

FOR LEASE

FORMER WENDY'S BISMARCK, ND

AVAILABLE IMMEDIATELY

900 E BISMARCK EXPY, BISMARCK, ND 58504



DUEMELANDS
COMMERCIAL REAL ESTATE

— LICENSED IN ND, SD, MN —



\$106,220

average 5-mile
household income



39,346

households within
5-mile radius



94,567

5-mile
population



25,570

VPD

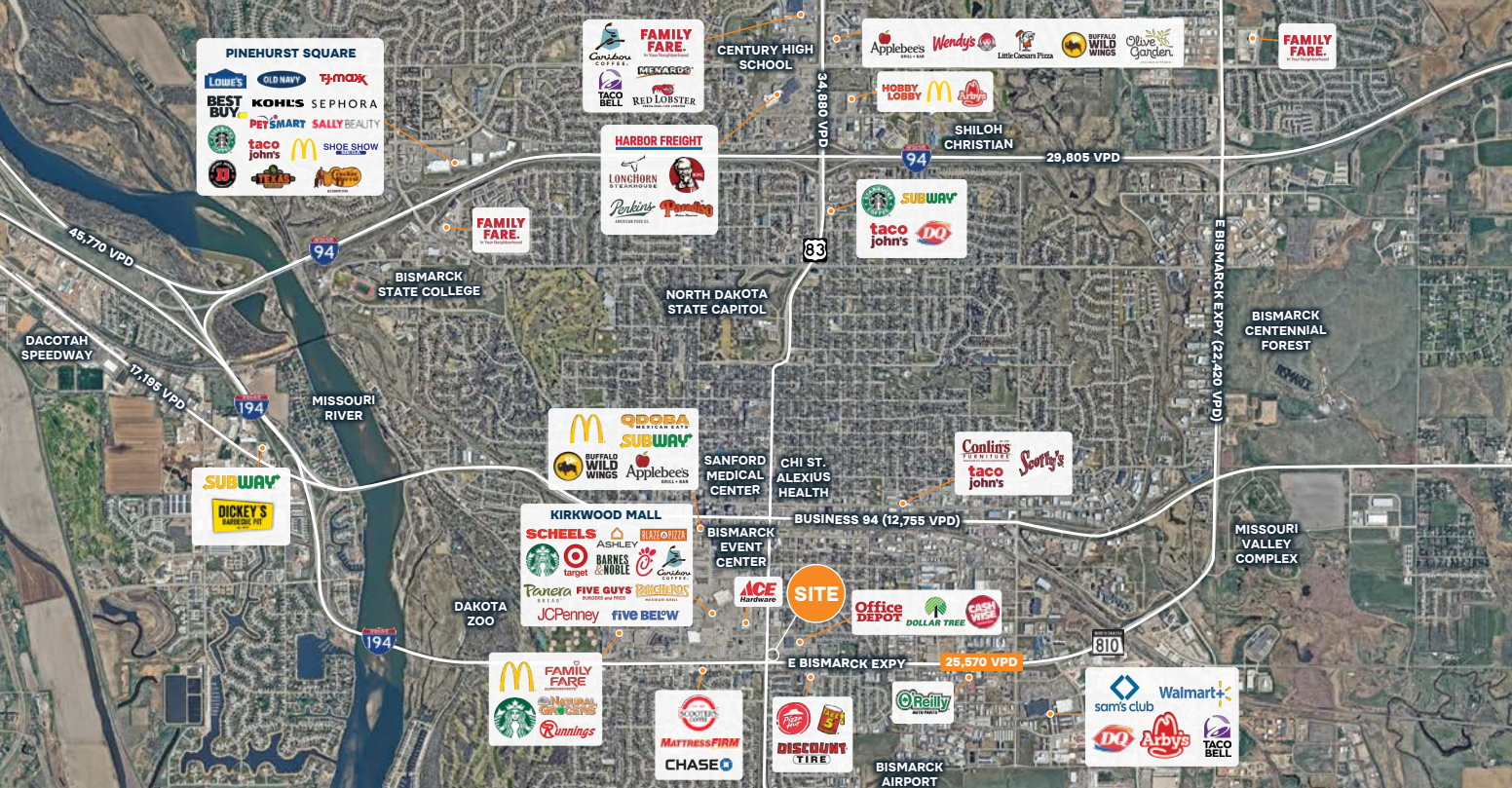


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NEARBY
RETAILERS



SCHEELS

Panera
BREAD

Office
DEPOT

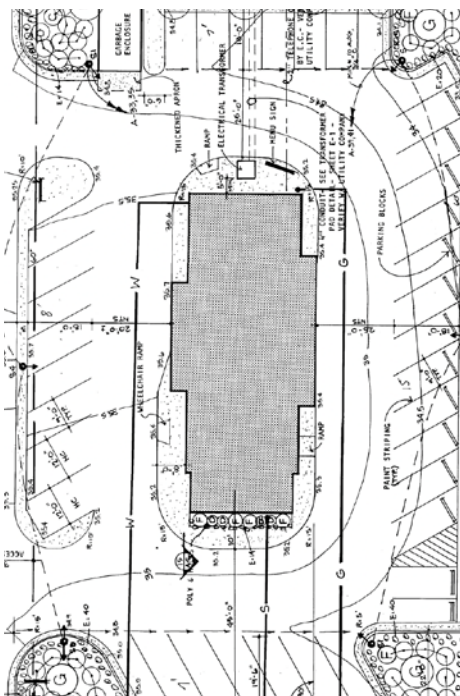
Chick-fil-A



DOLLAR TREE

SANFORD
HEALTH

CASH
WISE



PROPERTY HIGHLIGHTS

- Strong daily **traffic counts** in the area
- Existing **drive-thru** already built and operational
- Highly visible **pylon signage**



BUILDING AREA
2,812 SF



ZONING
MA - LIGHT INDUSTRIAL



LOT SIZE
0.70 ACRES (30,470 SF)



YEAR BUILT
1985



PRICING
CALL FOR PRICING

MARKET OVERVIEW

GOVERNMENT

As North Dakota's capital city, Bismarck serves as the center of state government. The North Dakota State Capitol anchors the city and houses the governor's office, legislature, and numerous state agencies, making Bismarck the political heart of the state.

HEALTHCARE

Bismarck is a leading regional healthcare hub, home to major providers such as Sanford Health Bismarck, CHI St. Alexius Health, and the Bismarck VA Clinic. These facilities deliver comprehensive medical services, specialty care, and advanced treatment options to residents across central and western North Dakota.

ENERGY & PROFESSIONAL SERVICES

While not located directly in the Bakken oil fields, Bismarck plays a vital administrative and professional services role in supporting North Dakota's energy industry. The city is home to regulatory agencies, engineering firms, financial institutions, and industry offices that support oil and gas development throughout the state.

RECREATION & QUALITY OF LIFE

Situated along the Missouri River, Bismarck is known for its strong outdoor recreation culture and historic attractions, including nearby Fort Abraham Lincoln State Park. Extensive trail systems, parks, and river access contribute to the city's high quality of life and regional appeal.



BISMARCK, NORTH DAKOTA

Bismarck, North Dakota, is the state capital and the county seat of Burleigh County. As one of the most important political and economic centers in the state, Bismarck plays a central role in government, healthcare, commerce, and regional services. Located in south-central North Dakota along the Missouri River, the city serves as a strategic hub for transportation and business, with access to Interstate 94 and U.S. Highways 83 and 10 connecting communities across the state.

While not situated directly within the core of the Bakken Formation, Bismarck plays an important administrative, financial, and service role supporting North Dakota's energy industry. As the state capital, it houses regulatory agencies, industry offices, and professional services that support oil and gas development throughout western North Dakota.

Bismarck is also a leading healthcare center for central and western North Dakota. Major providers include Sanford Health Bismarck, CHI St. Alexius Health, and the Bismarck VA Clinic, offering comprehensive medical services to residents across a broad rural region. These facilities provide advanced specialty care, emergency services, and regional outreach programs that strengthen access to quality healthcare throughout the state.

