

American Bank Center NW Branch

1615 Burnt Boat Dr. - Bismarck, ND
1,949 sf - \$29.00 psf + \$5.50 psf CAM



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Executive Summary for Lease

Address:	1615 Burnt Boat Dr. - Bismarck, ND
Date Available:	Available Now
Approximate SF:	1,949 sf
Lease Rate:	29.00 psf NNN
Estimated NNN:	\$5.50 psf
Lease Term:	10 Year Term
Parking:	Abundant On-Site

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: 1,949 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:

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



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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			



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Site Plan

◆ - Great Signage for Tenant!

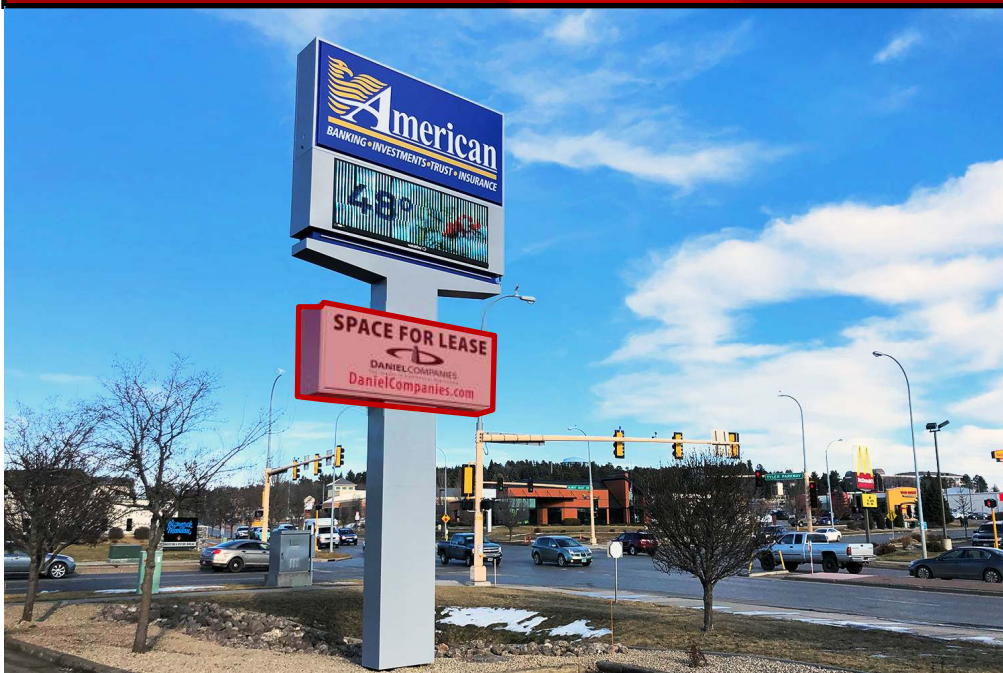
Potential Patio



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

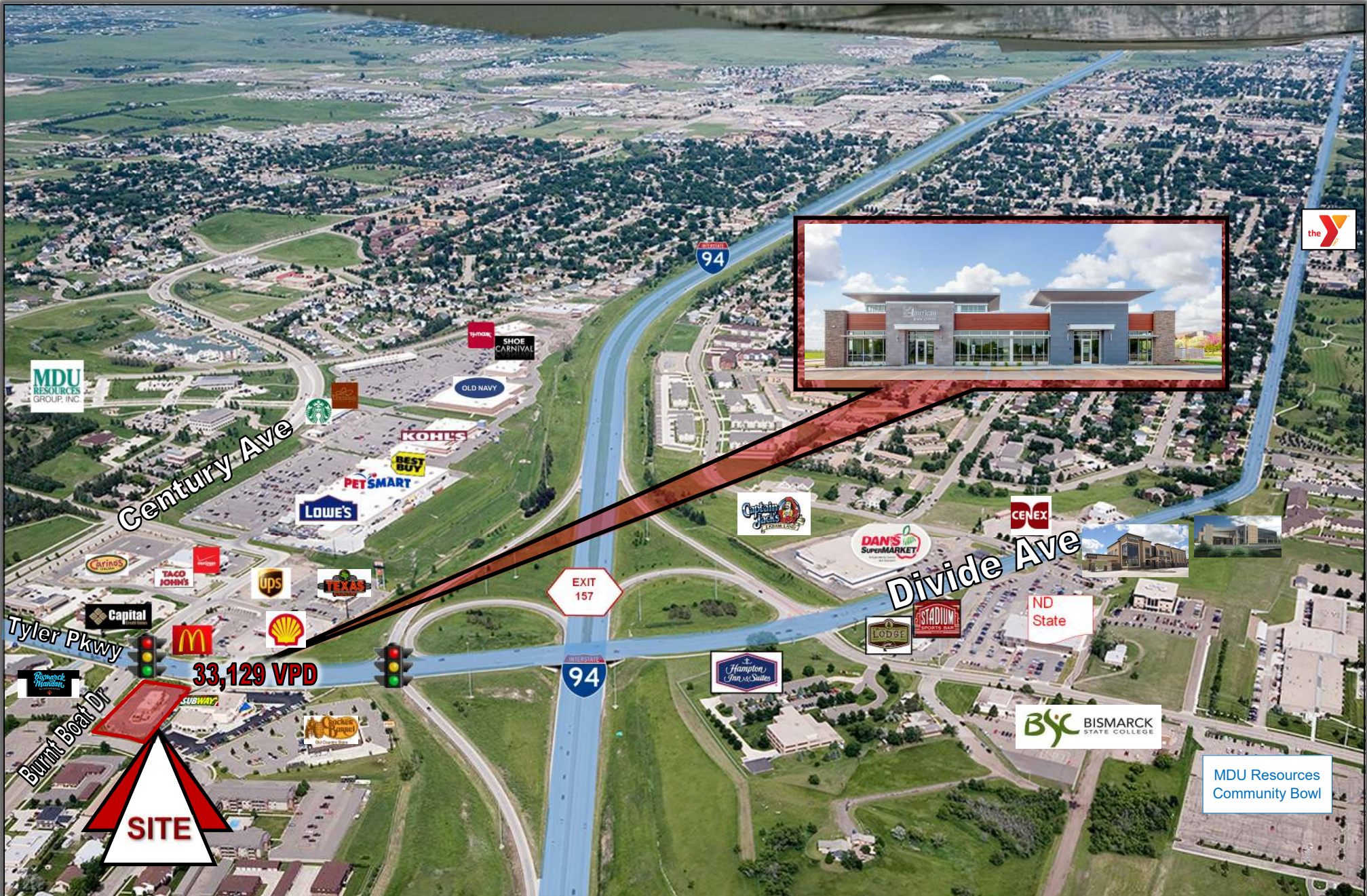
**Potential For
Outdoor Patio Area!**



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Century Ave

Divide Ave

33,129 VPD

SITE

MDU Resources Community Bowl


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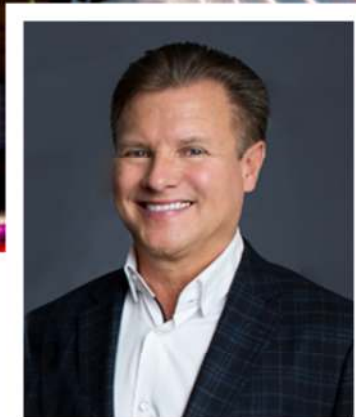
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.