

# Midtown Plaza Suites for Lease



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

212 / 216 S Broadway - Minot, North Dakota



## Lease Rate Negotiable

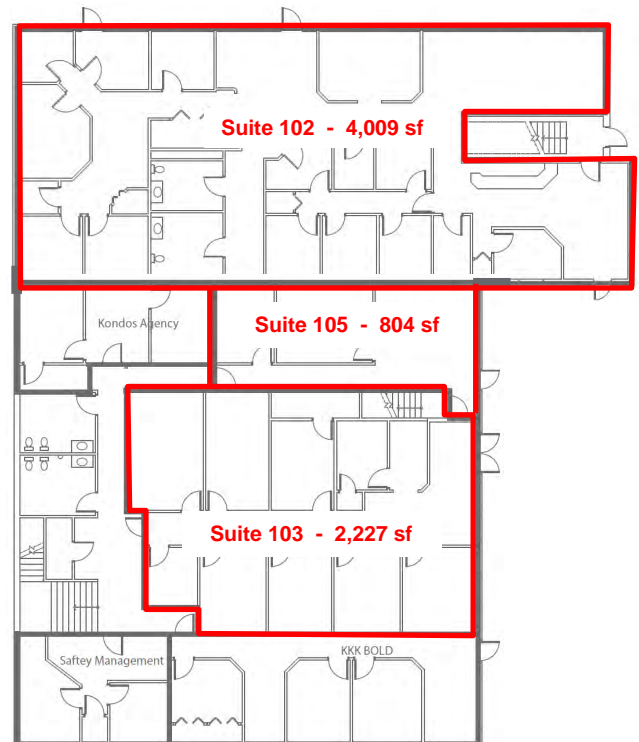
- ◆ Gross lease rate + utilities

## Available Spaces

- ◆ **Suite 102** - 4,009 sf *(can be demised)*
  - ◆ Space 1 - 1,175 sf
  - ◆ Space 2 - 1,050 sf
  - ◆ Space 3 - 1,550 sf
- ◆ **Suite 103** - 2,227 sf w/ 9 private offices
- ◆ **Suite 105** - 804 sf

## Property Highlights

- ◆ 1st floor suites
- ◆ Located 1 block north of the Trinity Hospital
- ◆ Located on the signalized intersection of S Broadway and 2nd Avenue SW
- ◆ 22,660 vpd along S Broadway (2022)
- ◆ Large parking lot



**Duemelands Commercial Real Estate**  
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Phone: (701) 221-2222  
[www.duemelands.com](http://www.duemelands.com)

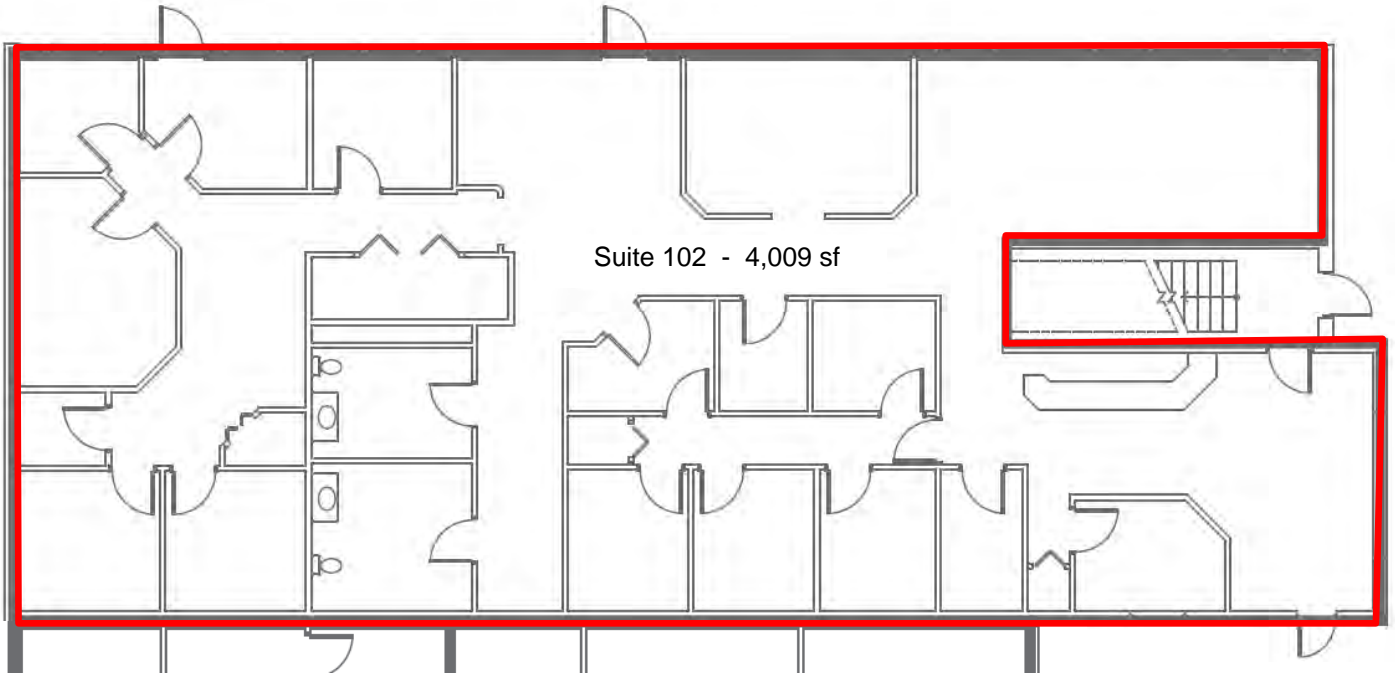
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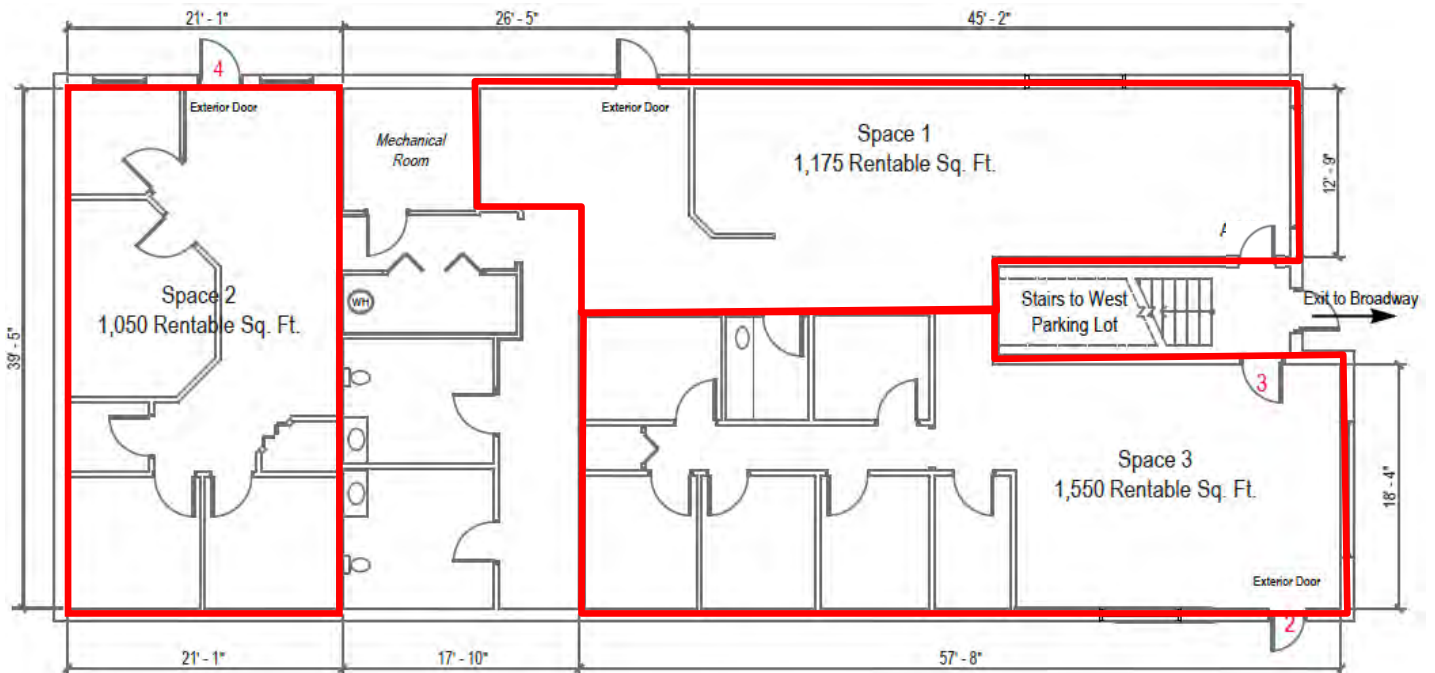
# Suite 102 Floorplan

Midtown Plaza

## Current Layout



## Alternative Layout



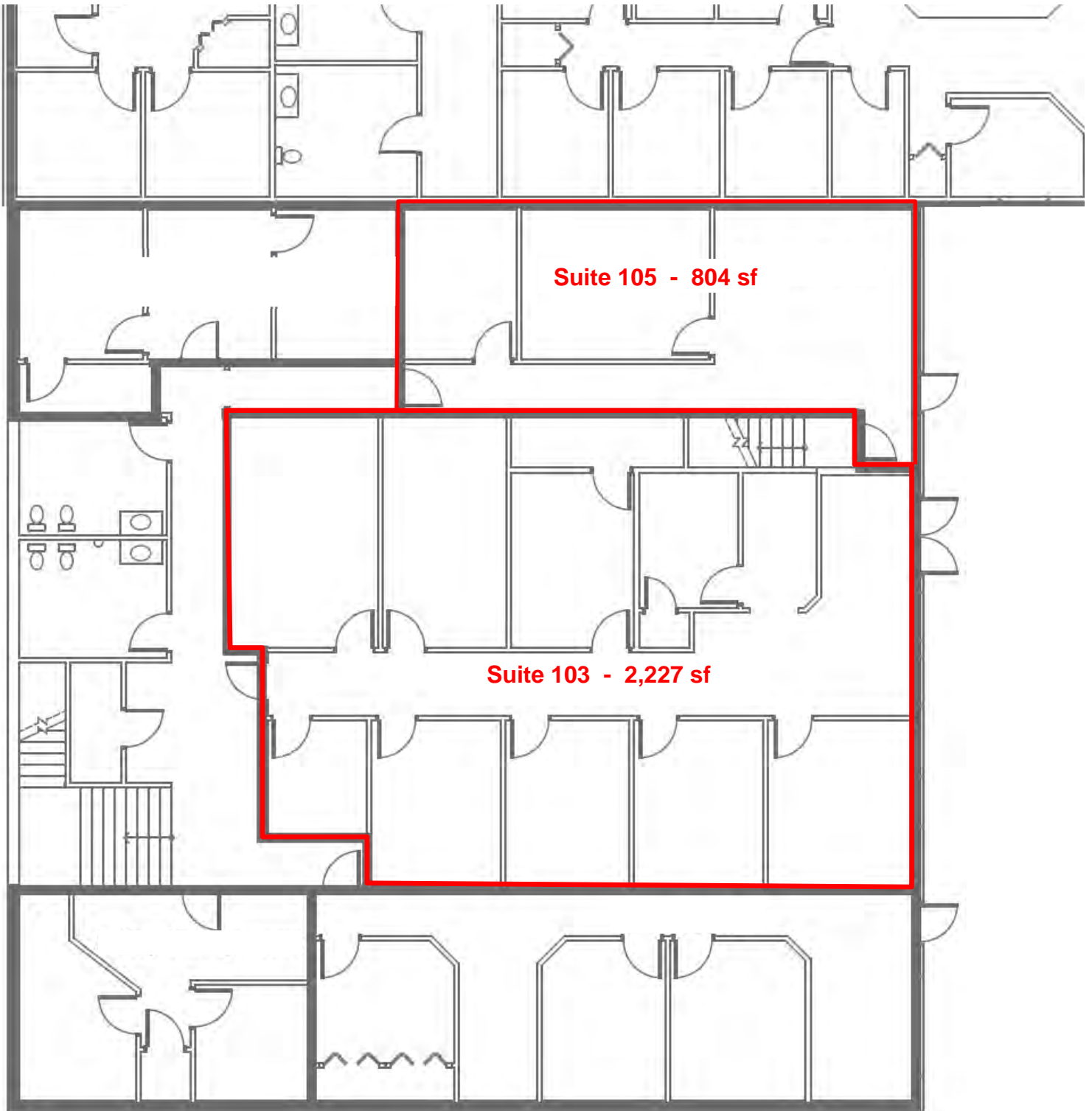
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# Suite 103 & 105 Floorplan

Midtown Plaza



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# Property Aerials

## Midtown Plaza



### Area Demographics

Radius	1-Mile	3-Mile	5-Mile
<b>Population:</b>	10,248	47,693	53,416
<b># of Households:</b>	4,369	20,735	23,159
<b>Ave. Household Income:</b>	\$87,561	\$101,900	\$104,397
<b>Households w/ \$50K+ Income:</b>	2,783	14,203	15,999
<b>% of Population w/ Assoc. Degree +:</b>	38.1%	43.1%	43.4%
<b># of Employees:</b>	12,608	33,378	36,491
<b># of Businesses:</b>	786	2,400	2,687



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