

American Bank Center NW Branch

1615 Burnt Boat Dr. - Bismarck, ND
2,009 sf - \$29.00 psf + \$5.50 psf CAM



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VEHICLES PER DAY

33,129



	1 MILES	3 MILES	5 MILES
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6,390

54,073

99,918

2018 POPULATION



6,449

65,764

108,309

DAYTIME POPULATION



300

3,178

5,131

BUSINESSES



3,965

45,891

72,138

EMPLOYEES



\$94,832

\$78,619

\$80,460

HOUSEHOLD INCOME

Potential Patio



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Executive Summary for Lease

Address:	1615 Burnt Boat Dr. - Bismarck, ND
Date Available:	Available Now
Lease Term:	10 Year Term
Lease Rate:	29.00 psf NNN
Approximate SF:	2,009
Parking:	On-Site
Estimated NNN:	\$5.50 psf

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: 2,009 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:

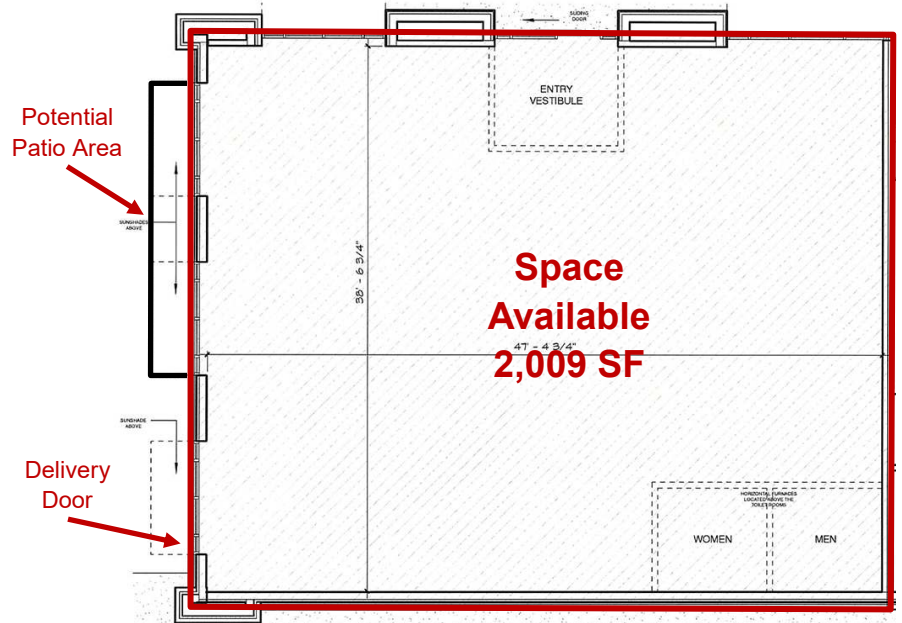
- Spa
- Retail
- Medical
- Food / Restaurant
- Professional Office



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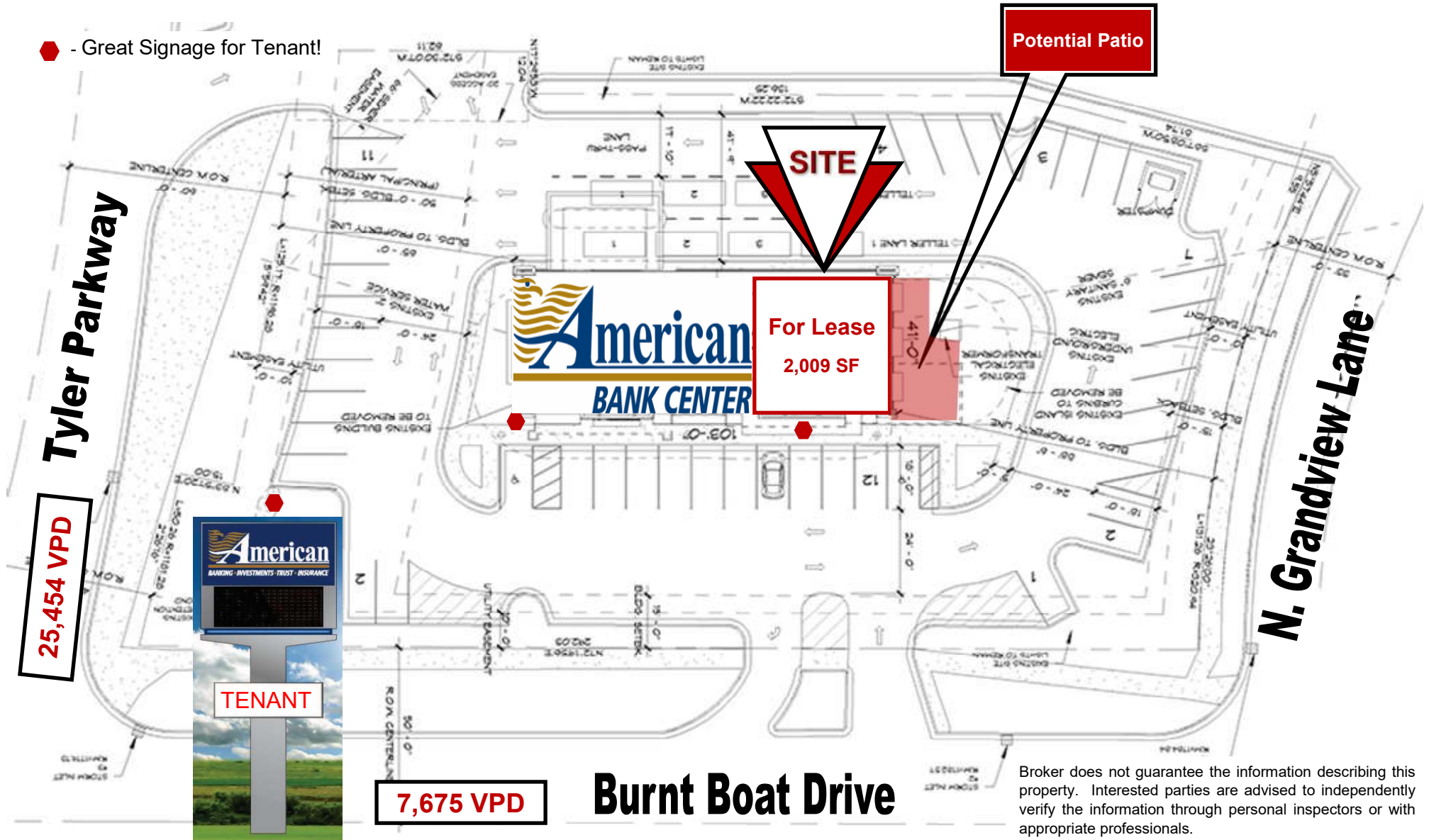
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Site Plan

◆ - Great Signage for Tenant!



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

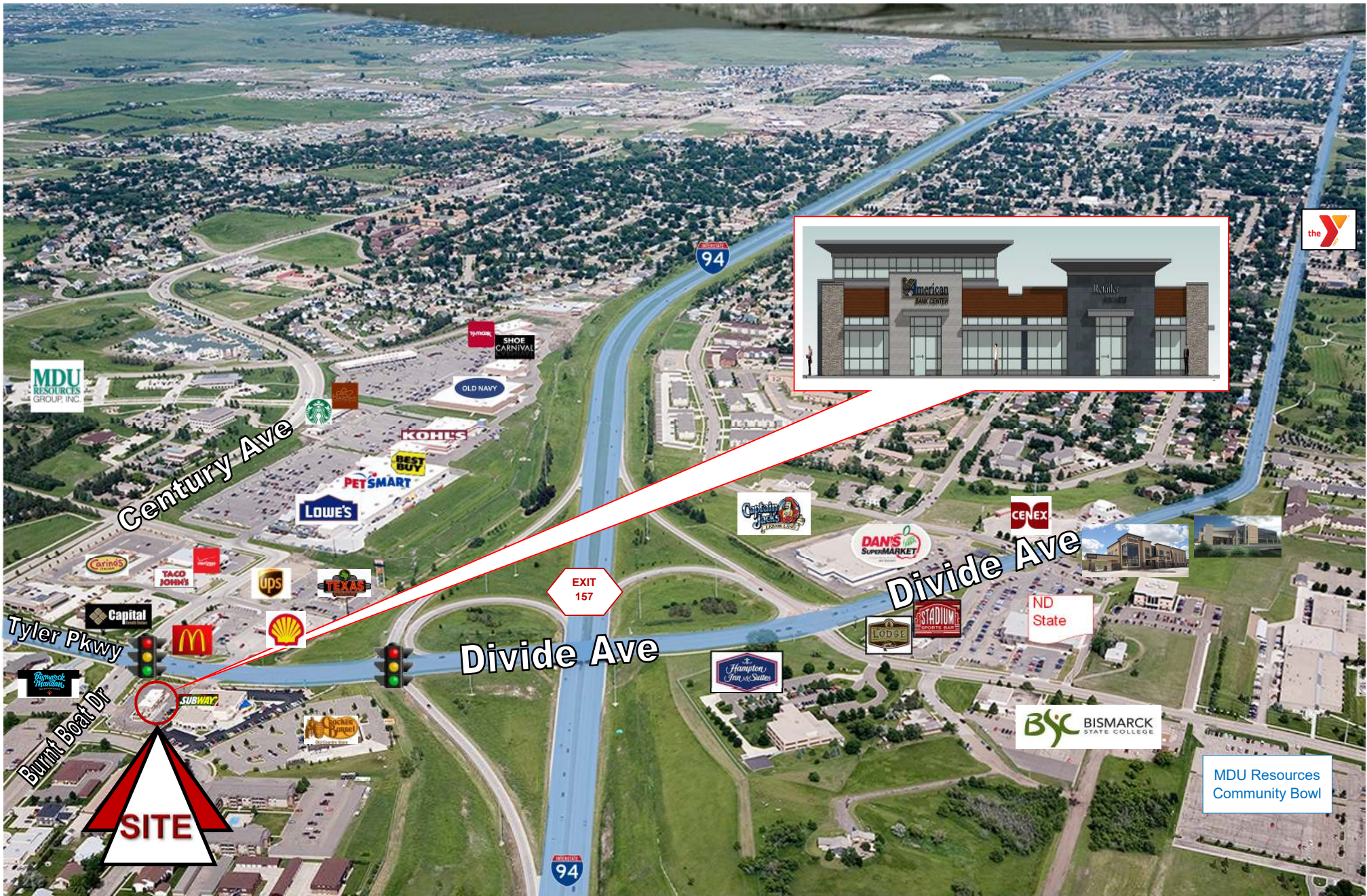
**Potential for
Outdoor patio area**



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MDU
RESOURCES
GROUP, INC.

Century Ave

94

EXIT
157

Divide Ave

Divide Ave

Tyler Pkwy

Burnt Boat Dr

SITE

DANIEL COMPANIES
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MDU Resources
Community Bowl



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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.