

Prime Retail Site for Sale



Dakota Square Mall Outlot Buildings - Minot, North Dakota



Property Highlights

- ◆ Total Building Footage: 18,495 sq. ft.
- ◆ Total Land Area: 79,278 sq. ft.
- ◆ Zoning: C-4
- ◆ Redevelopment opportunity with existing cash flow
- ◆ Near Dakota Square Mall, retail, restaurants, hotels, and new residential growth
- ◆ Easy access to 16th Street SW & Highway 2
- ◆ Both buildings have off-street parking, excellent visibility from the street and pylon signs
- ◆ **Total Price: \$2,275,000**

Minot Highlights

- ◆ 4th largest city in North Dakota
- ◆ Within eastern edge of Bakken Shale Formation
- ◆ Located at junction of main arterial Hwy. 2 (east-west) & Hwy. 83 (north-south)

Traffic Counts

- ◆ Hwy 83 / Hwy 2: 23,700 vpd
- ◆ 16th Street SW: 22,135 vpd

Demographics

- ◆ Population (city): 41,251
- ◆ Population (retail area): 73,146
- ◆ Average HH Income: \$67,746



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

April Eide, CCIM
VP of Brokerage
Direct: (701) 223-5863
april@duemelands.com

Jill Duemeland, CCIM
CEO / Partner
Phone: (701) 221-9033
jill@duemelands.com

Property Information

Prime Retail Buildings

Property Information

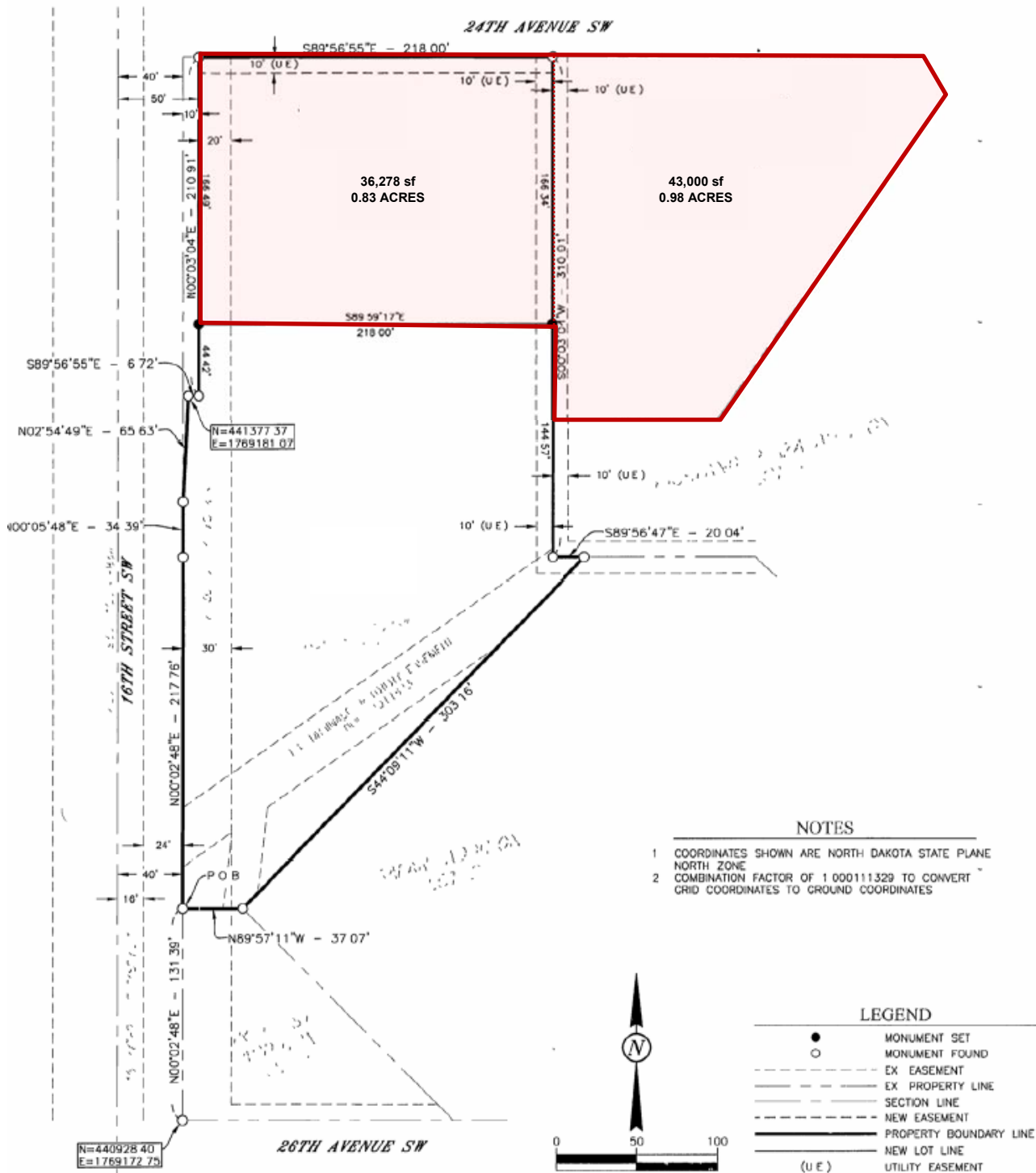
- ◆ Building Size
 - 1515 24th Ave SW: 16,821 sq. ft.
 - 1525 24th Ave SW: 1,674 sq. ft.
- ◆ Land Area
 - 1515 24th Ave SW: 43,000 sq. ft.
 - 1525 24th Ave SW: 36,278 sq. ft.



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

April Eide, CCIM
VP of Brokerage
Direct: (701) 223-5863
april@duemelands.com

Jill Duemeland, CCIM
CEO / Partner
Phone: (701) 221-9033
jill@duemelands.com



Duemelands Commercial Real Estate
 301 E. Thayer Avenue - Bismarck, ND 58501
 Phone: (701) 221-2222
www.duemelands.com

April Eide, CCIM
 VP of Brokerage
 Direct: (701) 223-5863
april@duemelands.com

Jill Duemeland, CCIM
 CEO / Partner
 Phone: (701) 221-9033
jill@duemelands.com