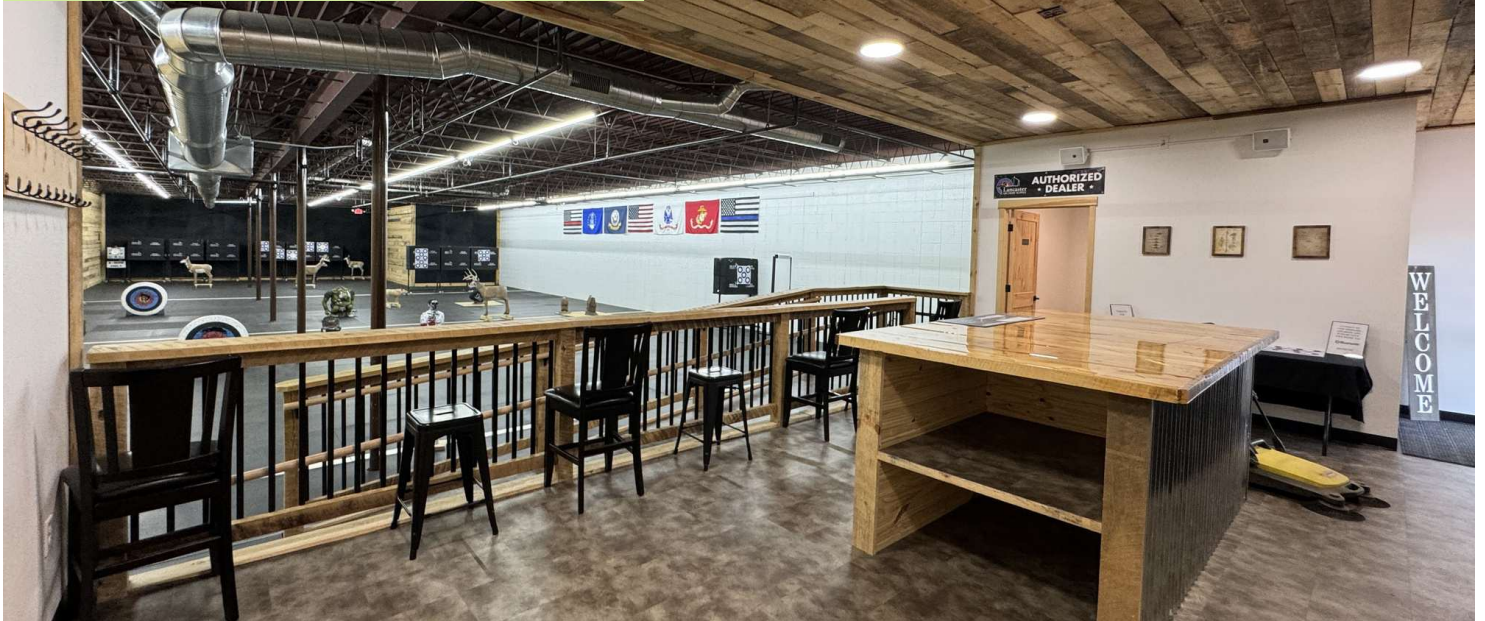


FOR LEASE - OPEN COMMERCIAL SPACE



1122B NORTH 3RD STREET, UNIT H, BISMARCK

PROPERTY DESCRIPTION

Located in a prime central Bismarck location with high foot traffic exposure, this 5,400 SF finished, conditioned open concept property is an ideal space for retail or office use. The 44' x 118' open space offers versatility, complemented by an 8' x 10' office with a closet and a 12' x 16' utility room equipped with a mop sink and closet. Additionally, the property features men's and women's ADA compliant restrooms, a 400 Amp Main Breaker, 3 Phase Power, bolt-on panelboards, a fire sprinkler system, and a 15' clearance ceiling height. With rear double doors and a glass storefront, this space is designed to meet your business needs.

PROPERTY HIGHLIGHTS

- 44' x 118' Mostly Open Space
- 8' x 10' Office w/Closet
- 12' x 16' Utility Room
- Utility Closet w/Mop Sink
- Men's & Women's ADA Compliant Restrooms
- 18' Roof Deck, 15' Clearance Ceiling Height

OFFERING SUMMARY

Lease Rate:	\$12.00 PSF (+ \$0.80 Merchant Fees)
Lease Space:	5,400 SF
Lease Term:	5 Year Minimum Lease
Zoning:	CA - Light Commercial
Parking:	Ample Front Door Parking
Landlord Responsibilities:	Building Structure, Roof/Building Insurance
Tenant Responsibilities:	Base Rent, Utilities, Merchant Fees, Pro Rata Share of Annual Increase in Property Tax Bill

- Fire Sprinkler System
- Bolt-On Panelboards, 208y/120v 4 Wire
- 400 Amp Main Breaker, 3 Phase Power
- Rear Double Door to Alley Way



George Yineman
Broker/President

George@risepropertybrokers.com
c: 701.319.3000

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No warranty or guarantee is made as to the accuracy of the information.*

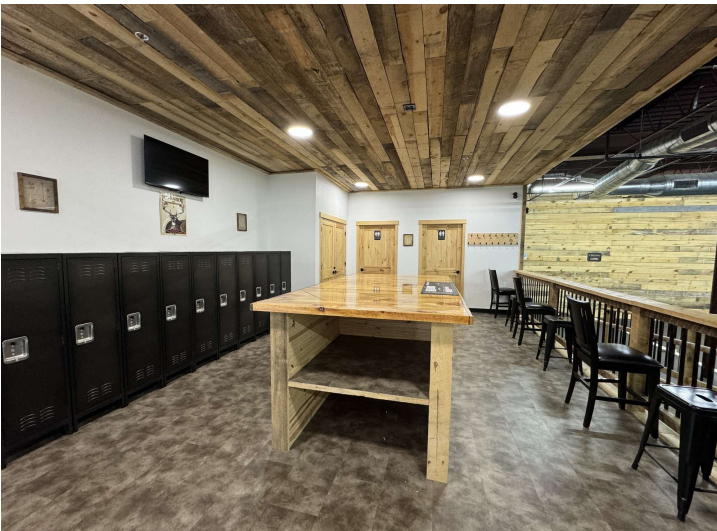
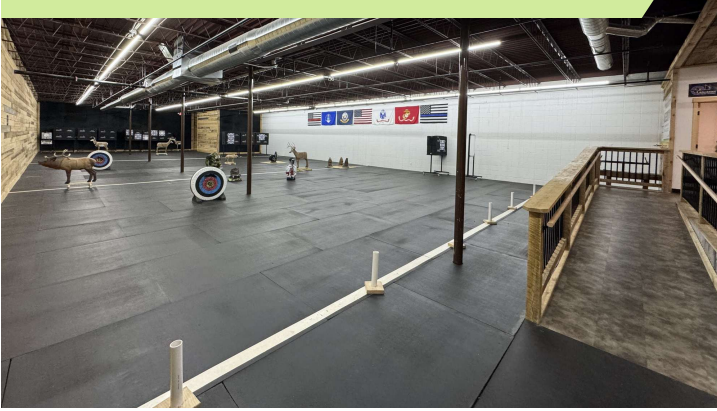
RISE PROPERTY BROKERS

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Lease Rate: \$12 PSF + \$0.80 Merchant Fees
- Lease Space: 5,400 SF
- Lease Term: 5 Year Minimum Lease
- Prime Central Bismarck Location
- High Foot Traffic Exposure in Strip Mall
- 44' x 118' Mostly Open Space
- 8' x 10' Office w/Closet
- 12' x 16' Utility Room
- Utility Closet w/Mop Sink
- Men's & Women's ADA Compliant Restrooms
- 400 Amp Main Breaker
- 3 Phase Power
- Bolt-On Panelboards
- 208y/120v 4 Wire
- Rear Double Door to Alley Way
- 18' Roof Deck
- 15' Clearance Ceiling Height
- Fire Sprinkler System
- Glass Storefront
- Tenant Responsibilities: Base Rent, Utilities, Merchant Fees, Pro Rata Share of Annual Increase in Property Tax Bill
- Landlord Responsibilities: Building Structure, Roof and Building Insurance



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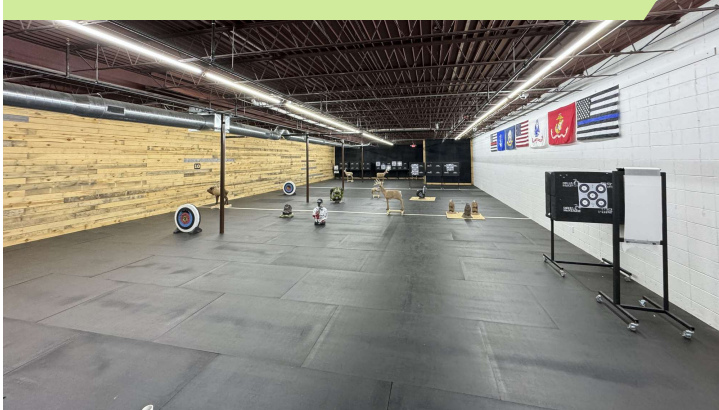
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PROPERTY PHOTOS



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ARROWHEAD PLAZA LOT & TENANTS



ARROWHEAD PLAZA TENANTS

- Arrowhead Cleaners & Laundry
- Arrowhead Plaza Drug
- Elevate Canine Academy
- Family Dollar
- Hallmark
- Plaza Beer Depot
- Roots Boutique & Salon
- The Enrichment Garden
- The Uniform Center
- Walrus Restaurant

AREA BUSINESSES

- Heritage Center
- Lady J's Catering & Decor
- McQuades Softball Complex
- Mighty Missouri Coffee Company
- Multiple Churches
- Saint Mary's Middle School
- State Capitol Complex
- Tom O'Leary Golf Course
- Will-Moore Elementary
- YMCA



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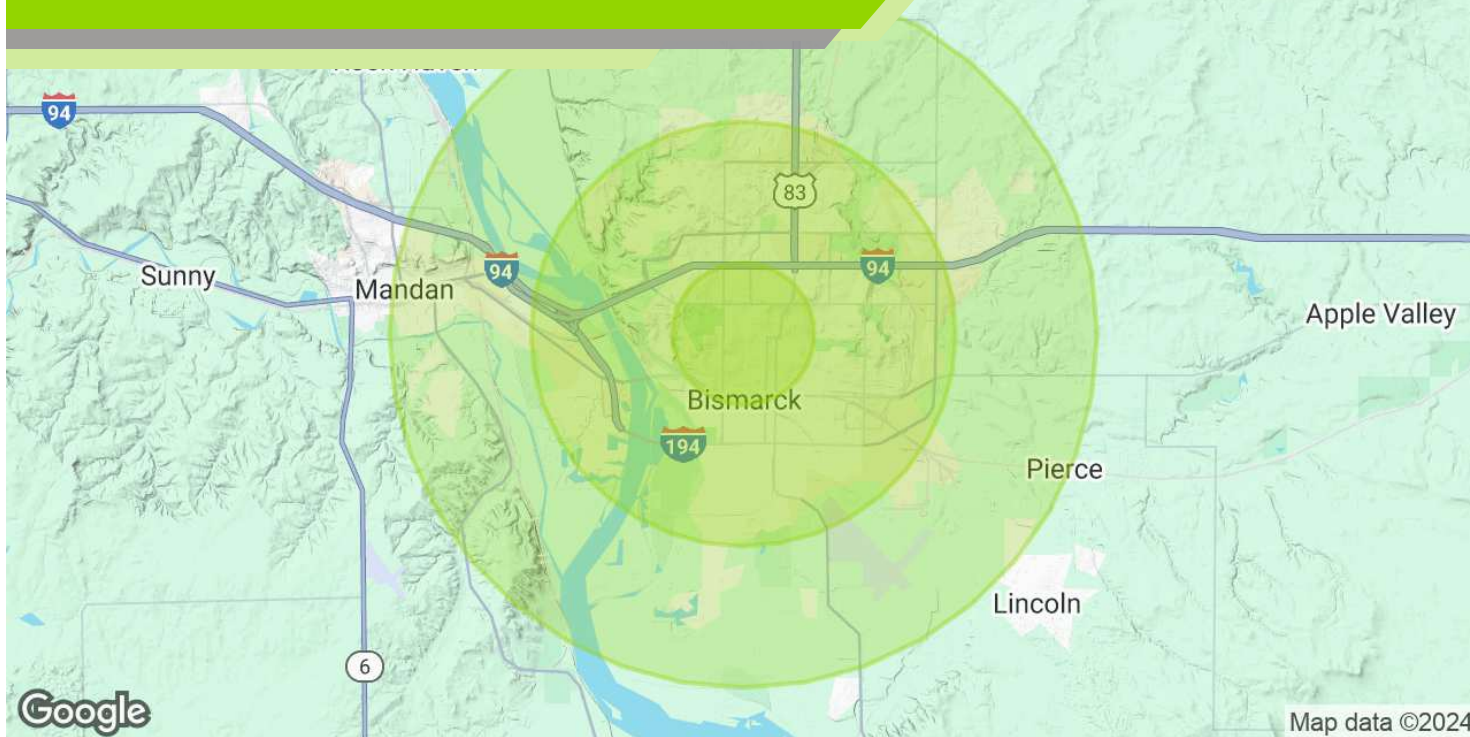
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DEMOGRAPHIC SUMMARY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,502	69,162	98,661
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	43	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,453	30,432	41,986
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$79,384	\$91,330	\$95,922
Average House Value	\$247,955	\$306,348	\$311,840

Demographics data derived from AlphaMap



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RISE PROPERTY BROKERS

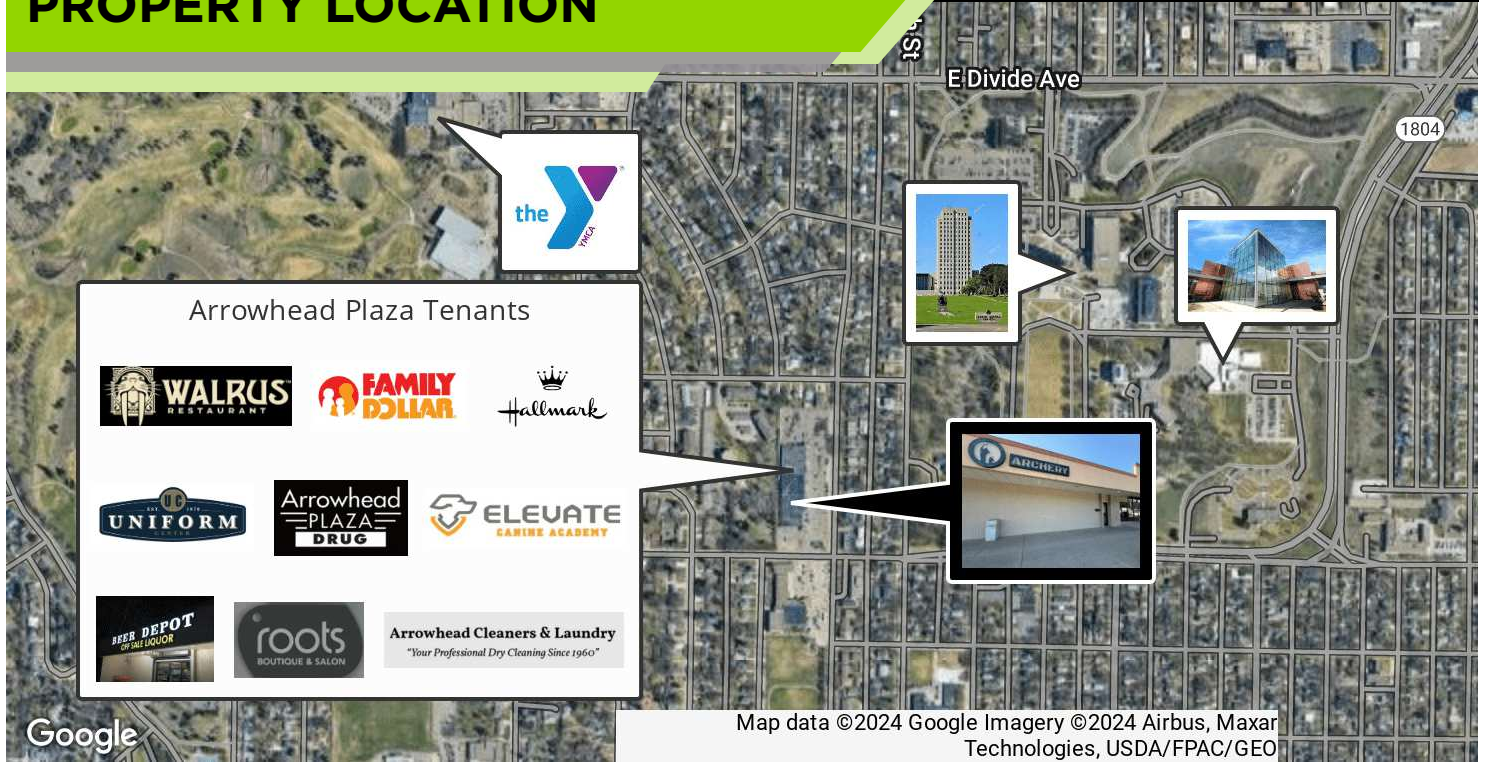
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PROPERTY LOCATION



LOCATION OVERVIEW

In the Heart of Central Bismarck

Located on the NW Corner of Boulevard Ave and 3rd St

North of St. Mary's Middle School

Near State Capital Complex, YMCA

Five Blocks from Downtown Bismarck

Located on the City Bus Route Stop

High Foot Traffic Exposure in Strip Mall



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Marketing Strategist



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