

American Bank Center NW Branch

1615 Burnt Boat Dr. - Bismarck, ND

1,949 sf - \$29.00 psf + \$5.50 psf CAM / \$5,604 mo.



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Executive Summary for Lease

Address:	1615 Burnt Boat Dr. - Bismarck, ND
Date Available:	Available Now
Approximate SF:	1,949 sf
Lease Rate:	29.00 psf NNN / \$5,604 mo.
Estimated NNN:	\$5.50 psf
Lease Term:	10 Year Term
Parking:	Abundant On-Site

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



Lease Price: \$29 psf NNN

- ◆ \$5.50 psf NNN
- ◆ Space Available: 1,949 sf
- ◆ \$20 psf TI Allowance after Warm Shell w/ 2 Restrooms
- ◆ Ample Front Door Parking
- ◆ High Traffic Area
- ◆ Great Visibility Corner
- ◆ Signage on 2 Sides of Building and Pylon!
- ◆ 10 Yr. Lease Term

Potential Uses:

- ◆ Food / Restaurant
- ◆ Medical
- ◆ Retail
- ◆ Spa
- ◆ Professional Office



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VEHICLES PER DAY

33,129



	1 MILES	3 MILES	5 MILES
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6,154	53,235	99,697
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2020 POPULATION



6,094	63,506	105,963
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DAYTIME POPULATION



294	3,153	5,101
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BUSINESSES



3,825	46,065	70,730
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EMPLOYEES



\$100,094	\$84,705	\$84,512
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HOUSEHOLD INCOME



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Site Plan

Great Signage for Tenant!

Potential Patio



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**Great Pylon
Signage Visibility
In front of
33,000+ VPD!**

**Potential For
Outdoor Patio Area!**



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Mandan, ND



MDU RESOURCES
COMMUNITY BOWL



Divide Ave

Exit 159

Tyler Pkwy



LOWE'S

DOLLAR TREE

PETSMART

BEST BUY

KOHL'S

OLD NAVY

TJ-maxx

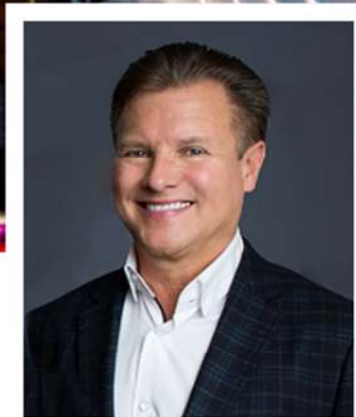
Century Ave

Country West Rd



DANIEL COMPANIES

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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.