

# Retail Space for Lease



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

4550 Ottawa Street - Bismarck, North Dakota



## Lease Rate Negotiable

### Property Information

- ◆ 1,500 sf w/ patio available
- ◆ Drive-thru available
- ◆ Estimated delivery April / May 2024

### Area Information

- ◆ Co-tenant is Aveda Salon
- ◆ Located in north Bismarck in area of new growth
- ◆ Easy access to State Street & 43rd Avenue NE
- ◆ Close to CashWise Foods, Walmart, Hay Creek Shops, Starbucks, SkyZone, Cumbi Cookies, & CycleBar



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# Property Information

Retail Space for Lease

## Concept Design



## Area Demographics

Radius	1-Mile	3-Mile	5-Mile
Population:	7,483	47,941	79,814
Number of Households:	2,979	20,050	33,912
Average Household Income:	\$106,893	\$104,815	\$98,032
Households w/ \$50K+ Income:	2,043	14,090	22,567
Percent of Population w/ Assoc. Degree +:	58.9%	58.5%	52.7%
Number of Employees:	5,627	30,044	68,549
Number of Businesses:	354	1,891	4,619



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