

Minot Marketplace-Space for Lease
2045 N Broadway
Minot, ND 58701



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Minot Marketplace-Space for Lease

2045 N Broadway
Minot, ND 58701

-\$23/SF

-4 Leasable spaces

Main floor: Rental 1, 1460 sf, \$2800/month
Main floor: Rental 2, 1369 sf, \$2625/month
Upper level: Office A, 1263 sf, \$2420/month
Upper level: Office B, 1588 sf, \$3045/month

-Qdoba and Tim Hortons
scheduled to be tenants
on Main Floor

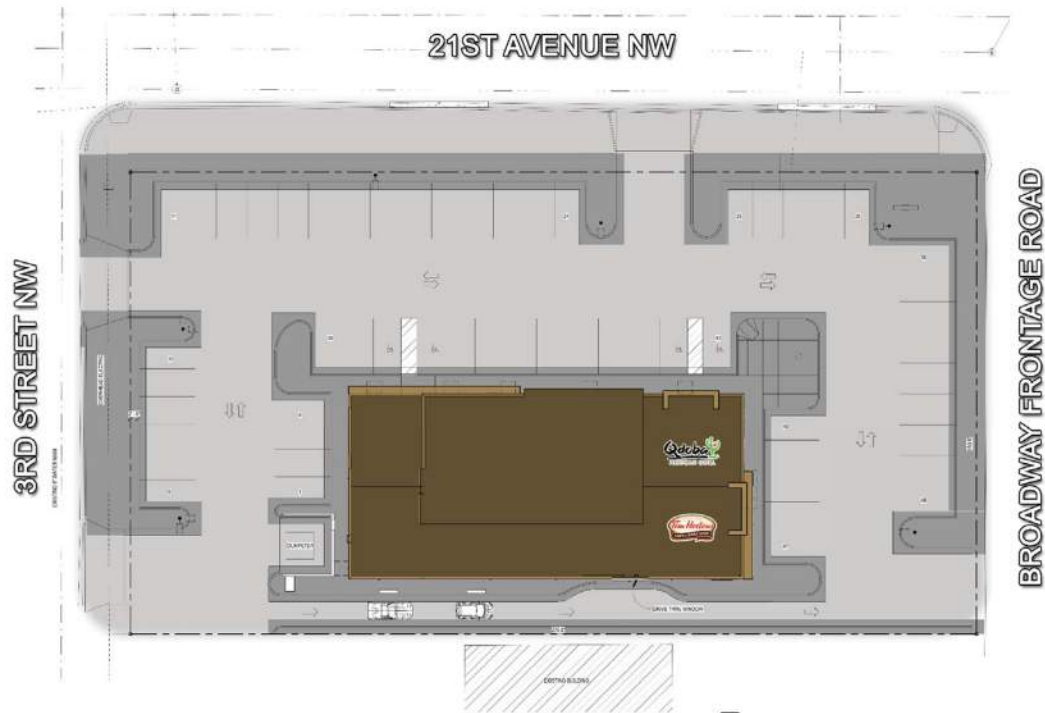
-Easy Access to Minot
International Airport

-White Box Finishes

-Tenant Improvement
Allowance



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SITE PLAN



AT MINOT MARKETPLACE

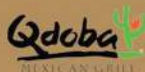
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FIRST FLOOR



AT MINOT MARKETPLACE

MAIN FLOOR RENTAL SPACE

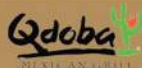
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SECOND FLOOR



AT MINOT MARKETPLACE

Second Floor Office Space

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2205 N Broadway

Minot, ND 58701

AREA INFORMATION:

Minot is a city located in north central North Dakota, United States. It is most widely known for the Air Force base located approximately 15 miles (24 km) north of the city. With a population of 40,888 at the 2010 census, Minot is the fourth largest city in the state. In 2012, the Minot Area Development Corporation estimated that there were between 46,000 and 47,000 permanent residents within city limits. The city is the county seat of Ward County and is a trading center for a large portion of northern North Dakota, southwestern Manitoba, and southeastern Saskatchewan. Founded in 1886 during the construction of the Great Northern Railway, Minot is also known as "Magic City", commemorating its remarkable growth in size over a short time.



Source: U.S. Geological Survey

PIONEER PRESS

Minot is the principal city of the Minot Micropolitan Statistical Area, a micropolitan area that covers McHenry, Renville, and Ward counties and had a combined population of 69,540 at the 2010 census. In 2012, it was estimated that the population of the Minot Micropolitan Area was 73,146.

MINOT'S FAST FACTS:

- Estimated Population in Commute Area: 95,000 (Labor shed area)
- Estimated Population: 62,821 (Including Minot Air Force Base & Minot State University)
- Total Employment in Commute Area: 35,967 (Ward County)
- Hires Rate: 18.7%
- Active Resumes: 1,382
- Unemployment: 2.2% (November 2014)

DEMOGRAPHICS:

Minot, North Dakota's median income is \$53,361 and the median age is 32.5. The employed population equals 34,564, with a 2.4% unemployment rate.

BEST STATE FOR YOUNG PEOPLE:

Moneyrates.com named North Dakota the No. 1 Place for Young People. The study is based on both economic and lifestyle factors. (2012)

2010 CENSUS:

As of the census of 2010, there were 40,888 people, 17,863 households, and 9,978 families residing in the city. The population density was 2,345.8 inhabitants per square mile (905.7/km²). There were 18,744 housing units at an average density of 1,075.4 per square mile (415.2/km²). The racial makeup of the city was 90.2% European American, 2.3% African American, 3.2% Native American, 0.9% Asian, 0.1% Pacific Islander, 0.6% from other races, and 2.7% from two or more races. Hispanic or Latino of any race were 2.7% of the population.

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There were 17,863 households of which 26.3% had children under the age of 18 living with them, 42.1% were married couples living together, 9.6% had a female householder with no husband present, 4.1% had a male householder with no wife present, and 44.1% were non-families. 34.9% of all households were made up of individuals and 11.7% had someone living alone who was 65 years of age or older. The average household size was 2.20 and the average family size was 2.86.

The median age in the city was 33.8 years. 21.1% of residents were under the age of 18; 14% were between the ages of 18 and 24; 26.7% were from 25 to 44; 23.2% were from 45 to 64; and 15% were 65 years of age or older. The gender makeup of the city was 49.3% male and 50.7% female.

EDUCATION:

More than 93% of potential job seekers in the Minot area have at least a high school education, and about 38% hold a college or advanced degree.

North Dakotans consistently rank among the highest in the country for educational attainment by independent studies.

AIRPORT:

Minot International Airport is served by four airlines as well as charters and air taxi service around North Dakota. Delta Air Lines offers up to six daily round trips to Minneapolis International Airport, offering hundreds of daily connections. United Airlines offers four daily round trips to its Denver International Airport hub. Low-cost carrier Frontier Airlines also offers service to Denver, with three round trip flights per week. Allegiant Air provides up to four weekly round trips to Las Vegas McCarran International Airport and up to five weekly round trips to Phoenix-Mesa Gateway Airport.

A fast-growing population and rapidly expanding economy in the Minot region has been a boon to Minot International Airport, with annual passengers increasing from 66,000 in 2009 to 222,000 in 2013. This increase, as well the addition of three new airlines, has put tremendous strain on

HIGHWAYS:

Three major U.S. highways run through the city, connecting it to Canada, Montana, and two interstates: US 2, US 52, and US 83.

- » US 2 runs east-west and is a four-lane divided highway from Minot east to Grand Forks and beyond as well as west to Williston and into Montana. Minot is midpoint along the North Dakota segment of US 2.
- » US 83 runs north-south through central Minot as Broadway. It is a four-lane divided highway from Minot south to Bismarck and north to Minot Air Force Base. Just north of the main gate at the base, the road reduces to two lanes and crosses the Canadian border at Westhope, ND, where it becomes Manitoba Highway 83.
- » US 52 is a two-lane highway that runs southeast-northwest. Southeast from Minot, it follows a slightly circuitous route to Jamestown. US 52 then merges with Interstate 94 (I-94) after Jamestown, heading due east to Fargo. Northwest from Minot, US 52 crosses the Canadian border at Portal, ND/North Portal, SK, where it becomes Saskatchewan Highway 39.

The Minot Bypass follows alternate alignments of these roads around the city in its northwest and northeast quadrants, with southwest and south-east bypasses in preliminary planning stages

Source: Wikipedia, Minotusa.com

east bypasses in preliminary planning stages

Source: Wikipedia, Minotusa.com

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Your team of commercial experts in Minot, ND and the surrounding area specializing in commercial and industrial real estate. Experience includes land parcels of any size for residential, commercial and industrial developments, specialized oil field service construction projects, and detailed rail projects.

The data and information contained here in, while not guaranteed, have been obtained through resources we believe to be reliable. We can make no guarantee that all information is completely accurate. All square footages, acreage, and/or monetary value references are approximate. Buyer and/or Lessor should conduct their own analysis of all data and information.

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