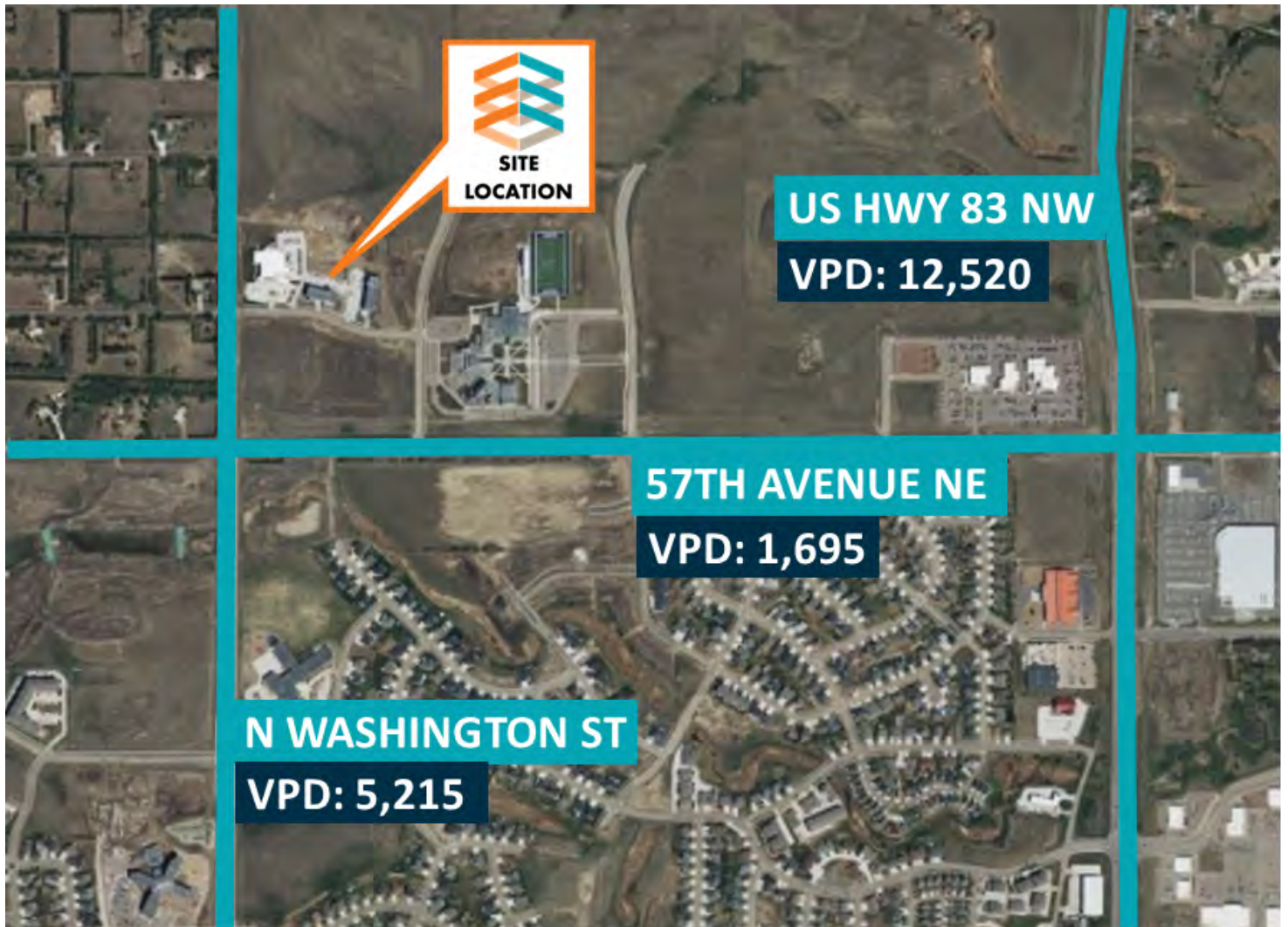


## Phase I

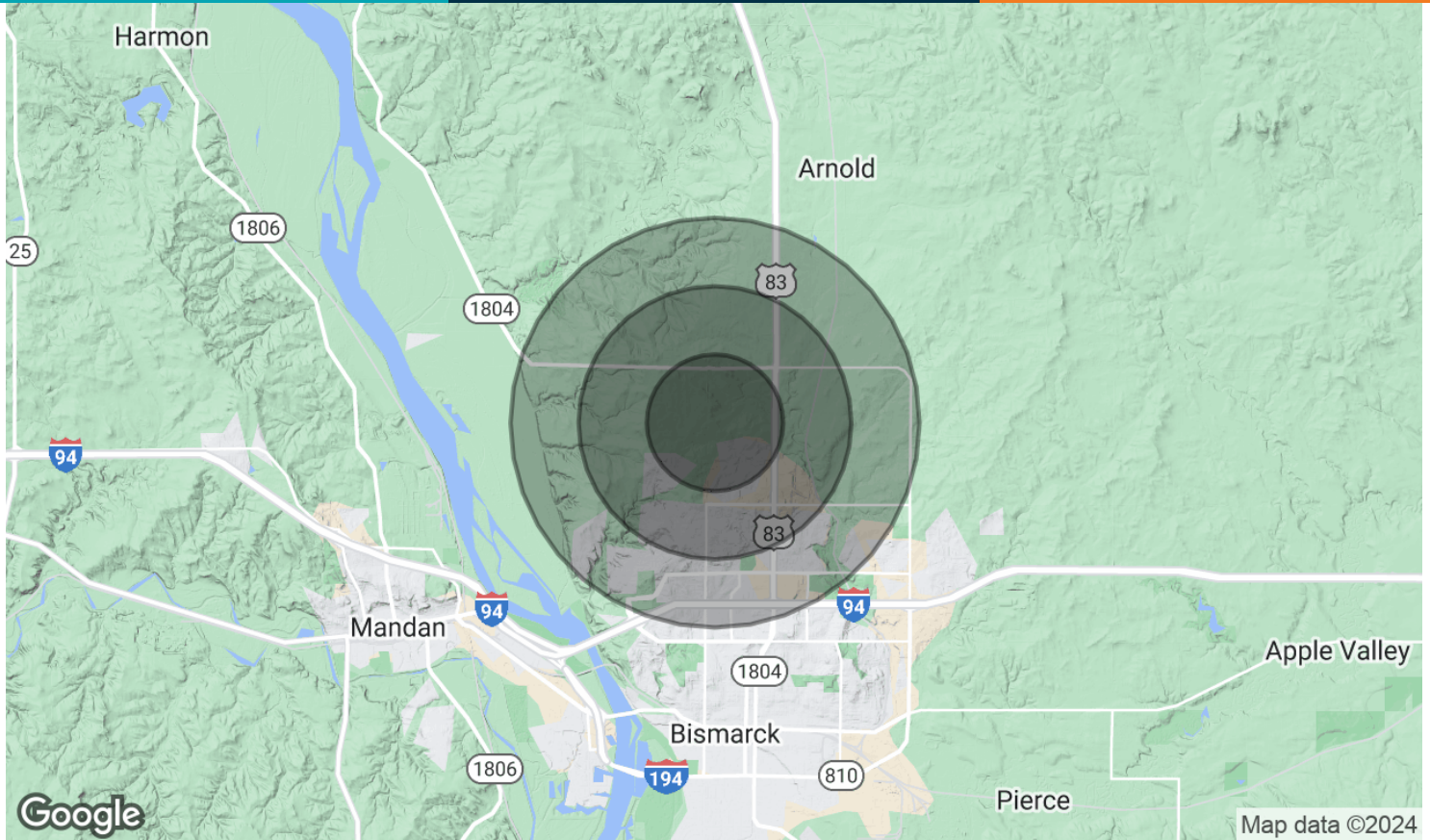
- **Building C** includes 27 apartments, both 1 and 2-story units, and 12,746 SF of commercial space.
- **Building D** includes 25 apartments and 8,728 SF of commercial space.

## Phase II

- **Building A** includes 42 apartments and 9,000 SF of commercial space.
- **Building B** includes 45 apartments and 9,700 SF of commercial space.







POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,699	12,207	28,062
Average Age	34.1	40.2	40.0
Average Age (Male)	34.1	38.7	37.8
Average Age (Female)	34.3	41.3	41.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,014	5,019	12,770
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$133,408	\$116,800	\$99,476
Average House Value	\$387,444	\$341,574	\$307,988

\* Demographic data derived from 2020 ACS - US Census



# CRA

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