

Midtown Plaza Suites for Lease



DUEMELANDS
COMMERCIAL REAL ESTATE

212 / 216 S Broadway - Minot, North Dakota



Lease Rate Negotiable

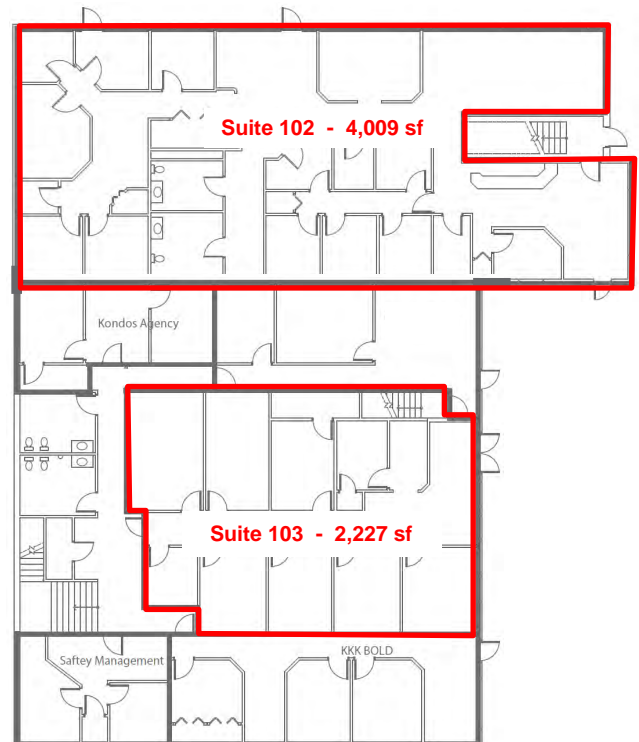
- ◆ Gross lease rate + utilities

Available Spaces

- ◆ **Suite 102** - 4,009 sf *(can be demised)*
 - ◆ Space 1 - 1,175 sf
 - ◆ Space 2 - 1,050 sf
 - ◆ Space 3 - 1,550 sf
- ◆ **Suite 103** - 2,227 sf w/ 9 private offices
- ◆ **Suite 105** - **Leased**

Property Highlights

- ◆ 1st floor suites
- ◆ Located 1 block north of the Trinity Hospital
- ◆ Located on the signalized intersection of S Broadway and 2nd Avenue SW
- ◆ 22,660 vpd along S Broadway (2022)
- ◆ Large parking lot



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

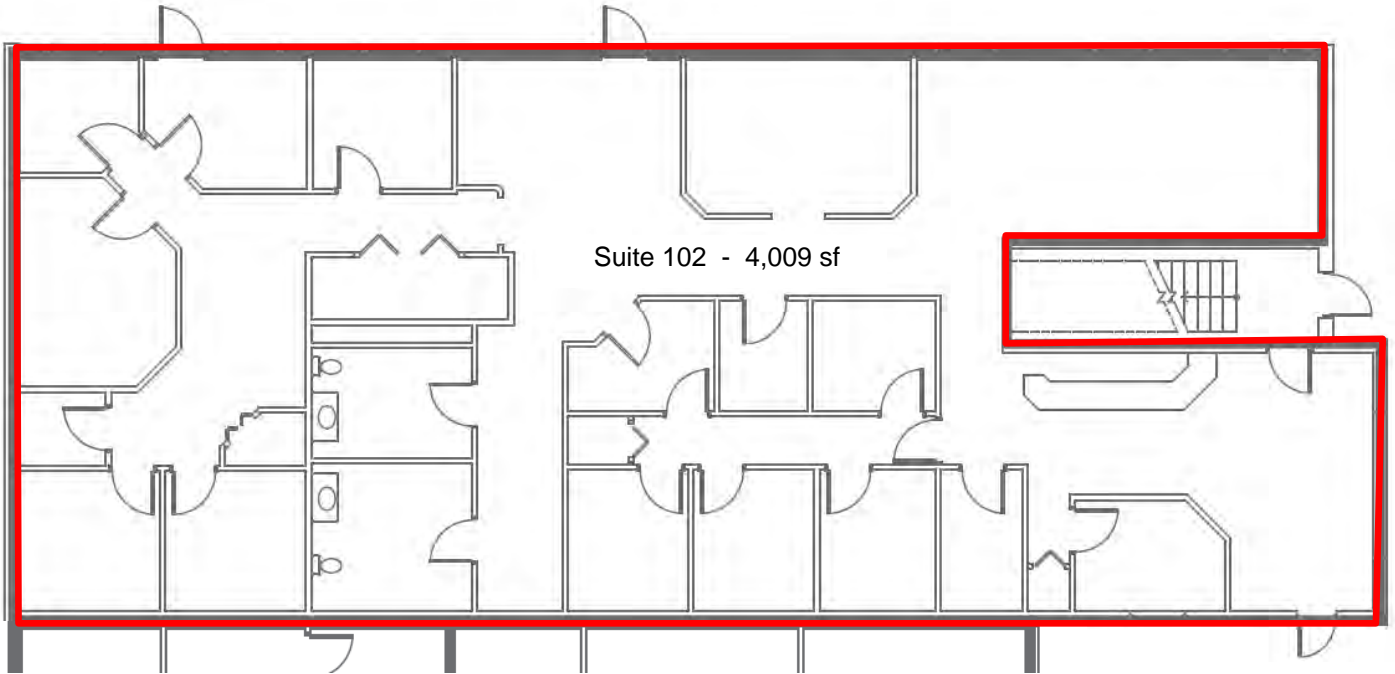
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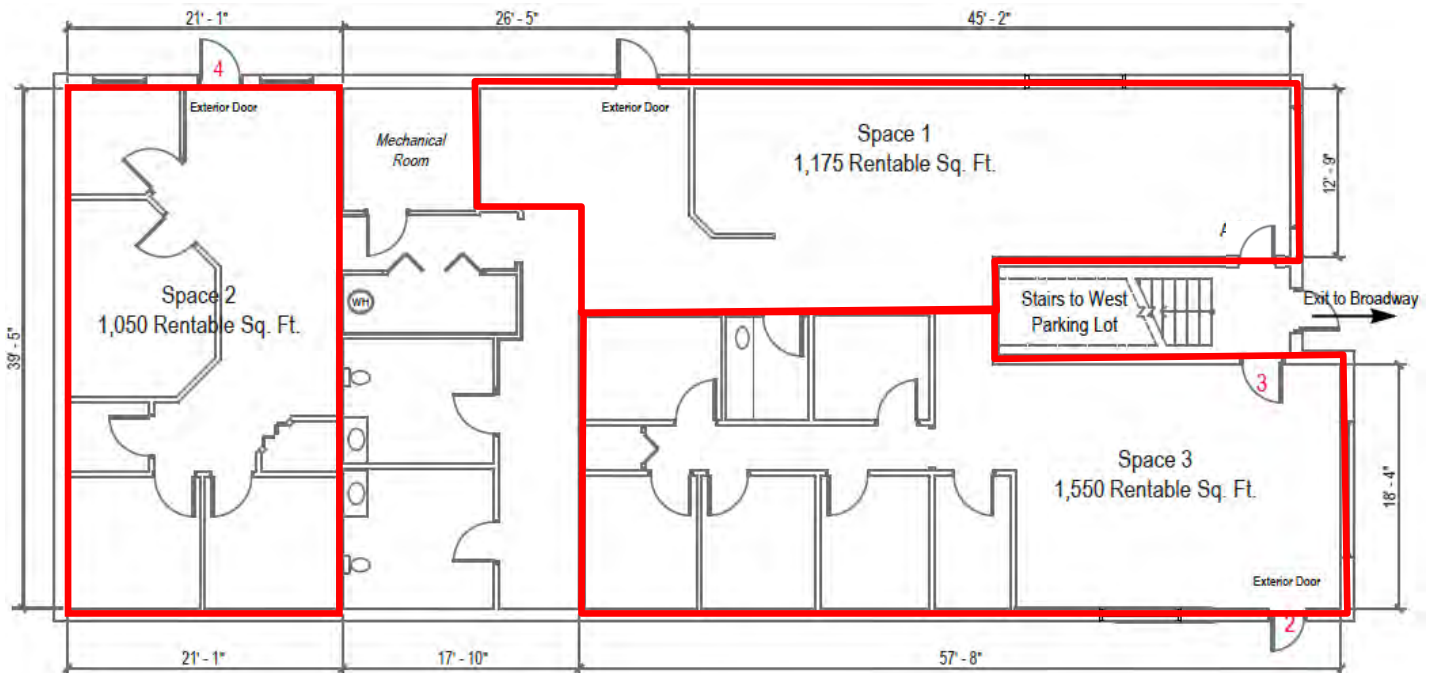
Suite 102 Floorplan

Midtown Plaza

Current Layout



Alternative Layout



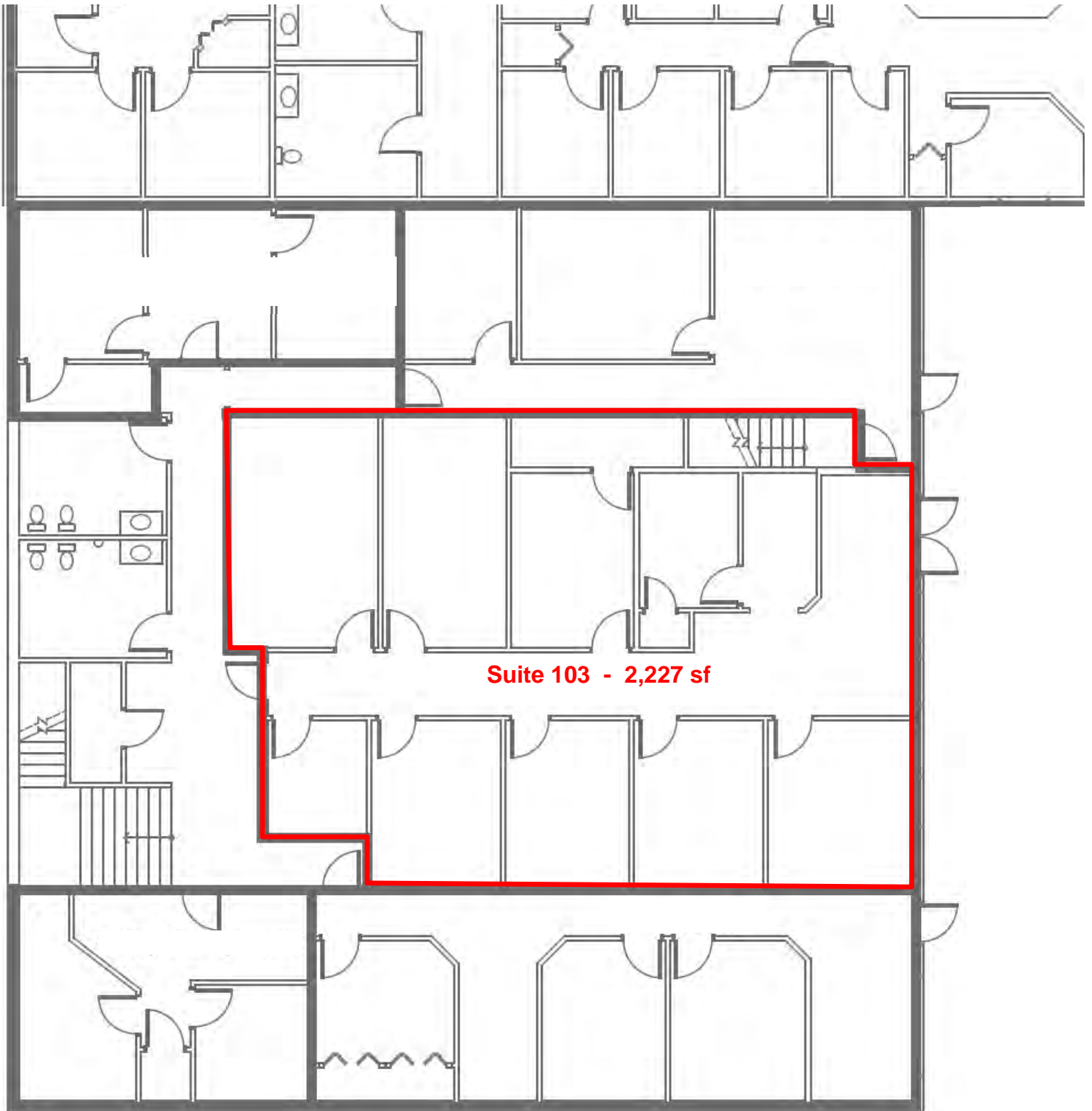
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Suite 103 & 105 Floorplan

Midtown Plaza



Suite 103 - 2,227 sf



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Property Aerials

Midtown Plaza



Area Demographics

Radius	1-Mile	3-Mile	5-Mile
Population:	10,248	47,693	53,416
# of Households:	4,369	20,735	23,159
Ave. Household Income:	\$87,561	\$101,900	\$104,397
Households w/ \$50K+ Income:	2,783	14,203	15,999
% of Population w/ Assoc. Degree +:	38.1%	43.1%	43.4%
# of Employees:	12,608	33,378	36,491
# of Businesses:	786	2,400	2,687



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