



RETAIL FOR SUBLEASE

1414 INTERSTATE LOOP | BISMARCK, ND





PROPERTY OVERVIEW

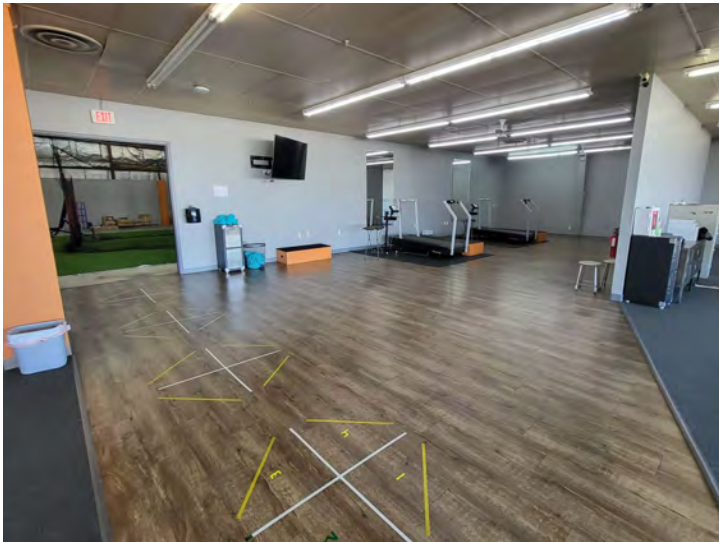
Large showroom with warehouse with an excellent location in North Bismarck off State Street and Interstate 94, next to Grand Theaters. Current tenant FF&E's not included. Property listed for sale at \$1,400,000.

PROPERTY HIGHLIGHTS

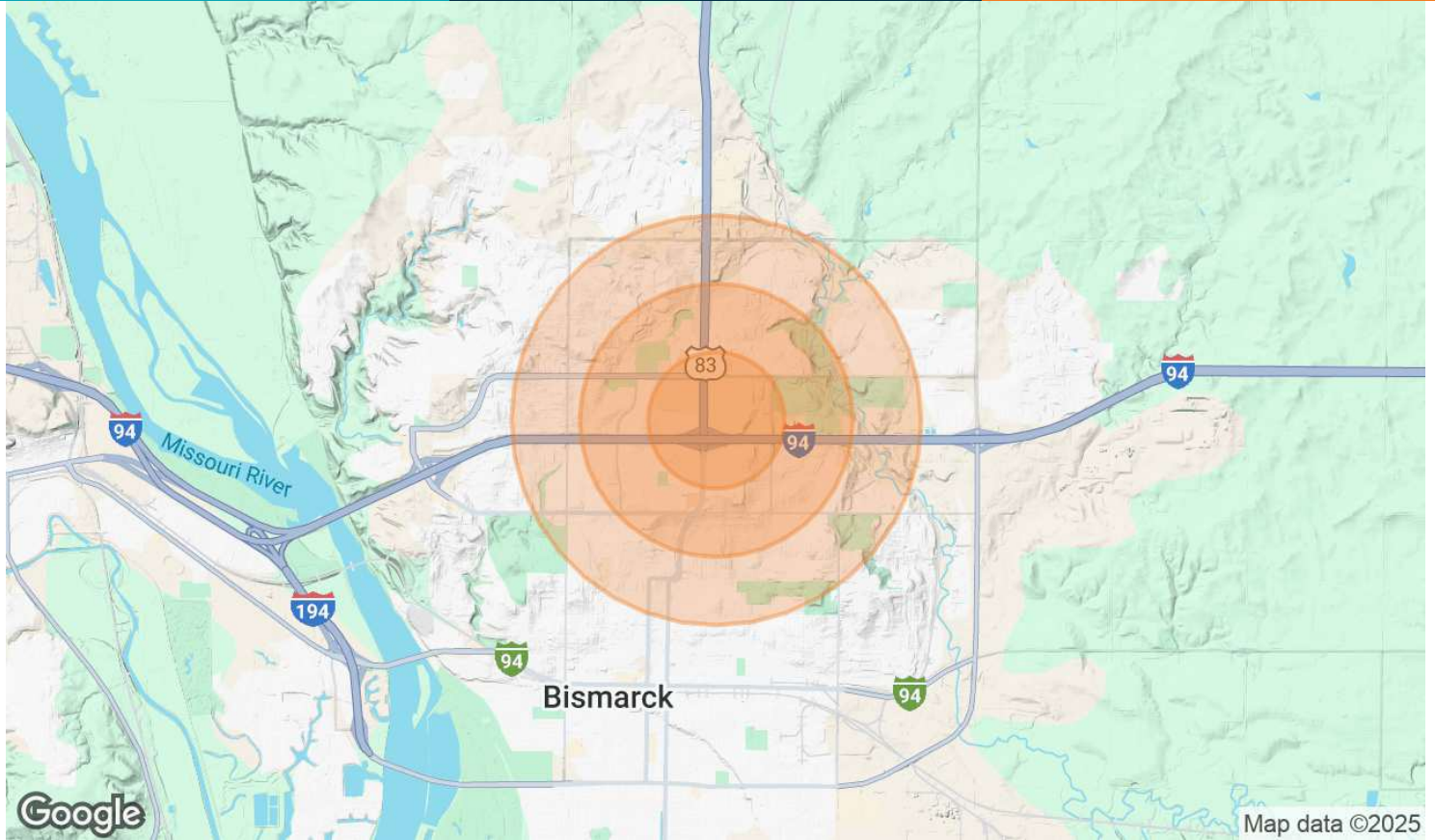
- **SUBLEASE PRICE AVAILABLE THROUGH 5/31/2025**
- Entire building is heated & cooled
- 3-Phase power
- Open floor plan with support columns
- Showroom contains a drop grid ceiling with strip lights
- **Warehouse:**
- 14' Sidewall height, 12' Clear height
- 12 x 10 OH door
- Hot and cold water sink
- Small office
- Ample parking
- Taxes (2024): \$12,616.73
- Specials: Installments- \$800.41 / Balance- \$4,288.27

OFFERING SUMMARY

Lease Rate Monthly:	\$9,000 (NNN)
Available SF:	9,900 SF
Lot Size:	35,999 SF
Year Built:	1975
Zoning:	CG
Tenant Responsibility:	Real Estate Taxes, Building Insurance, Common Area Expenses, All Utilities, and Renter's Insurance.
Landlord Responsibility:	Structural integrity of the exterior walls, roof and foundation.







POPULATION	0.5 MILES	1 MILE	15 MILES
Total Population	2,020	10,865	25,712
Average Age	39.9	40.6	41.1
Average Age (Male)	34.7	36.5	37.4
Average Age (Female)	43.2	43.6	43.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	15 MILES
Total Households	1,219	5,758	13,116
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$72,823	\$71,042	\$70,740
Average House Value	\$158,300	\$201,726	\$232,558

2020 American Community Survey (ACS)



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