

Memorial Highway Parcel

4518 Memorial Highway - Mandan, ND

80,167 SF / \$17.00 psf



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Executive Summary For Sale

Address:	4518 Memorial Highway - Mandan, ND
Legal Description:	All of Lot 2, Block 1, of the Replat of Lots 1-3, Block 1, Sylvester's Industrial park Third Addition of the city of Mandan, Morton County, North Dakota
Asking Price:	\$17.00 psf / \$1,362,839
Approximate Lot Size:	80,167 sf / 1.84 acres
Zoning:	CC Commercial
Taxes 2017:	\$2,696.37
Specials:	
Balance -	\$1,127.64
Installment -	\$435.06
Utilities	10' Utility Easement through Plat
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.	

Asking Price: \$17.00 psf

- 80,167 sf
- Close to I-94 and Bismarck Expy
- Utilities Easement
- 350' Frontage on Memorial Hwy
- Traffic Count: (VPD—Vehicles per Day)
Memorial Highway—16,875 VPD
Bismarck Expressway—26,635 VPD
- Easy access off Memorial Hwy and Bismarck Expressway
- High traffic, great visibility
- Great Signage opportunity

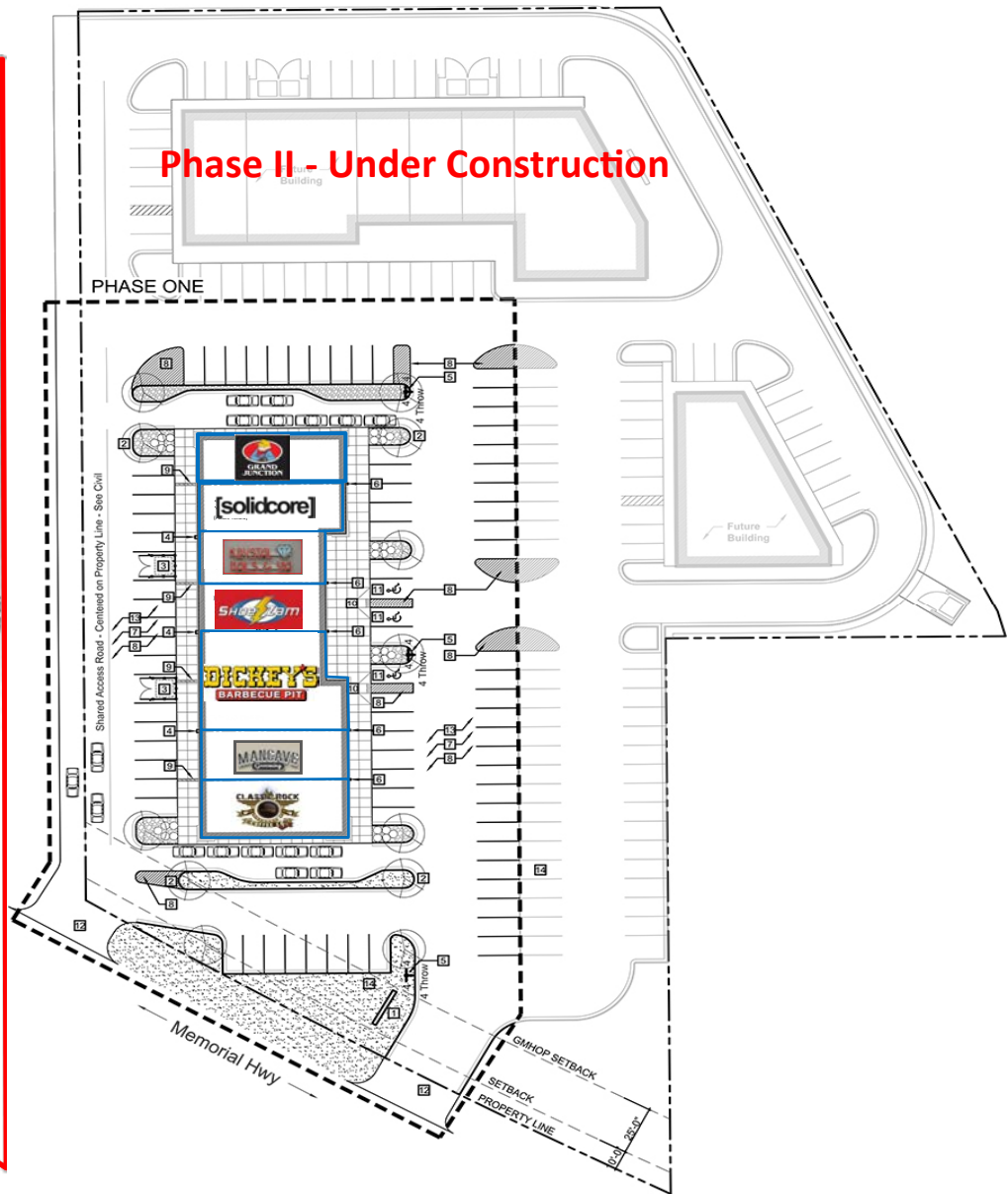
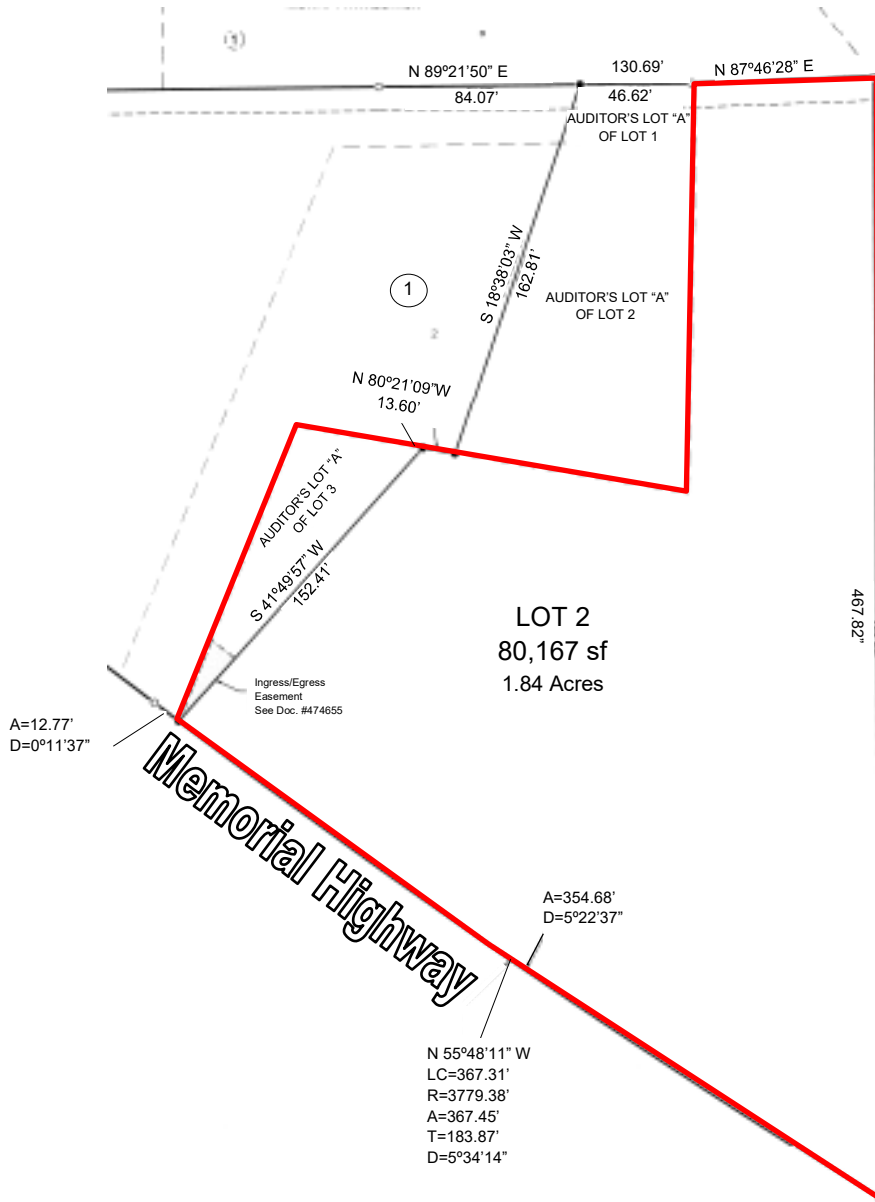
Potential Uses:

- Bank / Financial
- Retail
- Fast Food
- Restaurants
- Professional Services
- Office
- Medical



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Aerial View North



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Bismarck-Mandan Drive Time Area

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

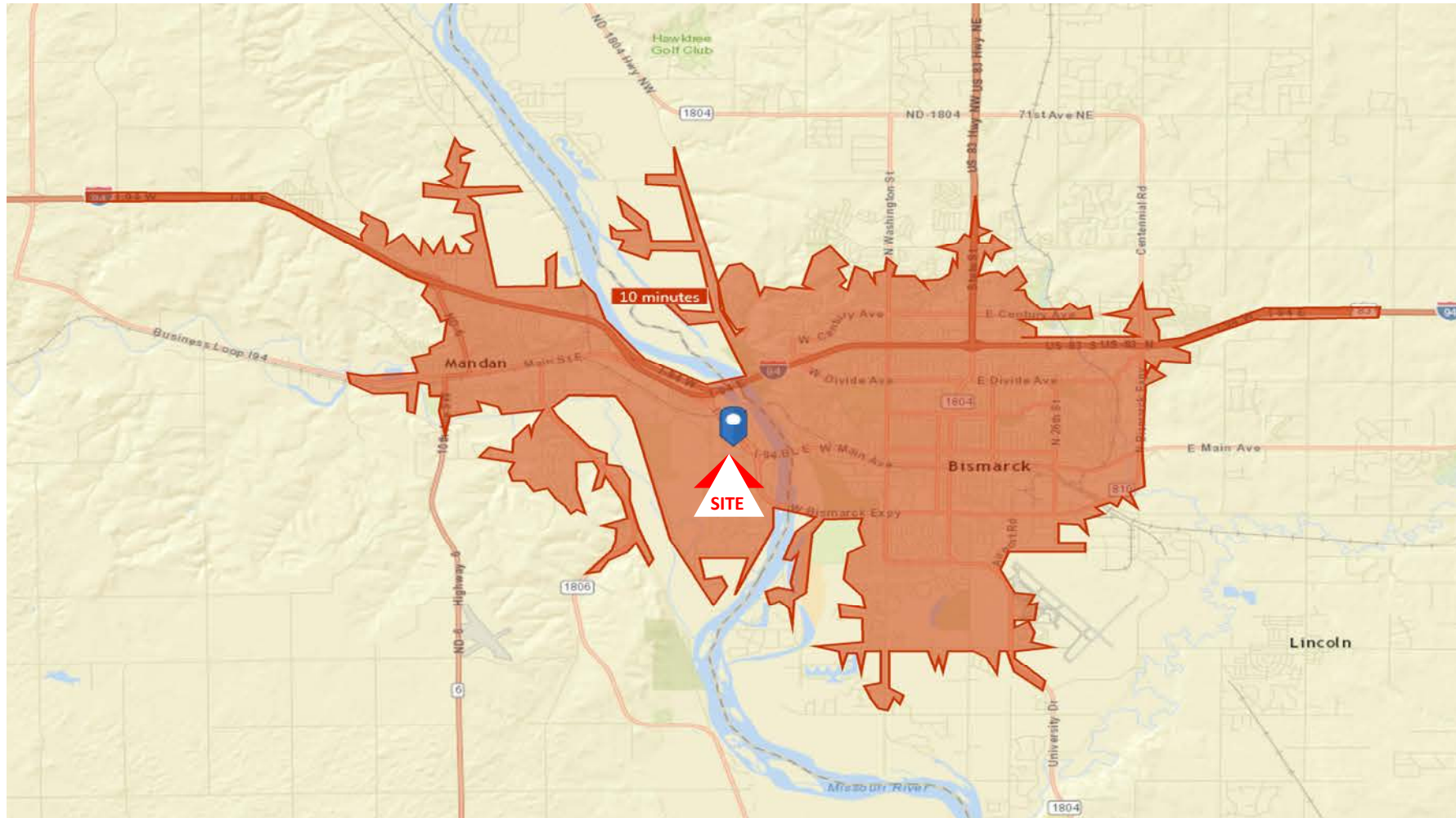
Average Household income: \$70,948

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

4518 Memorial Hwy, Mandan, North Dakota, 58554
Rings: 1, 3, 5 mile radii

Prepared by Kyle Holwagner
Latitude: 46.80985
Longitude: -100.83372

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	1,970	41,405	78,551
Households	885	18,417	34,340
Families	582	10,769	20,220
Average Household Size	2.21	2.20	2.22
Owner Occupied Housing Units	616	11,913	21,940
Renter Occupied Housing Units	269	6,504	12,400
Median Age	35.3	38.7	38.3
2017 Summary			
Population	3,308	47,652	93,912
Households	1,495	21,304	41,076
Families	974	12,100	23,643
Average Household Size	2.20	2.18	2.21
Owner Occupied Housing Units	963	12,425	23,773
Renter Occupied Housing Units	532	8,879	17,303
Median Age	38.3	39.5	39.1
Median Household Income	\$64,833	\$55,552	\$56,339
Average Household Income	\$94,462	\$80,541	\$79,545
2022 Summary			
Population	3,944	52,645	105,053
Households	1,799	23,660	46,194
Families	1,161	13,269	26,270
Average Household Size	2.18	2.18	2.21
Owner Occupied Housing Units	1,163	13,771	26,731
Renter Occupied Housing Units	636	9,888	19,463
Median Age	39.3	40.3	39.9
Median Household Income	\$79,263	\$64,248	\$65,873
Average Household Income	\$108,784	\$91,624	\$91,306
Trends: 2017-2022 Annual Rate			
Population	3.58%	2.01%	2.27%
Households	3.77%	2.12%	2.38%
Families	3.57%	1.86%	2.13%
Owner Households	3.85%	2.08%	2.37%
Median Household Income	4.18%	2.95%	2.18%



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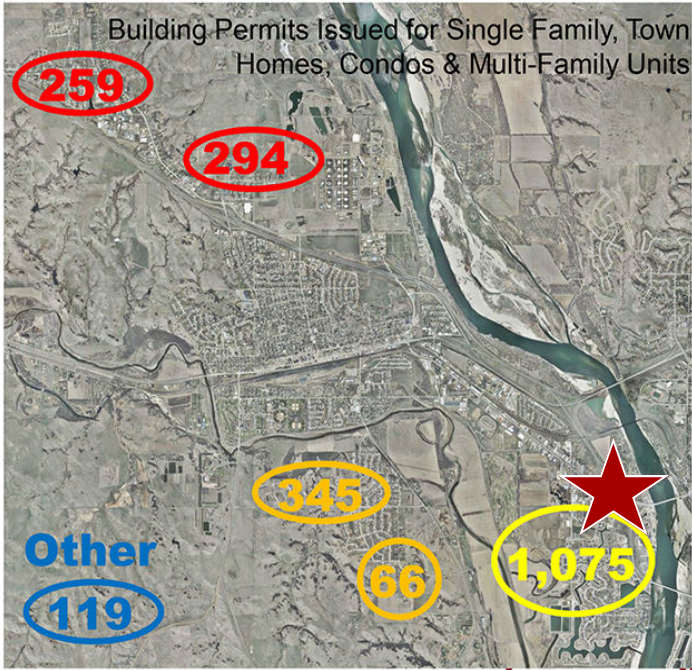
Mandan Residential Growth

Join other businesses on Memorial Hwy – 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%



- ◆ 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 Pontiac - 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



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