

FOR LEASE

FORMER WENDY'S BISMARCK, ND

900 E Bismarck Expy, Bismarck, ND 58504

 **BUILDING AREA**
2,812 SF

 **ZONING**
MA - LIGHT INDUSTRIAL

 **LOT SIZE**
0.70 ACRES (30,470 SF)

 **YEAR BUILT**
1985

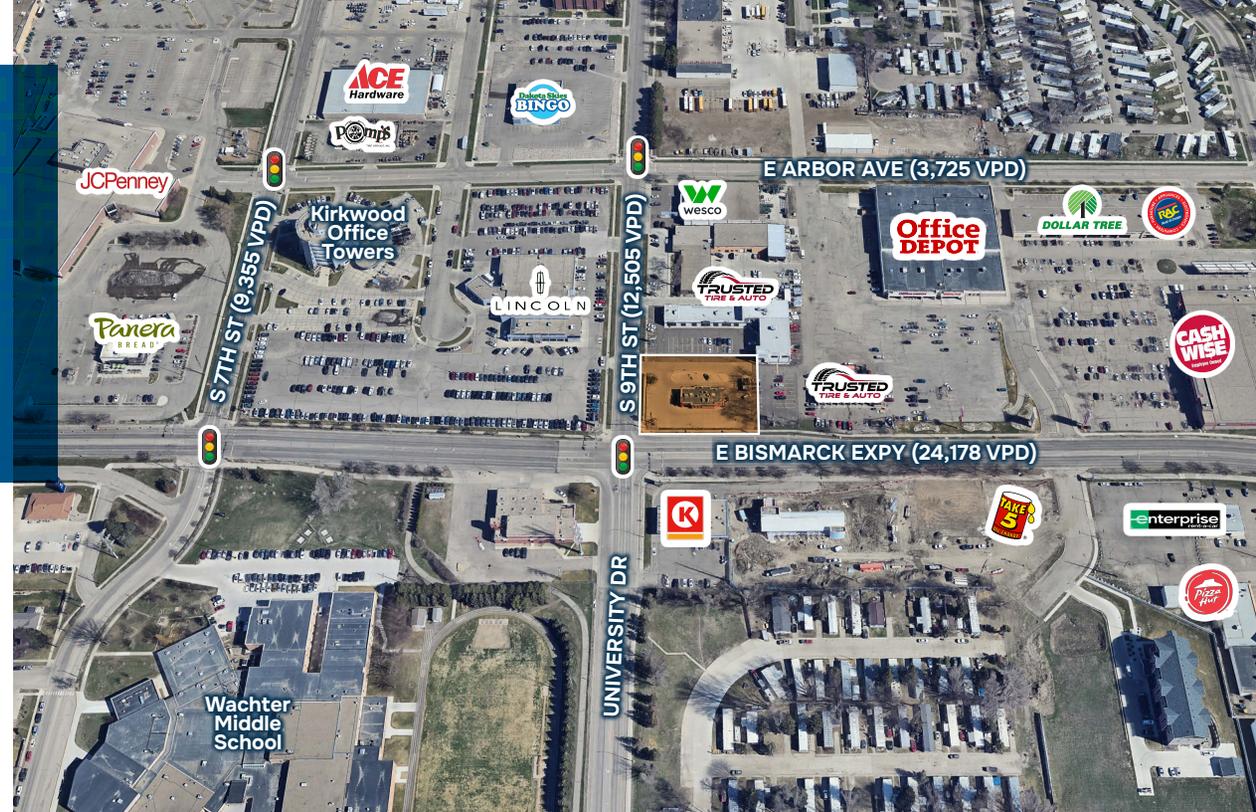
 **PRICING**
CALL FOR PRICING

 **TOTAL 5-MILE DAYTIME POP.**
103,160

 **AVERAGE 5-MILE HH INCOME**
\$106,220

STRENGTHS

- Strong daily **traffic counts** in the area
- Existing **drive-thru** already built and operational
- Highly visible **pylon signage**



JILL DUEMELAND, CCIM
President & CEO
701.471.8996 | jill@duemelands.com

APRIL EIDE, CCIM
VP of Brokerage
701.391.8220 | april@duemelands.com

 **DUEMELANDS**
COMMERCIAL REAL ESTATE