

Retail Building for Lease

4301 Ottawa Street - Bismarck, ND

Bismarck, ND



Property Information

- ◆ 1,000 - 12,000 sf Available
- ◆ (2) Drive-thrus Available
- ◆ New Construction
- ◆ Vanilla Shell delivery
- ◆ \$30 psf TI allowance
- ◆ Traffic Counts:
 - ◇ 9,365 vpd - 43rd Avenue NE
 - ◇ 24,895 vpd - Highway 83
- ◆ **\$32 - \$36 psf NNN + CAM**



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
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Area Demographics

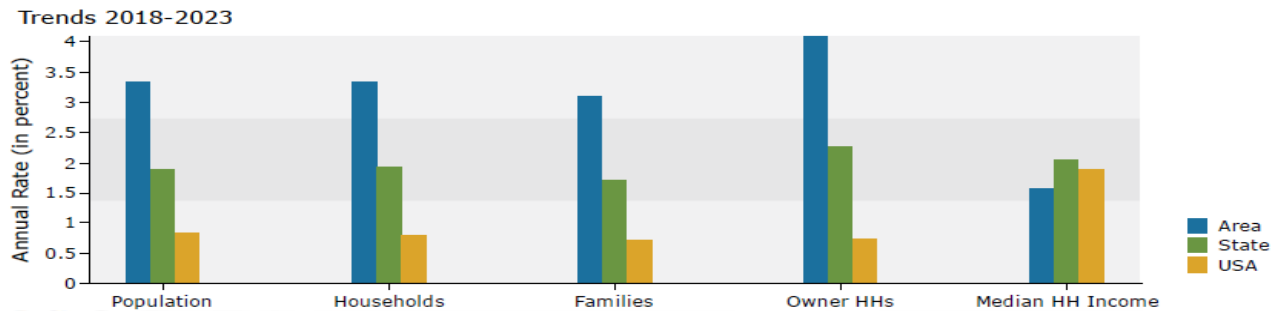
Retail Space for Lease

Demographics (2018)

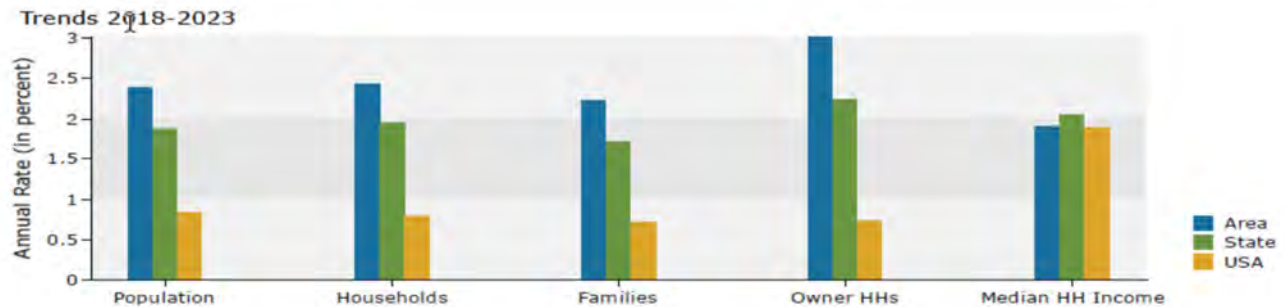
	1-mile Radius	3-mile Radius	5-mile Radius
Population	8,015	50,600	82,540
Number of Households	2,108	17,443	29,372
Owner Occupied HH	2,023	13,425	21,793
Average HH Income	\$90,979	\$85,768	\$82,346
Daytime Population	5,905	27,448	67,129
Number of Businesses	356	1,879	4,588

Demographic Growth (Area, State, & National)

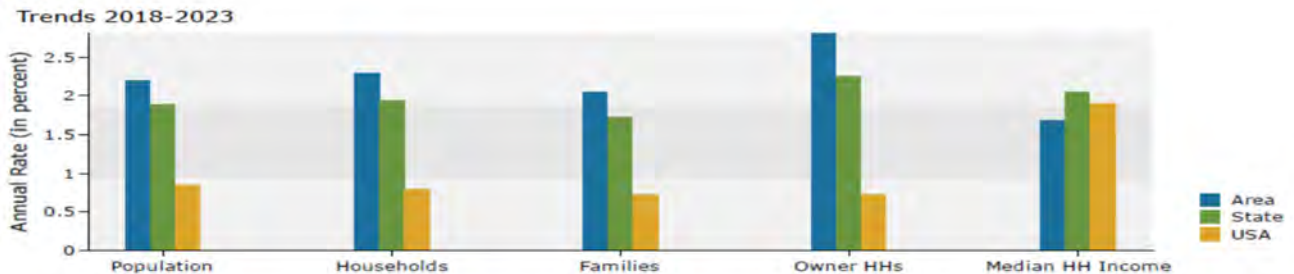
1 mile



3 miles



5 miles



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Bismarck Aerial Map

Retail Space for Lease

Northern Bismarck



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