# 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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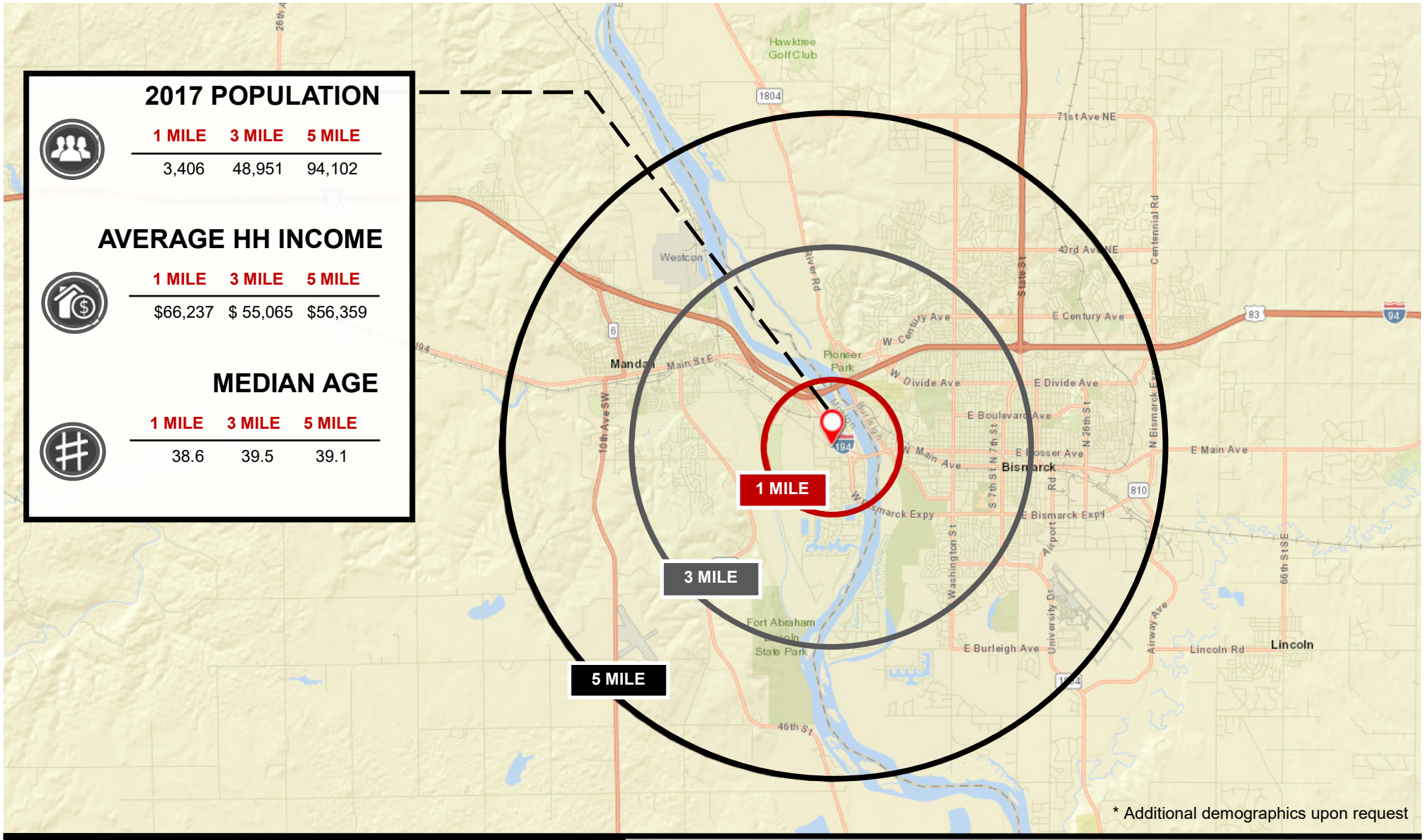
# Demographics




* Additional demographics upon request

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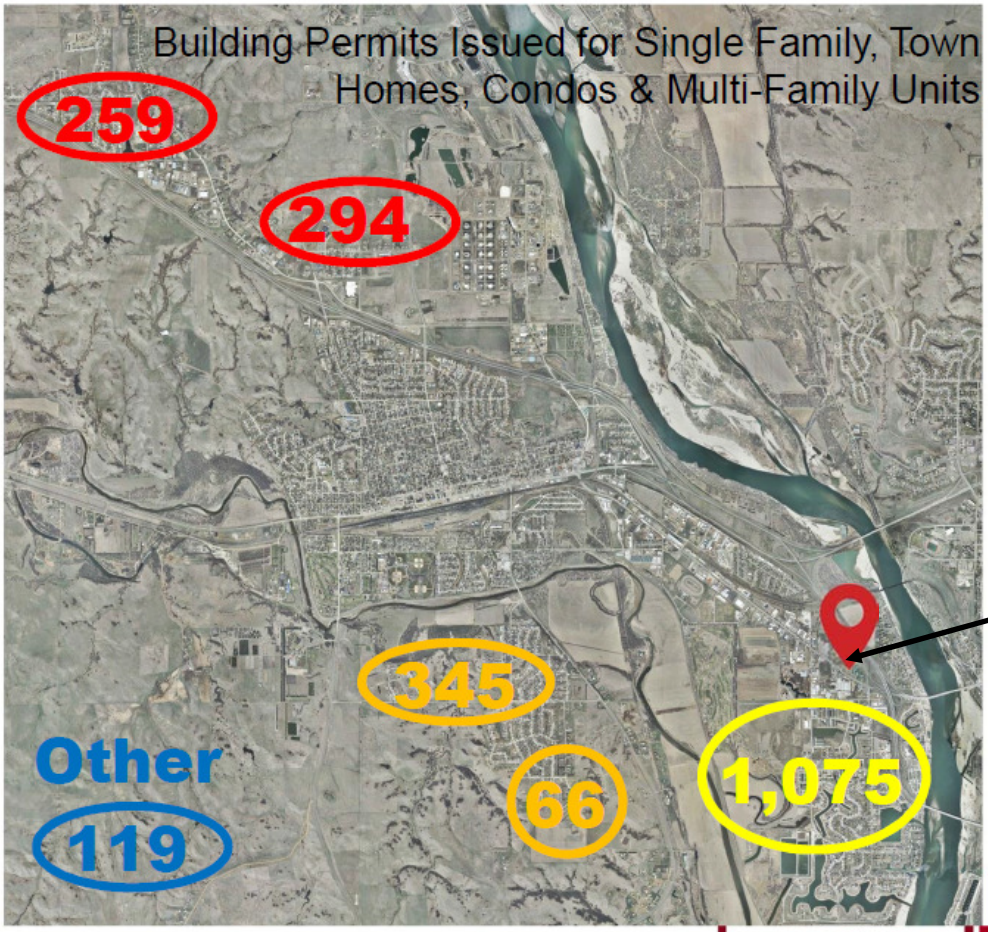
# Highest Growth Area in Mandan

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%**

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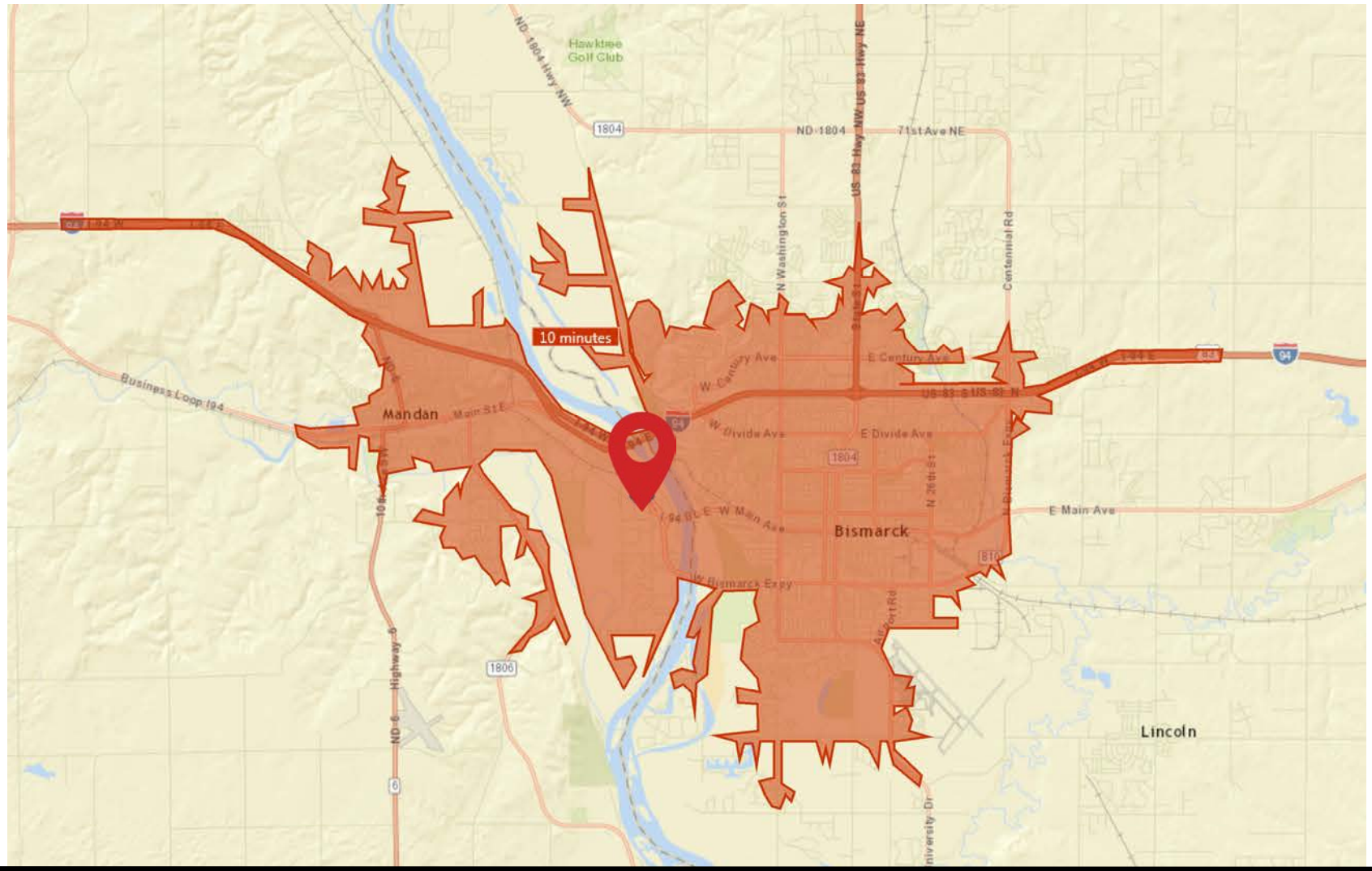
# Bismarck-Mandan Drive Time From Memorial Square

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.