

# Retail Building for Lease



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

4301 Ottawa Street - Bismarck, North Dakota

Bismarck, ND



## Lease Details

- ◆ **Lease Rate:** \$32.00 - \$36.00 psf
- ◆ **Lease Type:** NNN
- ◆ **CAM:** TBD
- ◆ **TI Allowance:** \$30.00 psf

## Property Information

- ◆ 1,000 - 12,000 sf Available
- ◆ Drive-thru Available
- ◆ New Construction
- ◆ Vanilla Shell delivery
- ◆ Traffic Counts:
  - ◇ 9,365 vpd - 43rd Avenue NE
  - ◇ 24,895 vpd - Highway 83

## Demographics (2018)

Statistic by Radius	1-mile	3-mile	5-mile
◆ <b>Population</b>	8,015	50,600	82,540
◆ <b>Number of Households</b>	2,108	17,443	29,372
◆ <b>Average HH Income</b>	\$90,979	\$85,768	\$82,346
◆ <b>Number of Employees</b>	5,905	27,448	67,129
◆ <b>Number of Businesses</b>	356	1,879	4,588



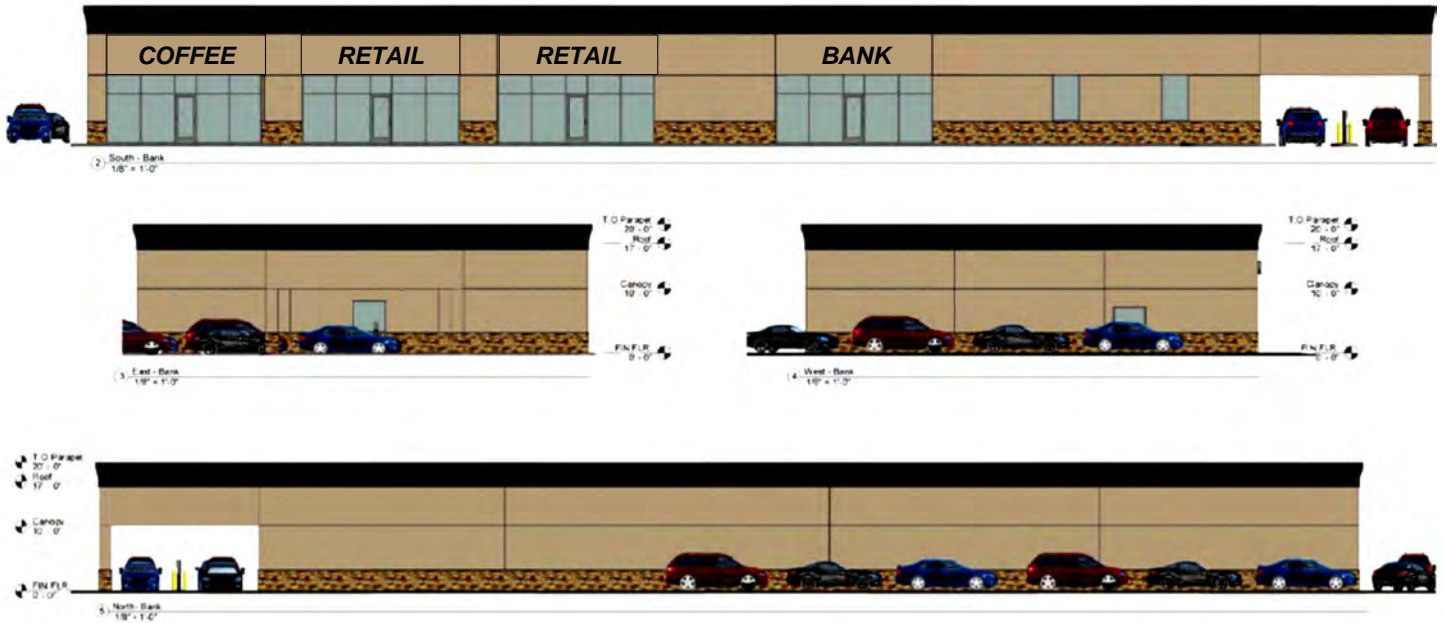
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# Site Plan and Elevations

Retail Space for Lease



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# Bismarck Aerial

Retail Space for Lease

## Northern Bismarck



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