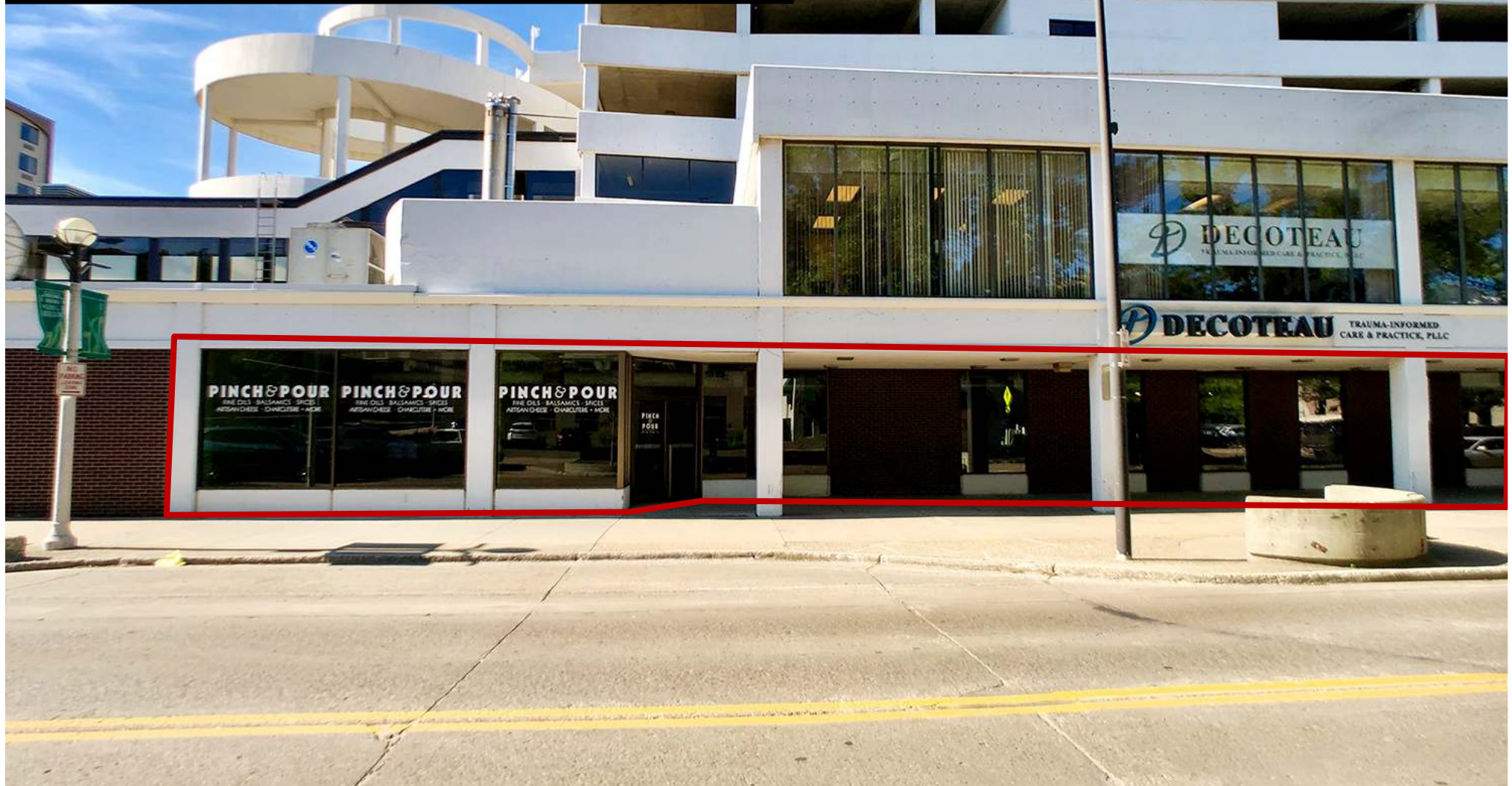


Prime Downtown Street Front Space

523 E Broadway Ave - Bismarck, ND

2,376 sf - \$2,970 mo.



Taylor Daniel, Commercial REALTOR®

701.391.4262

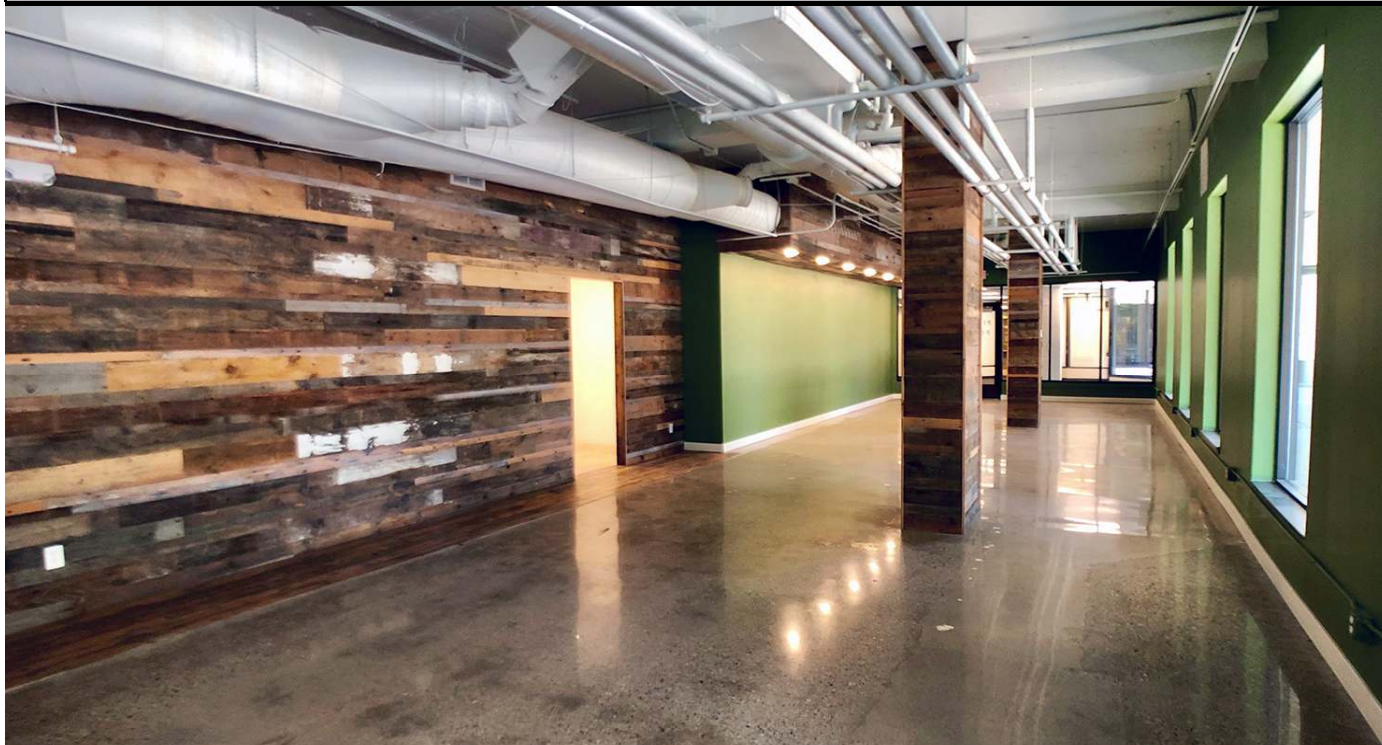
Taylor@DanielCompanies.com

DanielCompanies.com

Executive Summary for Lease

Address:	523 E Broadway Ave - Bismarck, ND
Date Available:	Available Now
Lease Term:	3 or 5 Years
Lease Rate:	\$15.00 psf / \$2,970 mo.
Approximate SF:	2,376 sf
Parking:	Street and ramp parking
Tenant Responsibilities:	Base Rent and Electricity

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.



523 E Broadway Ave. has a Walk Score of 83 out of 100. Very Walkable - Most errands can be accomplished on foot.

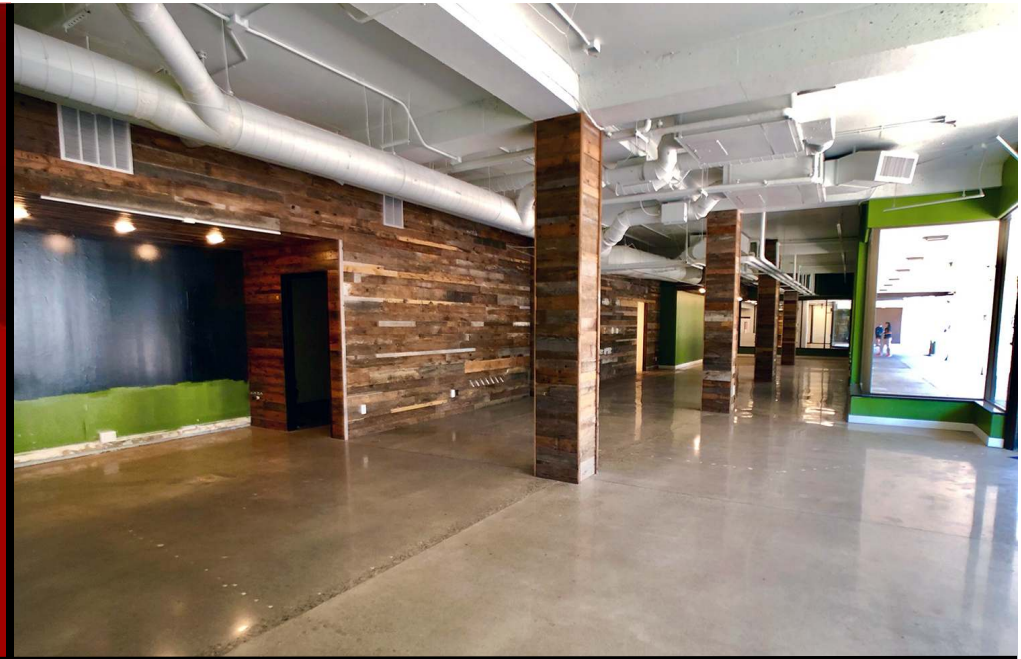
	.5 MILES	1 MILES	3 MILES
2019 POPULATION			
	2,466	13,826	64,222
DAYTIME POPULATION			
	16,436	30,134	79,051
BUSINESSES			
	853	1,543	4,031
EMPLOYEES			
	12,657	25,567	58,694
HOUSEHOLD INCOME			
	\$40,693	\$55,944	\$73,111



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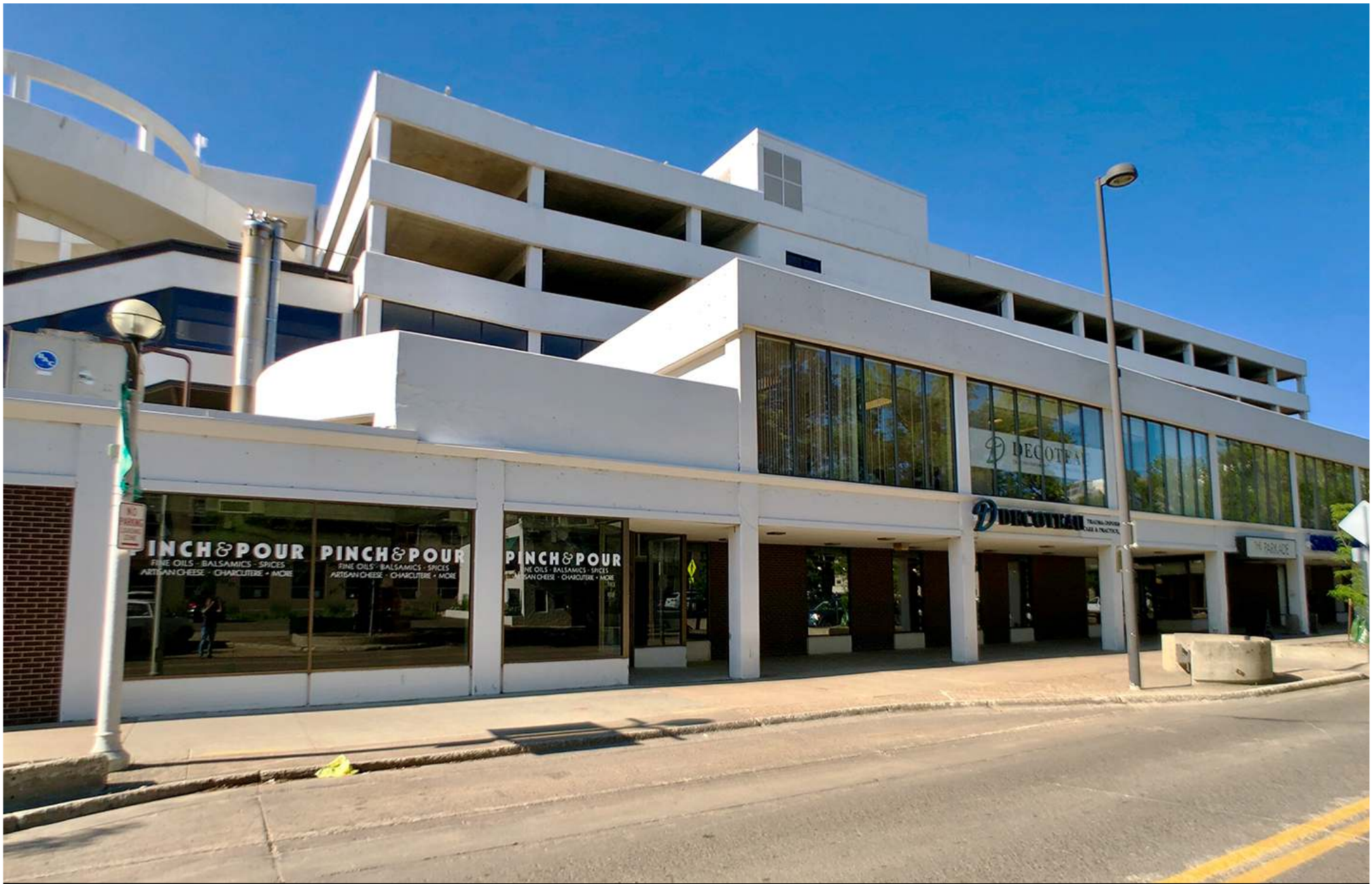
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- Unique woodwork interior
- Great walkability to many downtown restaurants, bars, boutiques, art galleries, banks, Bismarck Event Center & Kirkwood Mall
- 25,000+ Employees within 1 Mile
- Great Visibility and Signage Opportunity



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noodlez
BUTTERHORN

Gate City Bank
GLANCE
MONTANA-DAKOTA UTILITIES CO.
Starion BANK
American
The CRUISE

CHI St. Alexius Health
SANFORD HEALTH
MID DAKOTA CLINIC

PEROGYIE
THE CAPITAL
KFYR-TV

WELLS FARGO

SITE

Radisson

E Broadway Ave

E Main Ave

14,545 VPD

N 3rd St.

N 5th St.

N 7th St.

Qdoba MEXICAN GRILL
Panera BREAD
HUHOT MONGOLIAN GRILL
noodles & company

crabapple
Coffee Break
FIRST WESTERN BANK & TRUST

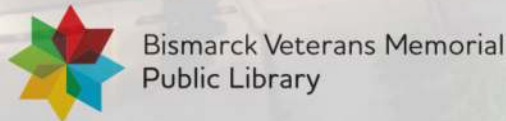
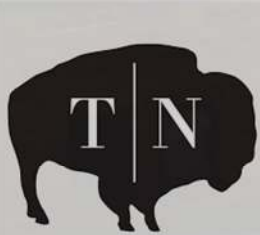
E Front Ave

Blattley
ROUNDOUSE
LUFT
JLG
T.N.
THE STARBUCKS ROOSTER
DECORALLY
ANIMA CUCINA
Halberstadt's MEN'S CLUBBERS
FIRE FLOUR PIZZA
ELBOW ROOM
Humpback Salley's

McDonald's

BISMARCK EVENT CENTER
Kirkwood Mall

Join Exciting Downtown Bismarck!







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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.