Memorial Hwy

2815 Memorial Highway - Mandan, ND

7,240 SF - $14.00 psf NNN

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Executive Summary for Lease

Address:	2815 Memorial Highway - Mandan, ND 58554
Date Available:	Available Now
Lease Term:	Minimum 3 Years
Lease Rate:	$14.00 psf NNN - NNN to be determined
Approximate SF:	7,240 sf
Parking:	On-Site
Tenant Responsibilities:	General Maintenance, Real Estate Taxes, Building Insurance, Utilities, Pro-Rata of Snow Removal and Parking Lot
Landlord Responsibilities:	Building Structure and Roof

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.

City of Mandan Restaurant Rewards

Incentive Program: The program is available to qualified retail and restaurant businesses new to or expanding in the City of Mandan.

Program structure & Benefits:

- Sales Tax Rebate
- Interest By-Down

Lease: $14.00 psf NNN
NNN to be determined

- Ample Parking
- Great Signage Opportunity
- High Visibility
- 15,215 Vehicles Per Day on Memorial Highway

Potential Uses

- Restaurant
- Night Club - Bar
- Retail
- Car, RV, or Boat Sales
- Ag Equipment Dealership
- Office Space
- Church

2017 POPULATION	1 MILE	3 MILE	5 MILE
	1,477	35,099	87,136

AVERAGE HH INCOME	1 MILE	3 MILE	5 MILE
	$56,892	$83,727	$79,724

MEDIAN AGE	1 MILE	3 MILE	5 MILE
	32.3	38.7	39.3

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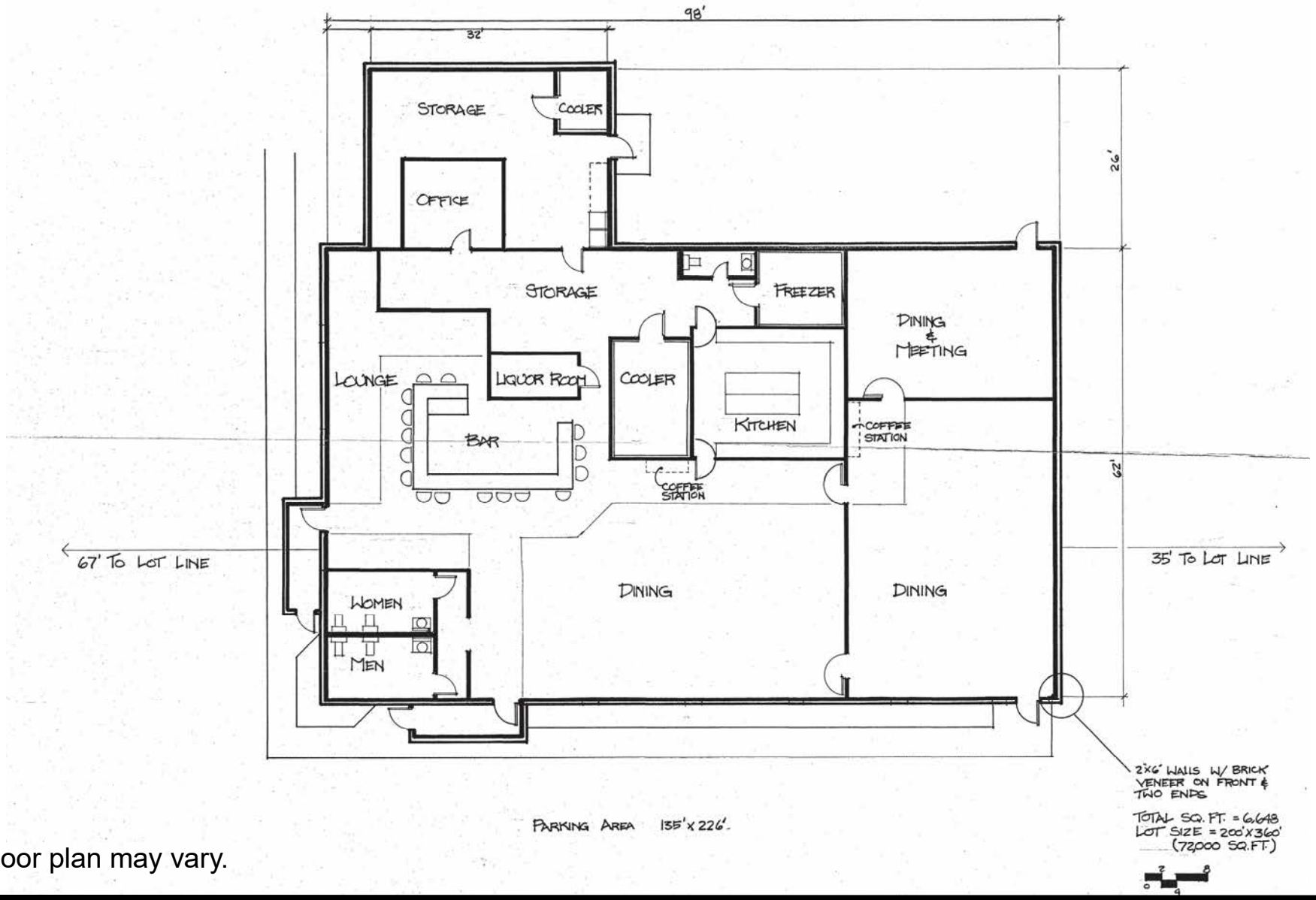

Actual floor plan may vary.

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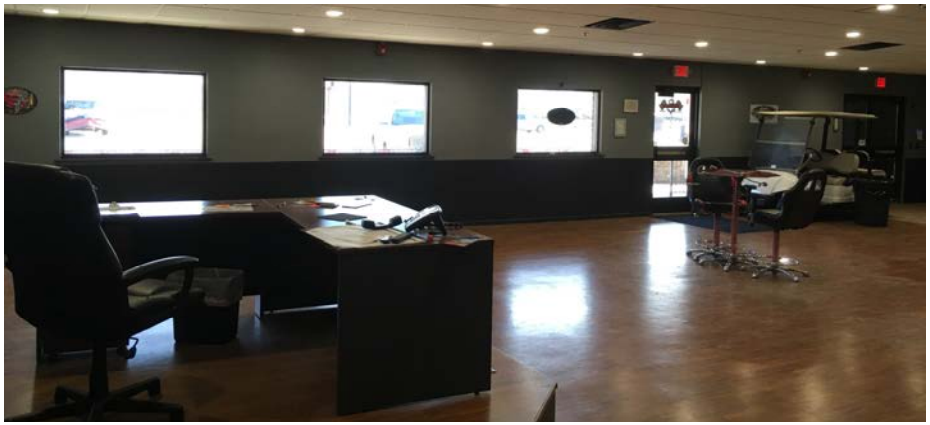

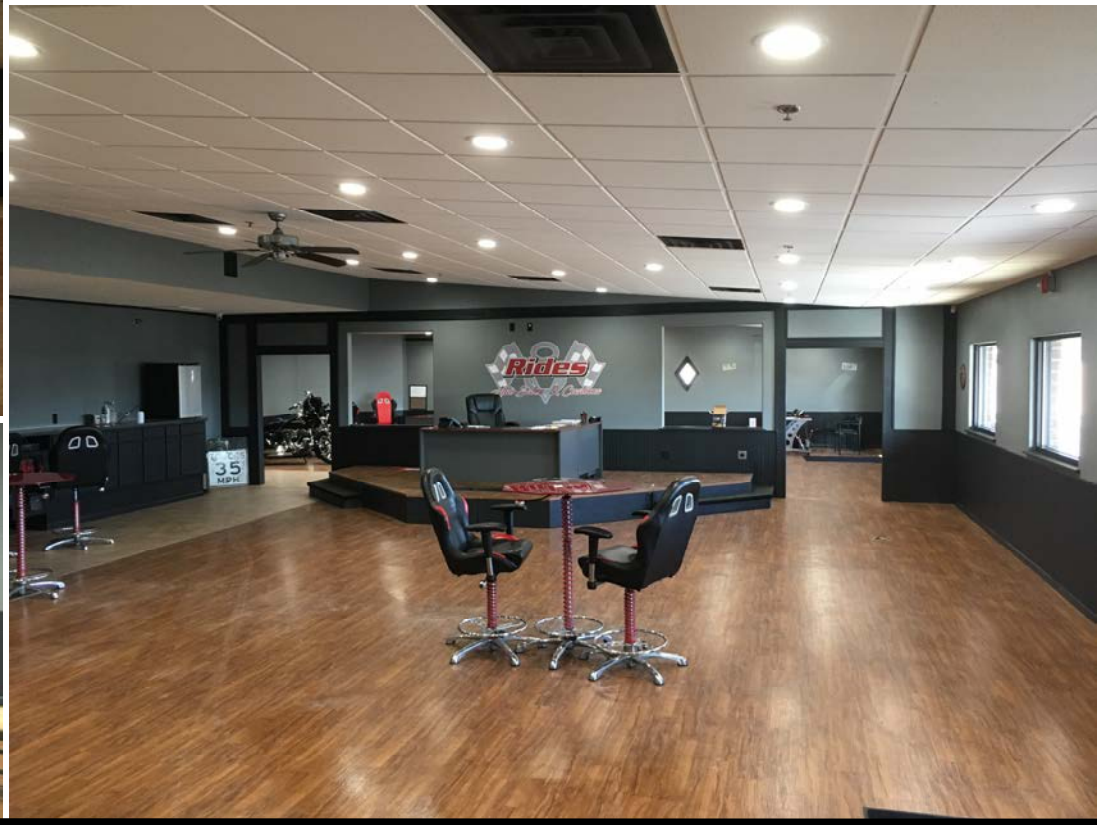

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Aerial View

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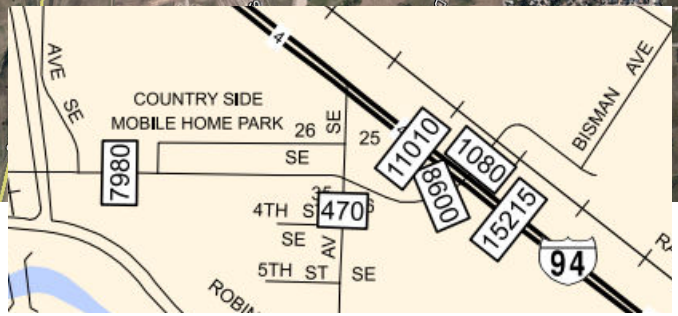

** 15,215 Vehicles Per Day on Memorial Hwy

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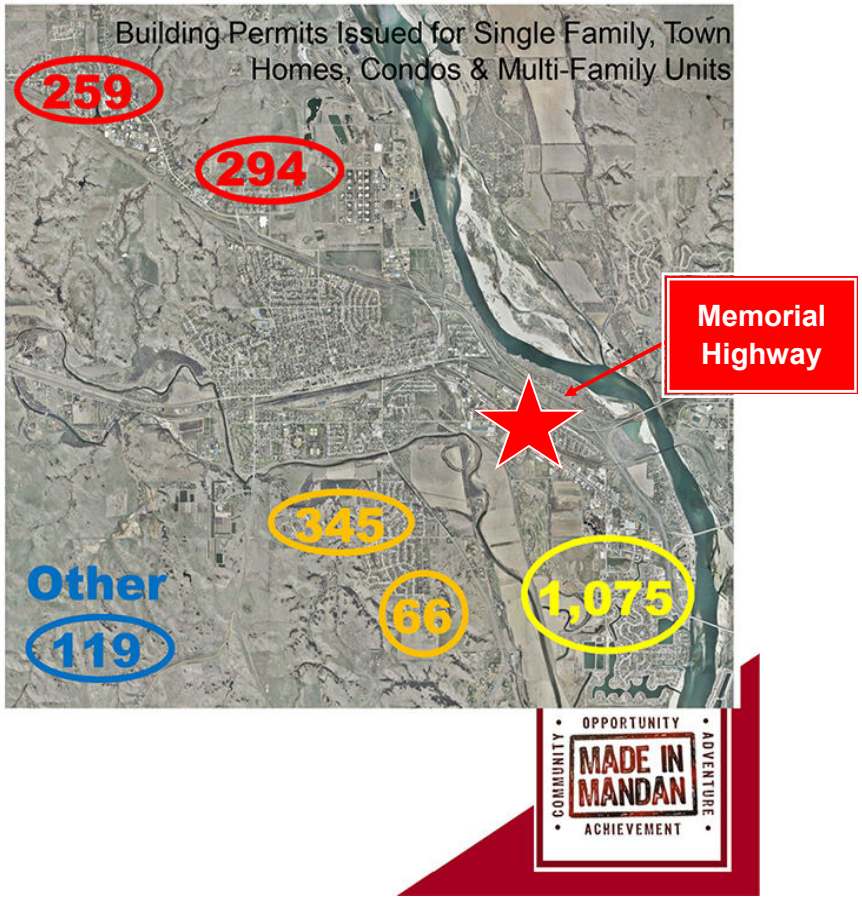
Mandan Residential Growth

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%**



Join other businesses on Memorial Hwy – Mandan

- Bill Barth Ford-Mercury-Kia
- Bobcat of Mandan
- Dakota Community Bank
- Dean's Steak House
- 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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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.