

American Bank Center NW Branch

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



Taylor Daniel | Vice President
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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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6,122	53,093	98,752
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2019 POPULATION



5,980	65,365	107,714
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DAYTIME POPULATION



301	3,232	5,249
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BUSINESSES



3,836	45,689	71,729
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EMPLOYEES



\$89,615	\$76,708	\$77,545
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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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Mandan, ND



MDU RESOURCES
COMMUNITY BOWL



Divide Ave

Exit 159

Tyler Pkwy



LOWE'S

DOLLAR TREE

PETSMART

BEST BUY

KOHL'S

OLD NAVY

TJ-MAXX

TOUCHMARK

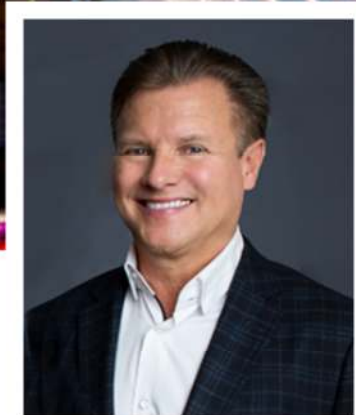
Century Ave

Country West Rd



DANIEL COMPANIES

The Leader in Commercial Real Estate



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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.