



Taylor Daniel | Vice PresidentCommercial Realtor ®Taylor@DanielCompanies.com

Bill Daniel | President CCIM, Broker Bill@DanielCompanies.com





16,880

Ka a	1 Mile		3 Miles	5 Miles	I	
		2021 POPULATION				
	දිදුරි 2	4,624	40,103	75,476		
H-	DAYTIME POPULATION					
7		5,032	38,373	85,065		
	BUSINESSES					
		273	1,577	4,240		
	EMPLOYEES					
A STATE	<u>م</u> م	l,096	23,331	65,679		
		HOUSEHOLD INCOME				
	م پی 10			\$87,006		



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PROPERTY HIGHLIGHTS:

- Land For Sale or Ground Lease.
- Prime for immediate development in booming North Bismarck.
- Join Major Retailors in immediate area: TSC Tractor Supply, Ale Works, Bismarck Brewing, Furniture Row, Tires Plus, Sky Zone, Caribou Coffee,

Grand Junction Subs, Pancheros, Kirkland's, Pizza Ranch, Famous Footwear, AT&T, Aspen Dental, Bed Bath & Beyond, Ross Dress for Less, Erbert & Gerbert's, Ulta Beauty, Dick's Sporting Goods, Dollar Tree, Sleep Number, The Hair District, Starion Bank, GameStop, Anytime Fitness, Pure Barre, Mackenzie River Pizza Co., Candlewood Suites, Dunn Brothers Coffee, Choice Bank, Wingate, Buffalo Wings & Rings, and Charras & Tequilla. Walmart, and CostCo!



5200 Ottawa St. & 1122 E LaSalle Dr.

For Sale: \$26 psf / \$2,400,000 Ground Lease: \$1.50 psf Build to Suit: Terms Negotiable



92,206 sf / 2.12 Acres

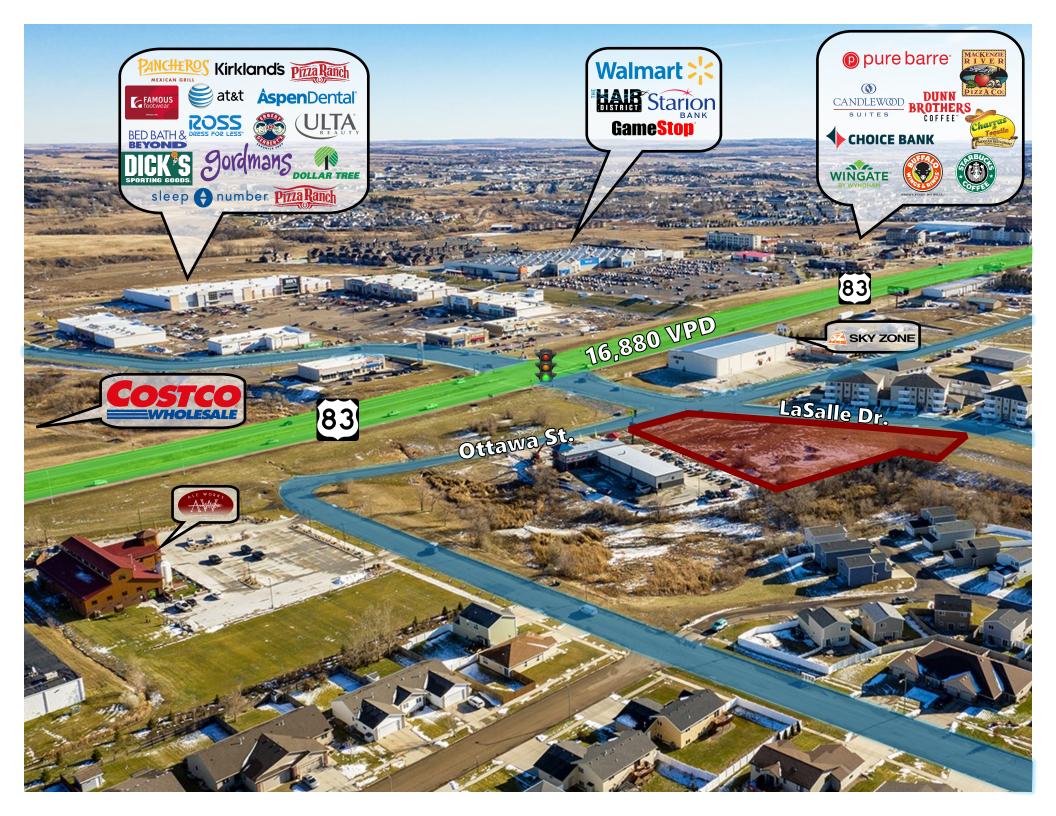




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DANIELCOMPANIES

The Leader in Commercial Real Estate



Bill Daniel, CCIM | President Commercial Broker

701.220.2455 Bill@DanielCompanies.com



Taylor Daniel | Vice President Commercial Realtor®

701.391.4262 Taylor@DanielCompanies.com

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.