

Former Restaurant Outlot for Sale



DUEMELANDS
COMMERCIAL REAL ESTATE

2301 15th St SW - Minot, North Dakota

-priced to Sell!



Price: \$499,000
Reduced Price: \$399,000

Property Information

- ◆ Building Area: 3,147 sf
- ◆ Land Area: 30,377 sf
- ◆ Zoning: C-4
- ◆ Signage: Pole Sign

Location Information

- ◆ Located on Dakota Square Mall ring road with strong co-tenancy
- ◆ Easy access to 16th Street SW (18,130 vpd) & Highway 2 (16,120 vpd)



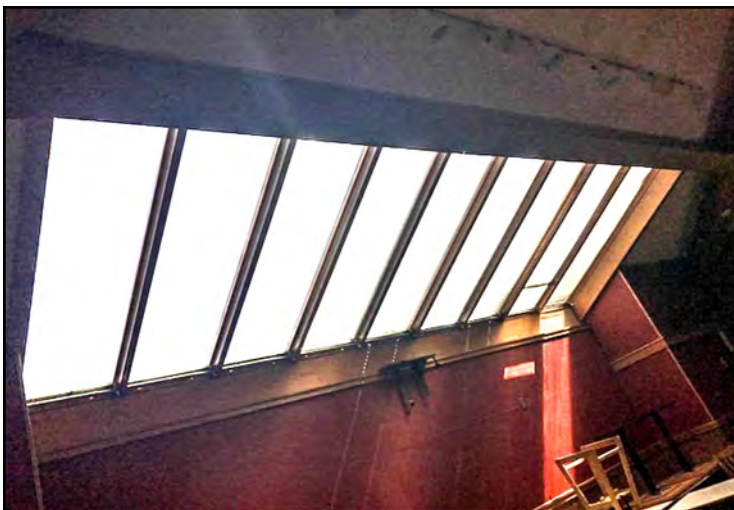
Duemelands Commercial Real Estate
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Property Pictures

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Area Information and Aerial

Former Restaurant Outlot

Area Information

	1-mile Radius	3-mile Radius	5-mile Radius
♦ Population	7,821	37,317	53,414
♦ Number of Households	3,813	16,342	23,008
♦ Average HH Income	\$97,526	\$84,641	\$85,139
♦ Number of Businesses	517	2,015	2,519
♦ Number of Employees	7,463	27,113	34,195

Minot Highlights

- ♦ 4th largest city in North Dakota
- ♦ Within eastern edge of Bakken Shale Formation
- ♦ Located at junction of main arterial Highway 2 (east-west) & Highway 83 (north-south)

Area Traffic Counts

- ♦ 16th Street SW: 18,130 vpd
- ♦ Highway 2: 16,120 vpd
- ♦ Highway 83: 9,965 vpd



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