

EVENT MOTORWAY

4018 Memorial Highway East - Mandan, ND



MIXED USE
RETAIL CENTER
MANDAN, NORTH DAKOTA

◆ **FOR SALE: \$1,200,000**

- ◆ 5,000 sf Building, built in 1997, fully remodeled in 2015
- ◆ 29,965 sf / .688 ac lot
- ◆ Large showroom, three offices, restroom
- ◆ Shop w/ mechanical room
- ◆ Zoned MC Commercial
- ◆ High visibility and traffic area - at traffic light
- ◆ Parking lot has been resurfaced
- ◆ PID# 65-5478500
- ◆ Taxes: \$2,626
- ◆ Specials: None at this time

Kyle Holwagner, CCIM, SIOR

Daniel Companies

701-400-5373

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Property Information

Potential User Group

- ◆ Auto / Boat Dealership
- ◆ Recreation Dealership
- ◆ Bank / Financial
- ◆ Retail
- ◆ Fast Food
- ◆ Restaurants
- ◆ Professional Services
- ◆ Office
- ◆ Medical
- ◆ Fitness
- ◆ Service

Join other businesses on Memorial Hwy –Mandan

- ◆ Bill Barth Ford-Mercury-Kia
- ◆ Bobcat of Mandan
- ◆ Dakota Community Bank
- ◆ Heart River Animal Hospital
- ◆ Keller Hearth 'n Home Products
- ◆ Kroll's Diner
- ◆ Midway Lanes, Inc.
- ◆ Nodak Mutual Insurance
- ◆ Open Road Honda
- ◆ Red Carpet Carwash
- ◆ Roughrider Harley-Davidson
- ◆ Runnings Fleet & Farm
- ◆ Schwans Cadillac - GMC
- ◆ Twin City Implement Inc.
- ◆ Raging Rivers Water Park
- ◆ Bis-Man Tractors & Equipment, Inc.
- ◆ Kist Livestock Auction
- ◆ Riverwood RV & Auto Sales
- ◆ Prairie West Golf Course
- ◆ Dickey's BBQ
- ◆ Action Motor Sports Inc



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GIS Lot Overview



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Lot Dimensions



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Bismarck-Mandan Drive Time Area

77% of the total population is within 10 minute drive to location

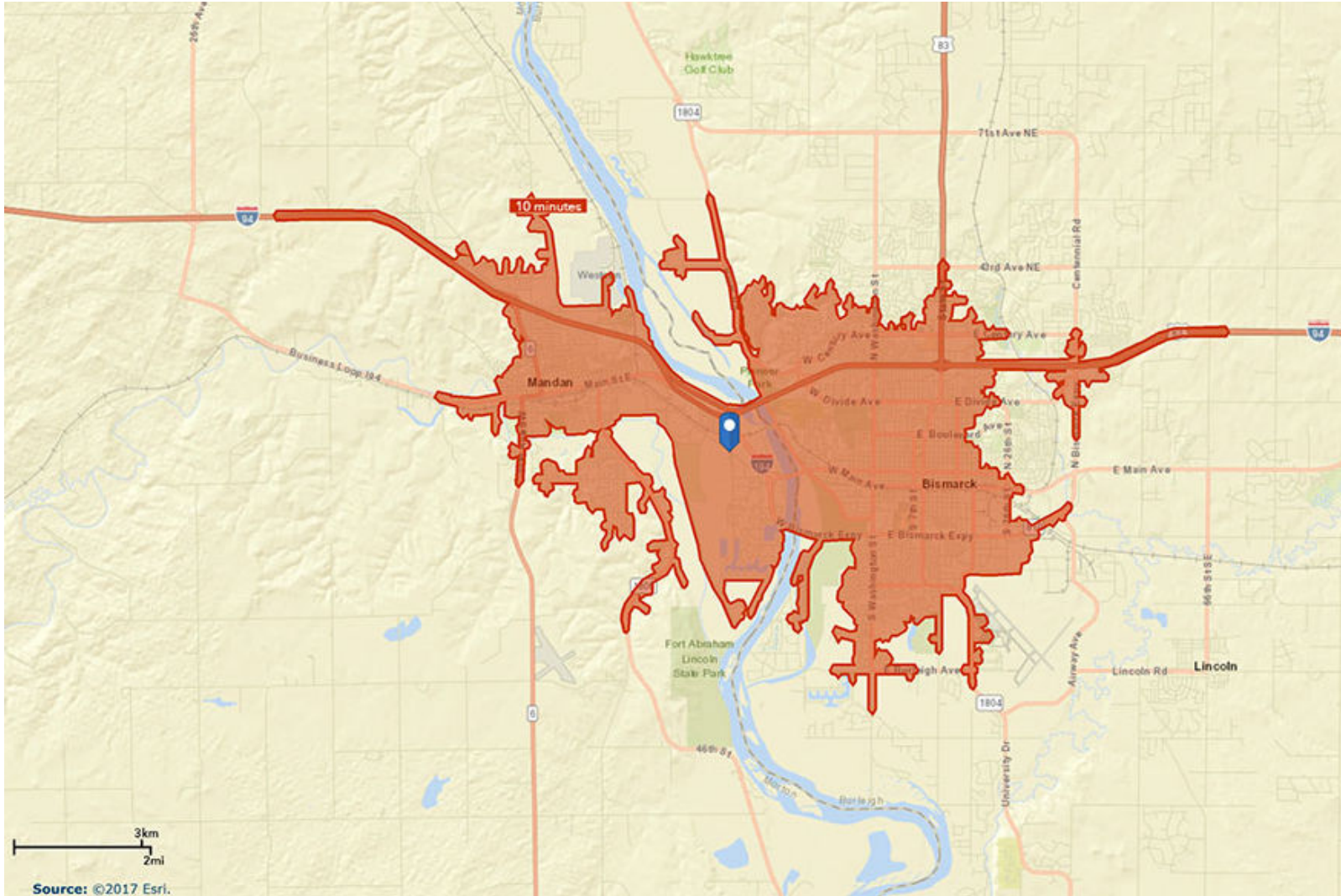
Average Household income: \$70,948

Population : 67,844

Traffic Counts -

VPD: Memorial Hwy - 16,875

VPD: W. Bismarck Expressway - 23,635



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Demographic and Income Comparison Profile

4018 Memorial Hwy SE, Mandan, North Dakota, 58554
Rings: 1, 3, 5 mile radii

Prepared by Kyle Holwagner
Latitude: 46.81276
Longitude: -100.83943

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	1,417	37,176	78,091
Households	611	16,560	34,168
Families	404	9,702	20,117
Average Household Size	2.28	2.21	2.22
Owner Occupied Housing Units	427	10,545	21,835
Renter Occupied Housing Units	184	6,015	12,333
Median Age	33.0	38.6	38.4
2017 Summary			
Population	2,470	42,913	93,403
Households	1,101	19,227	40,889
Families	721	10,968	23,534
Average Household Size	2.22	2.19	2.21
Owner Occupied Housing Units	714	11,069	23,676
Renter Occupied Housing Units	387	8,158	17,214
Median Age	36.5	39.4	39.2
Median Household Income	\$59,218	\$56,170	\$56,360
Average Household Income	\$87,430	\$81,749	\$79,581
2022 Summary			
Population	2,902	47,540	104,474
Households	1,311	21,407	45,977
Families	850	12,072	26,147
Average Household Size	2.19	2.18	2.21
Owner Occupied Housing Units	852	12,331	26,619
Renter Occupied Housing Units	459	9,076	19,359
Median Age	37.5	40.2	39.9
Median Household Income	\$72,032	\$65,187	\$65,901
Average Household Income	\$101,325	\$93,067	\$91,347
Trends: 2017-2022 Annual Rate			
Population	3.28%	2.07%	2.27%
Households	3.55%	2.17%	2.37%
Families	3.35%	1.94%	2.13%
Owner Households	3.60%	2.18%	2.37%
Median Household Income	4.00%	3.02%	3.18%

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Aerial View North



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Area Map w/ Traffic Count



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2016 - Daily Traffic count on Memorial Hwy— 16,875



2016 - Daily Traffic count on W. Bismarck Expressway— 23,635



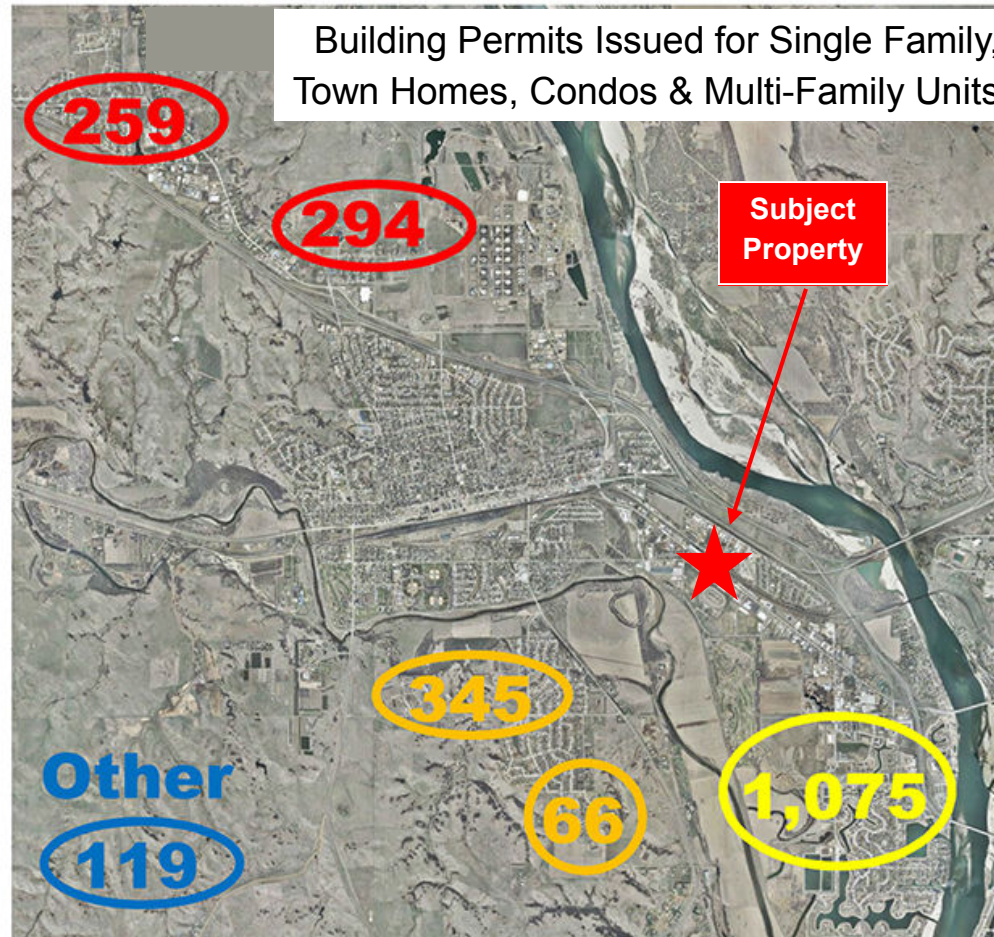
Mandan Residential Growth



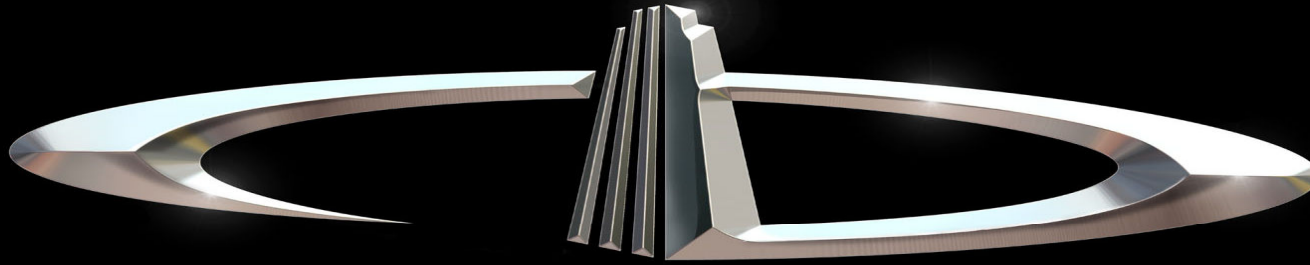
RESIDENTIAL GROWTH 2012-2016

2,157 units total

- North – 26%
 - Meadows
 - Meadow Ridge
 - Missouri Valley
- Southwest/South Central – 19%
 - Keidel's South Heart Terrace
 - Heart Ridge
 - Macedonia Hills
 - Lincoln Ridge
 - Plainview Heights
- Southeast – 50%
 - Lakewood
 - Bridgeview
 - Southbay
 - West Bay Estates
- Other – 6%



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