

# Daybreak Retail Center

2705 Sunset Dr. - Mandan, ND

1,250 - 2,500 SF / \$21.00 psf NNN



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# Executive Summary for Lease

<b>Address:</b>	2705 Sunset Dr. - Mandan, ND
<b>Property Name:</b>	The Daybreak Retail Center
<b>Date Available:</b>	Fall 2018
<b>Lease Term:</b>	Minimum 5 years
<b>Lease Rate:</b>	\$21.00 psf NNN
<b>Approximate SF:</b>	1,250 - 2,500 can be subdivided
<b>Parking:</b>	On-Site
<b>Tenant Responsibilities:</b>	Utilities, Interior Maintenance, Prorata share of building insurance, taxes, and snow removal
<b>Landlord Responsibilities:</b>	Structural Walls, and Roof
<p>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.</p>	

## 2017 POPULATION

	1 MILE	3 MILE	5 MILE
	2,395	17,442	30,086

## AVERAGE HH INCOME

	1 MILE	3 MILE	5 MILE
	\$67,056	\$71,342	\$89,479

## MEDIAN AGE

	1 MILE	3 MILE	5 MILE
	47.9	39.7	39.2

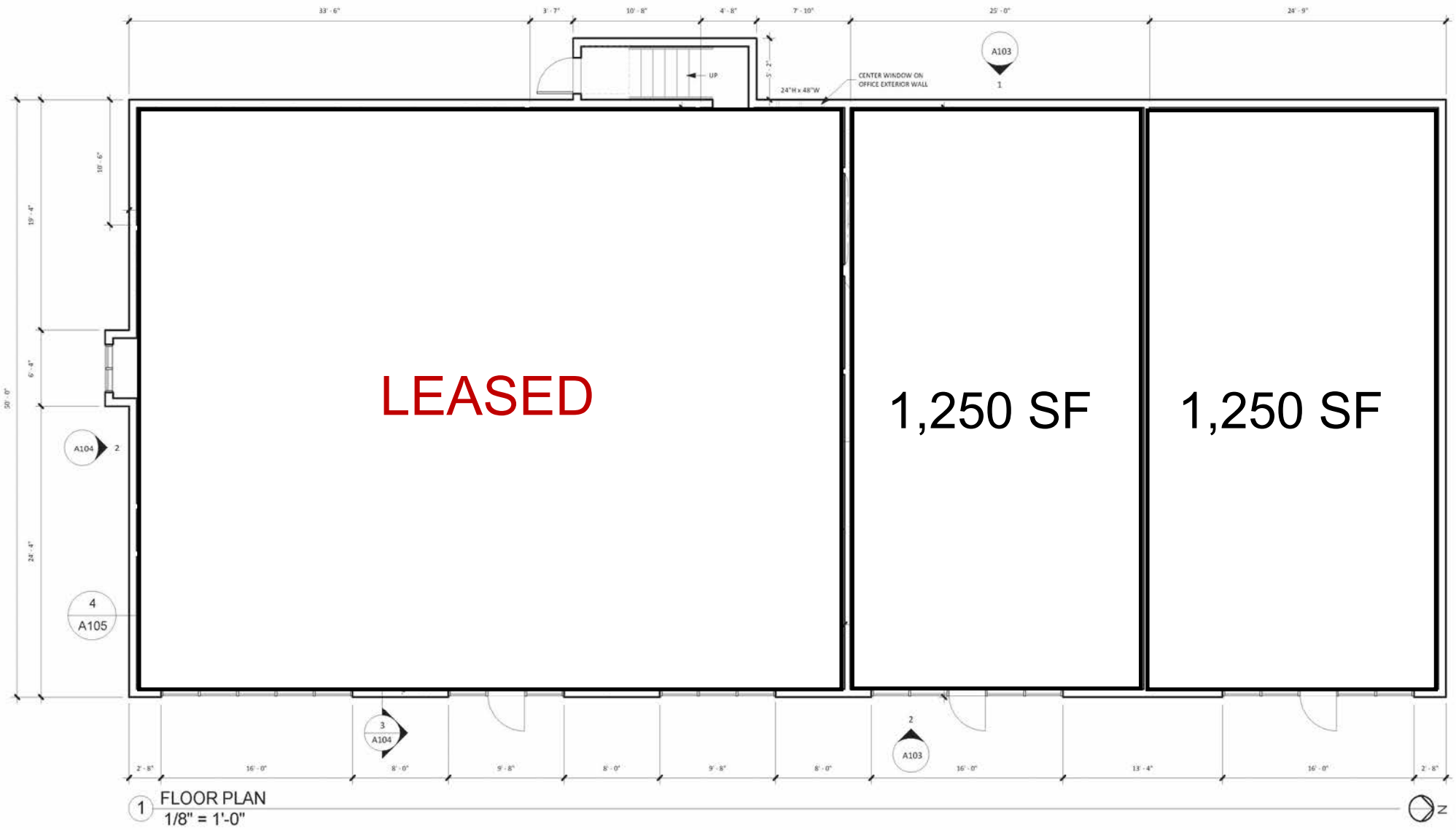


## Lease Rate: \$21.00 psf NNN

- Estimated \$4.50 CAM
- Restricted Uses include coffee and shakes
- Next to Arby's
- Near the newly developed Bennigan's restaurant
- Request landlord shell conditions
- Easy access to Interstate 94 and Old Red Trail
- Subject to recorded easements, covenants, and restrictions
- High visibility
- Great signage opportunity on building
- Ample parking for employees and customers





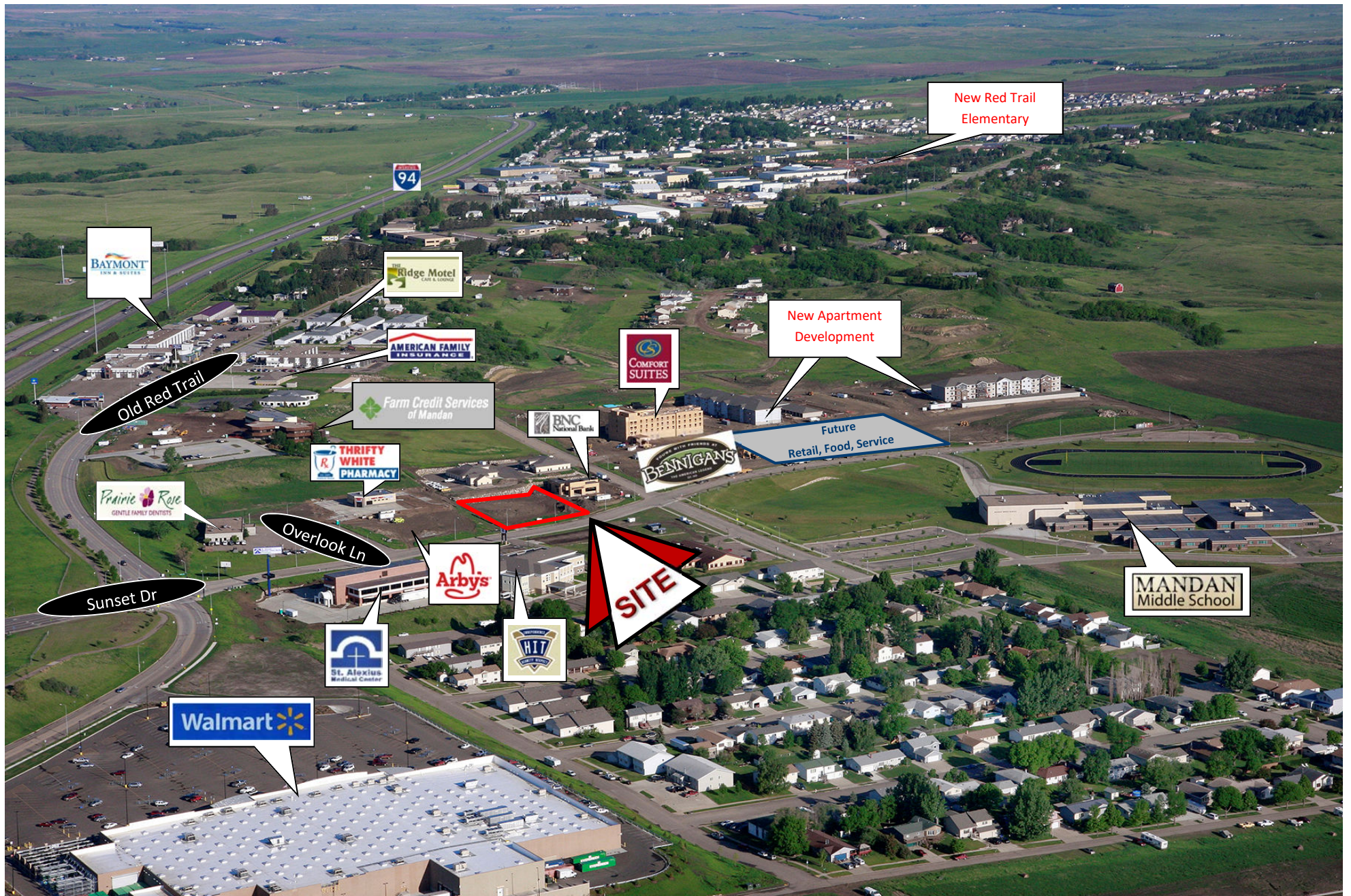


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CCIM, Broker

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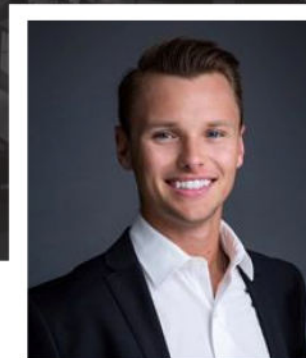
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