



Blu on Broadway

Minot, ND



ON BROADWAY

COMMERCIAL SPACE AVAILABLE

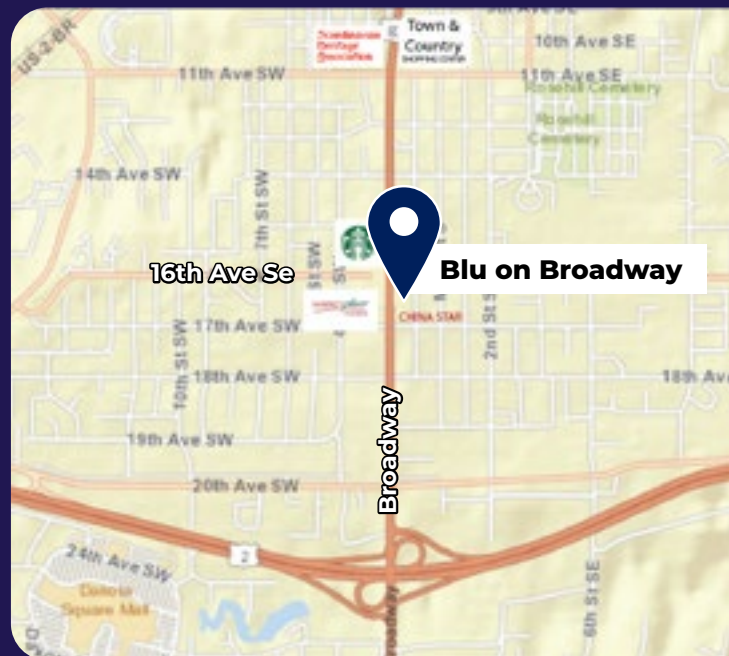
ADDRESS

1629 South Broadway, Minot, ND 58702

PROPERTY DETAILS

Lease Rate	\$18+CAM
Total Space	8,800+ SF
Space Available	≥1,045 SF
Lease Term	5 Years
Year Built	2021
Style	Office/Retail
Built Out As	Shell Space
Fit-up Allowance	\$25/SF

Subdivided space available. Contact for more information.



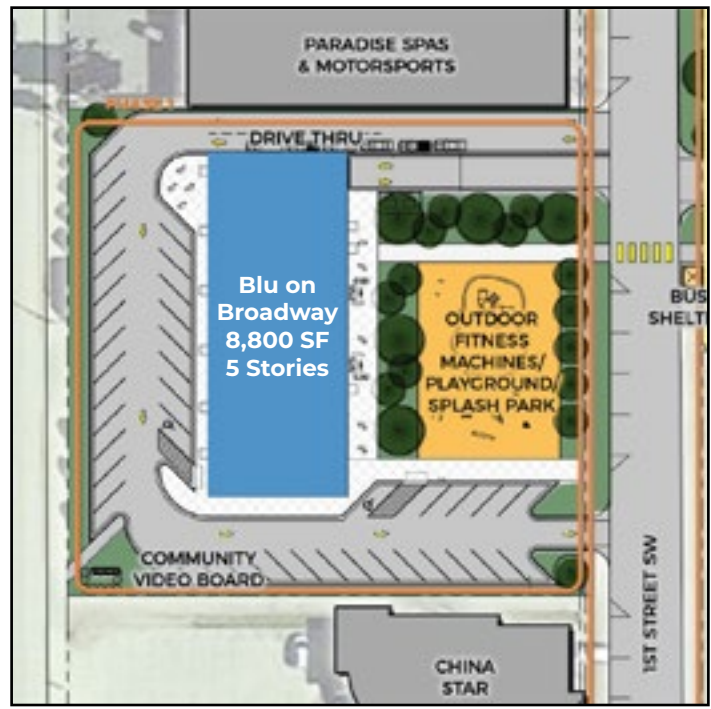
701.866.1006
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DRIVE-THRU





Blu on Broadway PROJECT OVERVIEW

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OVERVIEW

Blu on Broadway is a 5-story mixed-use was completed in 2021. As the name implies, it is located directly on Broadway – a main thoroughfare in the heart of the Magic City. The former home of Pepsi/Northern Bottling has over 8,000 SF of Class A, main-level commercial/office space, and 42 residential apartments on floors 2-5. These units will be guaranteed affordable for the citizens of Minot for a 20-year period thanks to the National Disaster Resilience program (NDR) with the City of Minot.

NEIGHBORHOOD FEATURES

Population (No. of People)

.5 mile	1 mile	3 miles
3,981	11,552	46,600

Business (No. of Businesses)

.5 mile	1 mile	3 miles
255	740	2,267

Employees (No. of Employees)

.5 mile	1 mile	3 miles
2,731	10,004	28,952

Source: ESRI Business Analysis

WALK SCORE

73

162 S. Broadway has a Walkscore of 73 out of 100. This location is **Very Walkable**, most errands can be accomplished on foot.

This location is in Minot near Dakota Square Mall, Trinity Health, grocery and restaurants.

Source: Walkscore.com



Zach Frappier

Commercial Sales

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