

# Memorial Square Shopping Center

Phase II - 4524 Memorial Highway SE - Mandan, ND

1,500 sf - 6,500 sf - Starting at \$17.50 psf + NNN



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## Executive Summary for Lease

<b>Address:</b>	4524 Memorial Hwy - Mandan, ND
<b>Property Name:</b>	Memorial Square Shopping Center
<b>Date Available:</b>	Fall of 2019
<b>Lease Term:</b>	5 Year
<b>Lease Rate:</b>	Starting at \$17.50 psf NNN (Estimated NNN \$4.75 psf)
<b>Approximate SF:</b>	1,526 sf - approx. 6,500 sf
<b>Parking:</b>	Surfaced Parking
<b>Tenant Responsibilities:</b>	Utilities, Interior Maintenance, Building Insurance, Taxes, and prorata of Snow Removal
<b>Landlord Responsibilities:</b>	Roof Structure

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

## Property Highlights

End-Cap with Drive-Thru available
Suites can be customized to meet square footage needs
High traffic, great visibility
Great signage opportunity on building

### 2018 POPULATION



1 MILE	3 MILE	5 MILE
3,378	49,011	95,653

### AVERAGE HH INCOME



1 MILE	3 MILE	5 MILE
\$92,528	\$79,990	\$79,465

### MEDIAN AGE



1 MILE	3 MILE	5 MILE
38.9	39.6	39.3



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**Phase II**  
Approximately 13,000 SF  
Now Accepting LOIs

**Phase I**  
100% Occupancy

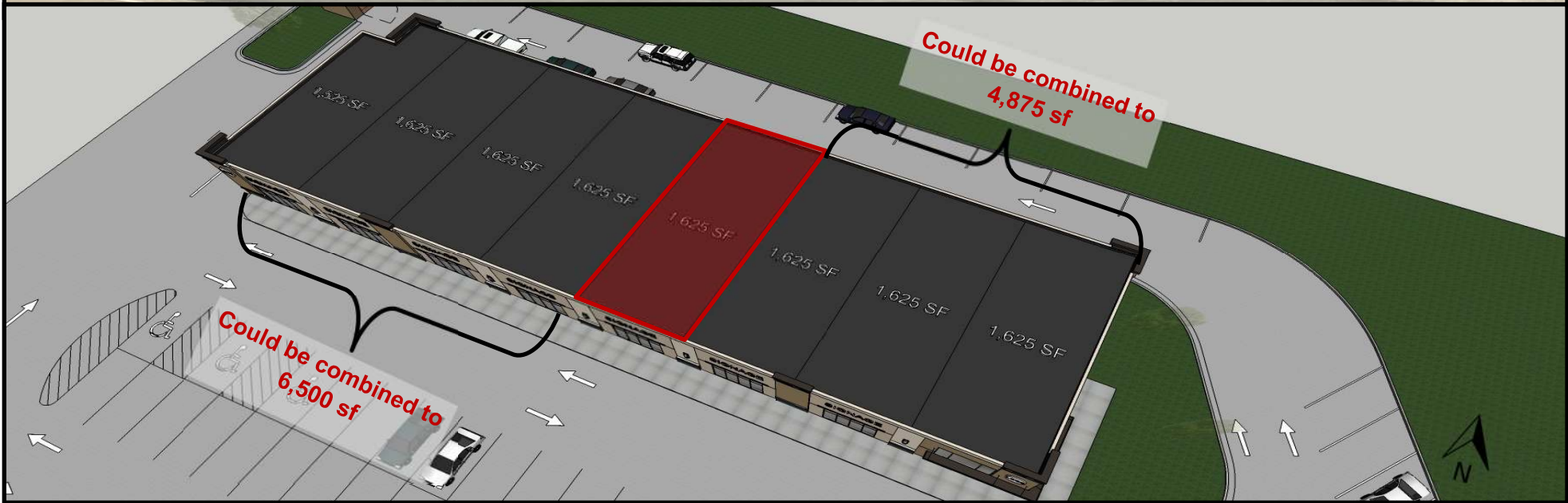
- GRAND JUNCTION
- [solidcore]
- KASA
- SHOEZAM
- DICKY'S BARBECUE PIT
- WAREHOSE
- CLASSIC ROCK COFFEE CO.



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All measurements must be verified by tenant prior to lease execution



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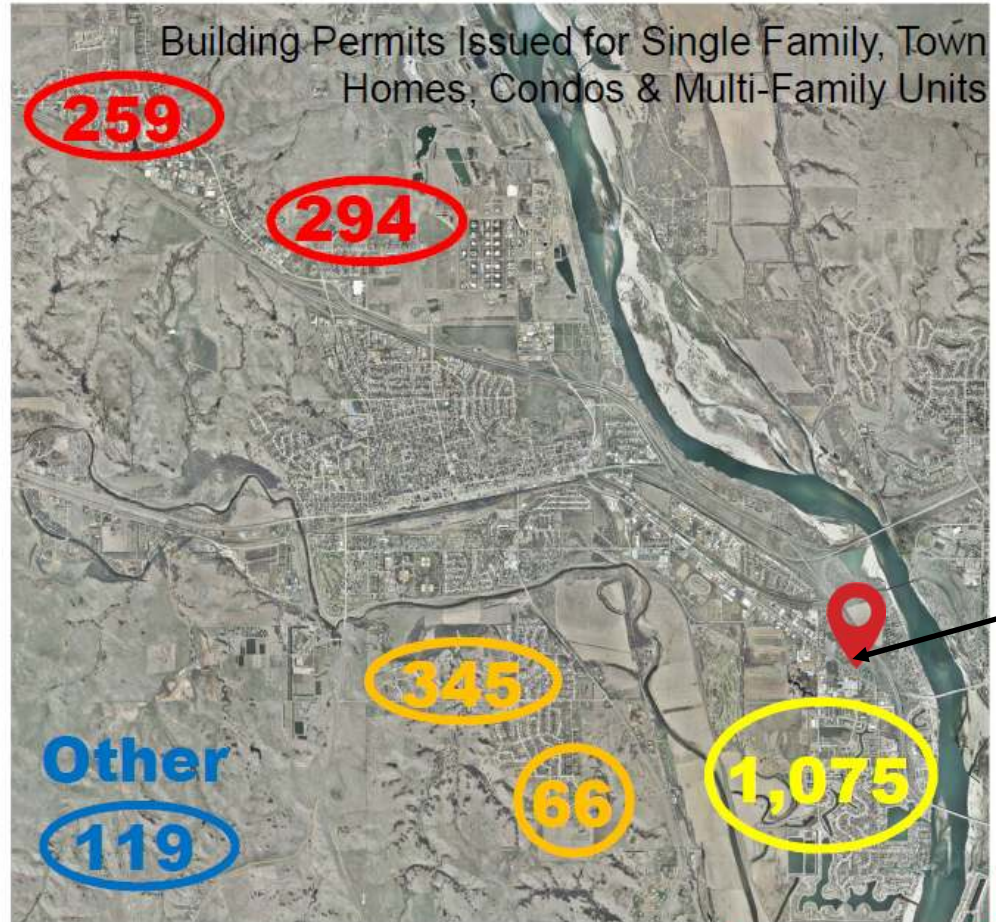
# Highest Growth Area in Mandan



## 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%



Memorial Square

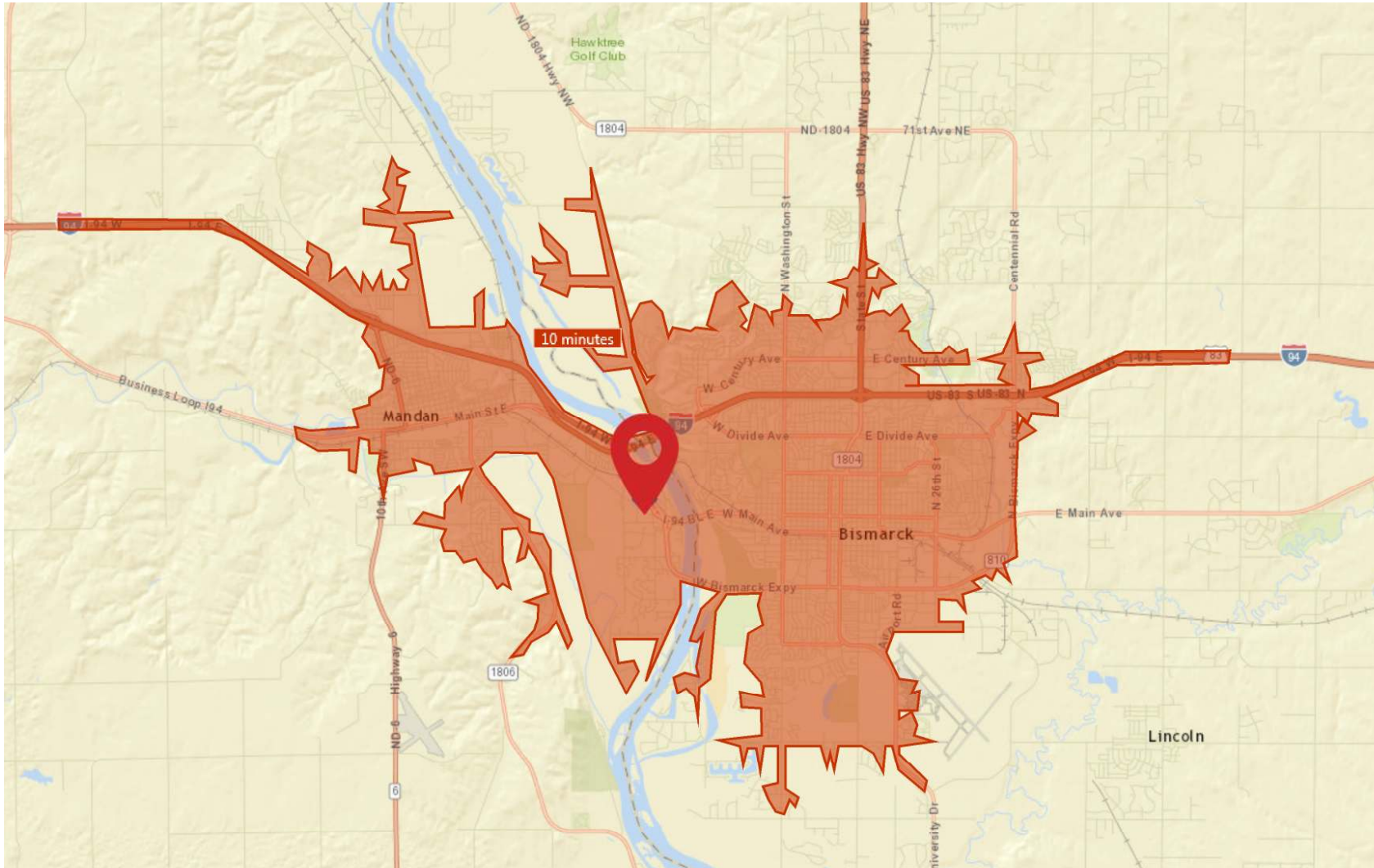


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# Bismarck-Mandan Drive Time From Memorial Square

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

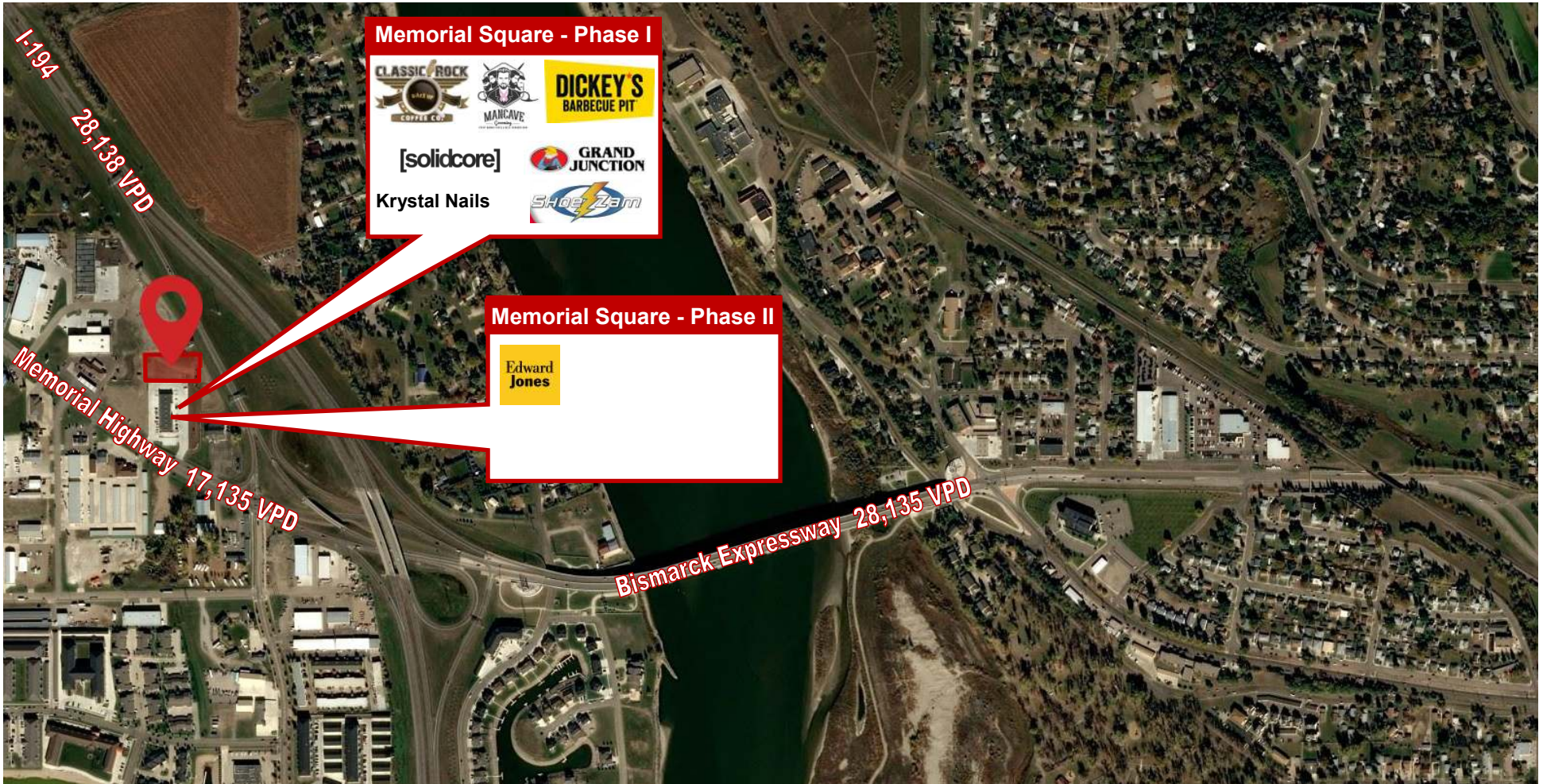


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I-94 (Vehicles per Day) - 28,138  
Memorial Highway ( Vehicles per Day) 17,135  
Bismarck Expressway (Vehicles per Day) 28,135



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# DANIEL COMPANIES

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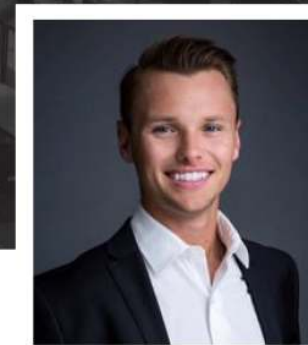
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.