

# Retail Space for Lease



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

4550 Ottawa Street - Bismarck, North Dakota



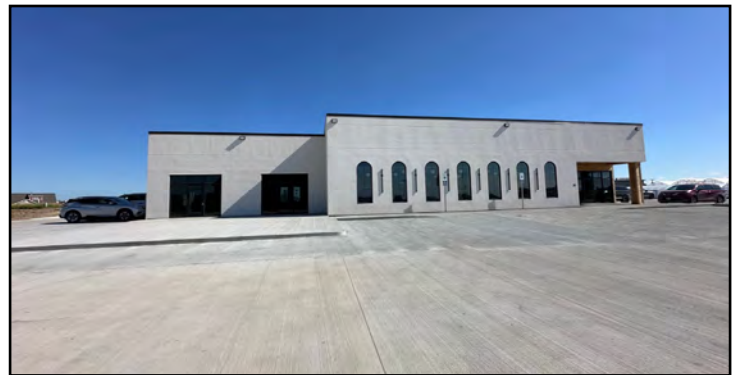
## Lease Rate Negotiable

## Property Information

- ◆ 1,568 sf w/ patio available
- ◆ Building and monument signage
- ◆ Drive-thru available

## Area Information

- ◆ Co-tenant is Aveda Salon
- ◆ Located in north Bismarck in area of new growth
- ◆ Easy access to State Street & 43rd Avenue NE
- ◆ Close to CashWise Foods, Walmart, Hay Creek Shops, Starbucks, SkyZone, Cumbli Cookies, & CycleBar



**Duemelands Commercial Real Estate**  
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# Property Information

Retail Space for Lease

## Concept Design



## Area Demographics

| Radius                                    | 1-Mile    | 3-Mile    | 5-Mile   |
|---|-----------|-----------|----------|
| Population:                               | 7,483     | 47,941    | 79,814   |
| Number of Households:                     | 2,979     | 20,050    | 33,912   |
| Average Household Income:                 | \$106,893 | \$104,815 | \$98,032 |
| Households w/ \$50K+ Income:              | 2,043     | 14,090    | 22,567   |
| Percent of Population w/ Assoc. Degree +: | 58.9%     | 58.5%     | 52.7%    |
| Number of Employees:                      | 5,627     | 30,044    | 68,549   |
| Number of Businesses:                     | 354       | 1,891     | 4,619    |



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