Memorial Square Shopping Center

Phase II - 4524 Memorial Highway SE - Mandan, ND

1,500 sf - 12,000 sf - Starting at $17.50 psf + NNN

DANIELCOMPANIES
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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.

Phase II
Executive Summary

Total Building SF: 12,900 sf

Space Available: 1,526 sf - 12,900 sf

- End-Cap with Drive-Thru Available
- Suites can be customized to meet square footage needs

Price: Starting at $17.50 psf NNN
(Call for Details)

- Estimate CAM $4.75 psf

Terms: 5 year

- High traffic, great visibility
- Great signage opportunity on building
- Ample parking for employees and customers

Potential User Groups:

- Bank / Financial
- Retail
- Pharmacy
- Restaurants
- Professional Services
- Office
- Medical
- Entertainment
- Service

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All measurements must be verified by tenant prior to lease execution

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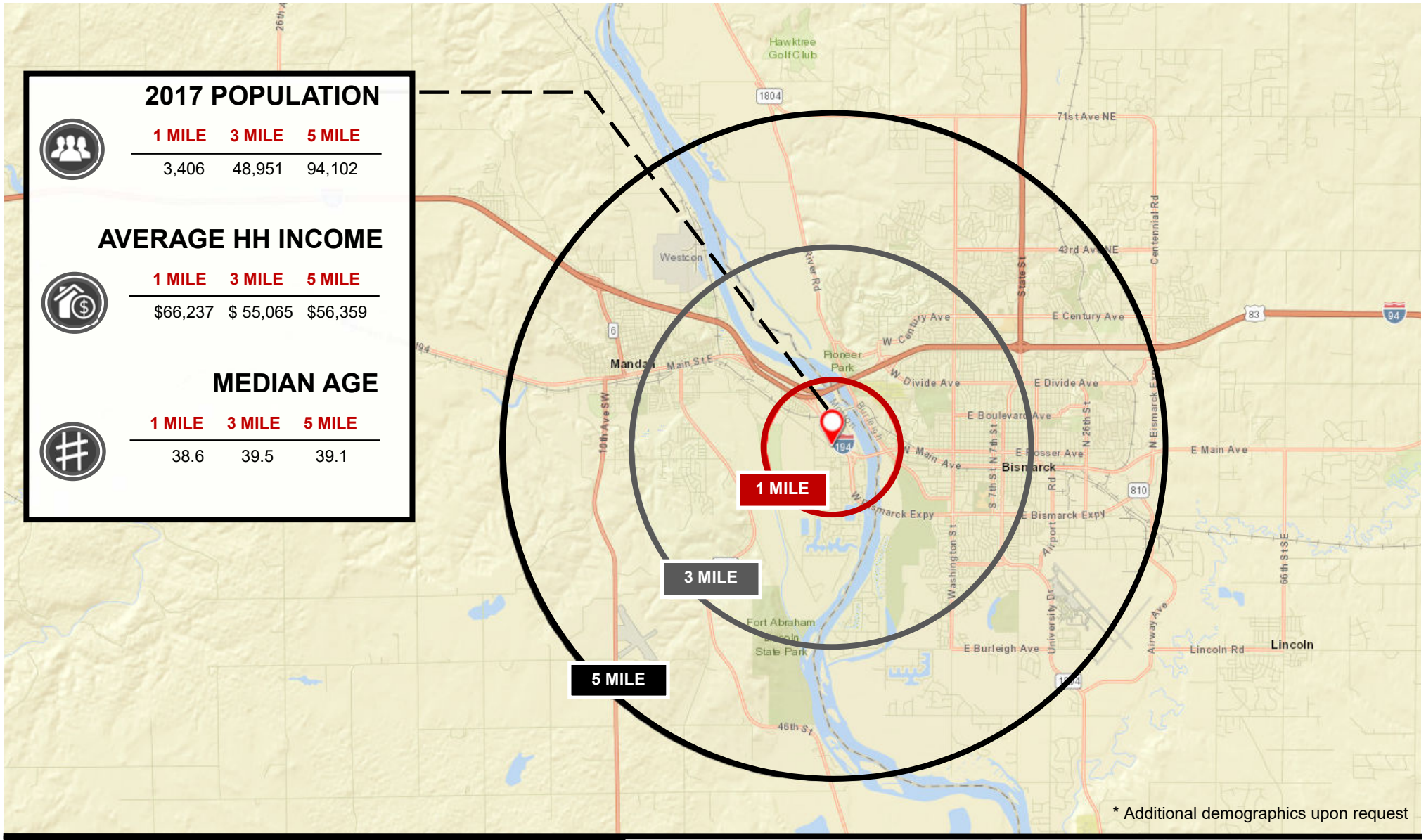
Demographics



* Additional demographics upon request

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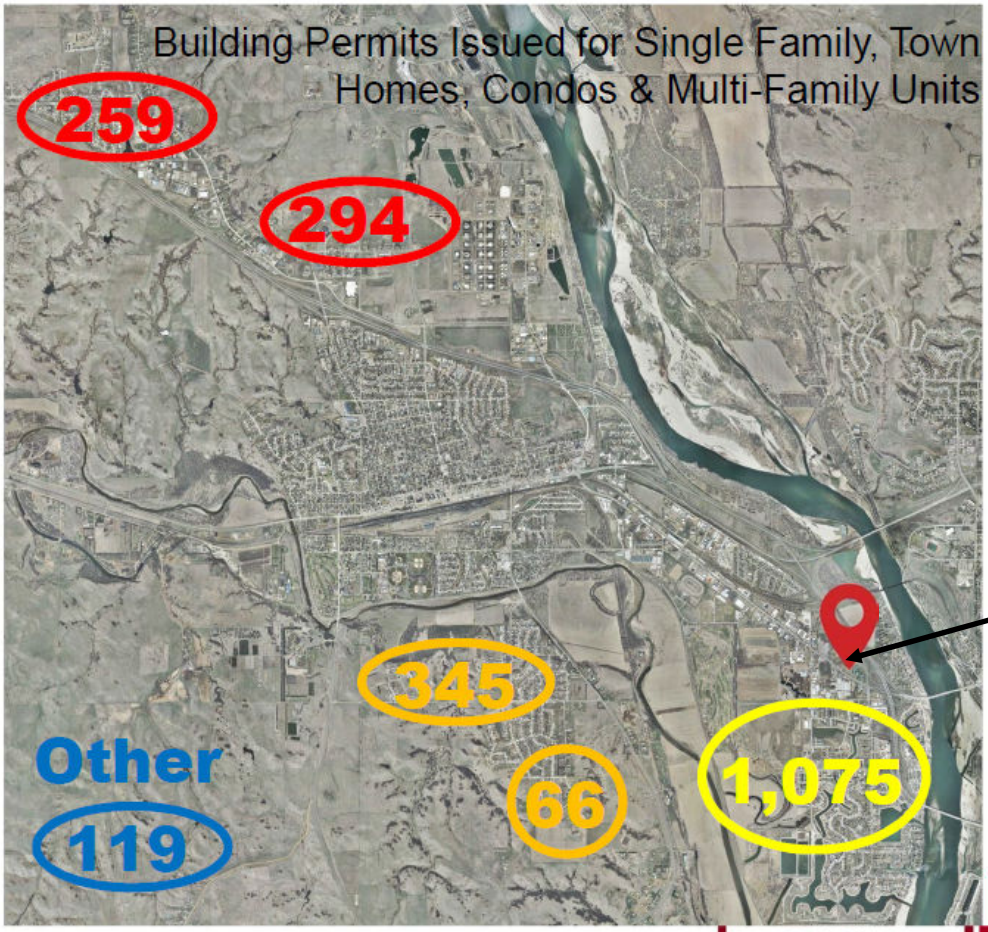
Highest Growth Area in Mandan

CITY OF 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%**



COMMUNITY • OPPORTUNITY • ADVENTURE • ACHIEVEMENT
MADE IN MANDAN

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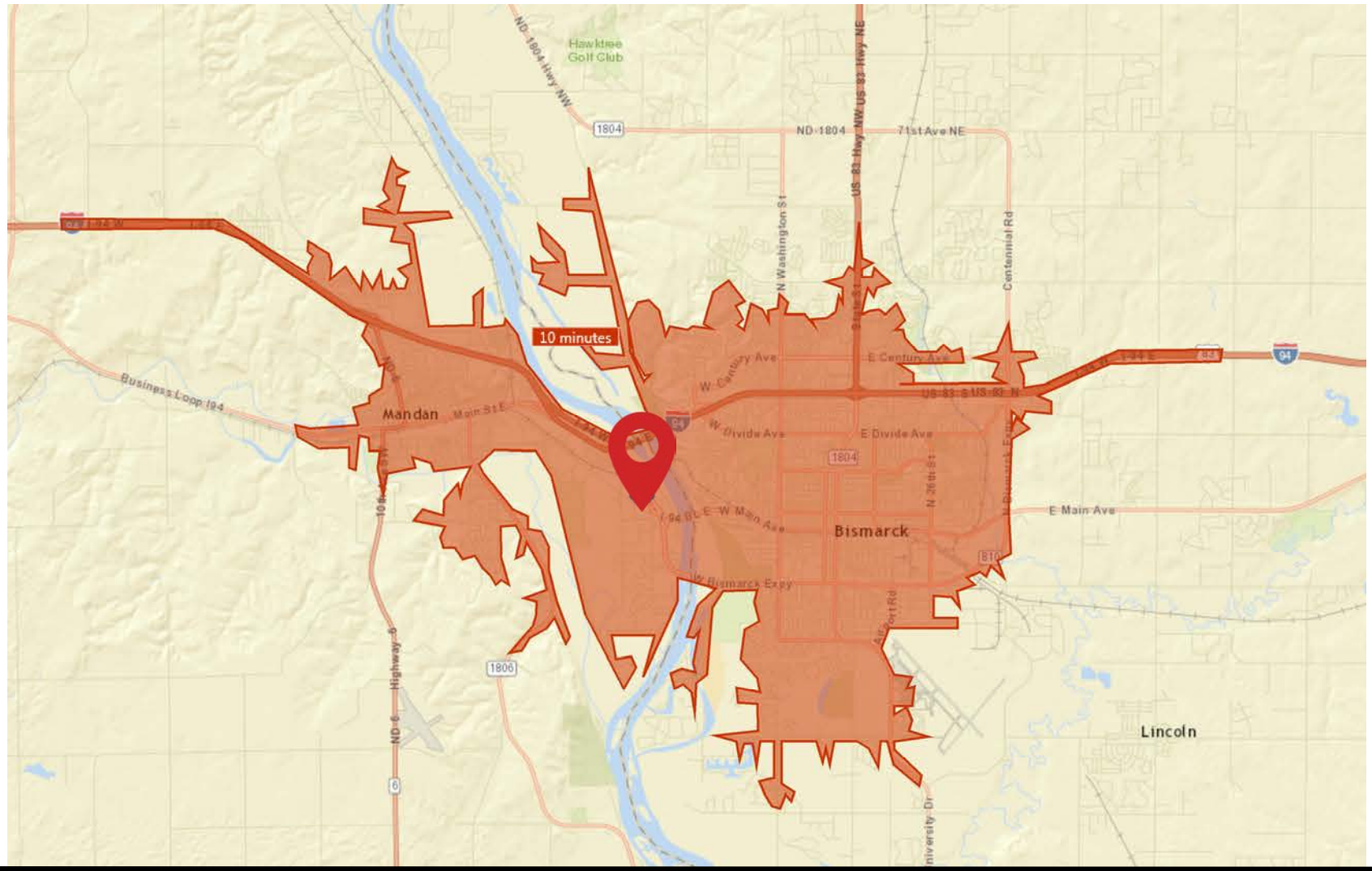
Bismarck-Mandan Drive Time From Memorial Square

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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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.