

# Commercial Lots for Sale



**DUEMELANDS**  
COMMERCIAL REAL ESTATE

## Lakeside 21st Addition Lots - Minot, North Dakota



### Available Parcels

- ◆ **Lot 4 - 2220 16th Street NW**
  - ◇ \$345,000 (\$12.18 psf)
  - ◇ 0.65 acres (28,314 sf)
- ◆ **Lot 5 - 1520 21st Avenue NW**
  - ◇ \$545,000 (\$12.03 psf)
  - ◇ 1.04 acres (45,302 sf)

### Property Information

- ◆ Built ready lots
- ◆ Zoned C2-General Commercial
- ◆ Signalized intersection at 21st Avenue NW and 16th Street NW

### Area Information

- ◆ Close to MarketPlace Foods, Sanford Health, White Drug, Dollar Tree, & CHI St. Alexius Medical Plaza, Caribou Coffee
- ◆ Located in an area of new growth
- ◆ Next to newly opened McDonald's



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

**Jill Duemeland, CCIM**  
CEO & President  
Phone: 701.221.9033  
[jill@duemelands.com](mailto:jill@duemelands.com)

**April Eide, CCIM**  
Vice President of Brokerage  
Direct: 701.223.5863  
[april@duemelands.com](mailto:april@duemelands.com)



# Aerials

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# Area Overview

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## Area Demographics

Radius	1-Mile	3-Mile	5-Mile
Population (2020)	8,526	34,090	51,598
Number of Households	3,573	14,303	22,315
Average Household Income	\$88,343	\$77,768	\$78,156
Households w/ Over \$50K Income	2,256	8,502	13,068
Percent of Population w/ Associates Degree +	48.9%	45.1%	42.2%
Number of Businesses	129	1,404	2,598
Number of Employees	2,359	19,977	34,582

## Property Aerial



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