

**For Sale
or
Ground Lease**

DICK'S Sporting Goods
ROSS Dress for Less
Michael's
Gordmans
And
BED BATH & BEYOND
More...

Walmart

SKY ZONE

83

COSTCO
WHOLESALE

16,880 VPD

No Build Easement Area
Ottawa St.



LaSalle Dr.

SITE



DANIELCOMPANIES
The Leader in Commercial Real Estate

Taylor Daniel | Vice President
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Bill Daniel | President
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DanielCompanies.com



VEHICLES PER DAY

16,880

1 Mile

3 Miles

5 Miles

2021 POPULATION



4,624

40,103

75,476

DAYTIME POPULATION



5,032

38,373

85,065

BUSINESSES



273

1,577

4,240

EMPLOYEES



4,096

23,331

65,679

HOUSEHOLD INCOME



\$105,399

\$95,314

\$87,006

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, Gordmans, Dollar Tree, Sleep Number, Walmart, The Hair District, Starion Bank, GameStop, Any-time Fitness, Pure Barre, Mackenzie River Pizza Co., Candlewood Suites, Dunn Brothers Coffee, Choice Bank, Wingate, Buffalo Wings & Rings, and Charras & Tequilla.



5200 Ottawa St. &
1122 E LaSalle Dr.



For Sale: \$22.75 psf / \$2,098,000
Ground Lease: \$1.50 psf



92,206 sf / 2.12 Acres



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SITE

Ottawa St.

TSC TRACTOR
SUPPLY CO.
FURNITURE ROW
Bb

LaSalle Dr.



PANCHEROS MEXICAN GRILL
Kirkland's
Pizza Ranch
FAMOUS footwear
at&t
AspenDental
ROSS DRESS FOR LESS
BED BATH & BEYOND
DICK'S SPORTING GOODS
Gordmans
DOLLAR TREE
sleep number
Pizza Ranch

Walmart
HAIR DISTRICT
Starion BANK
GameStop

pure barre
CANDLEWOOD SUITES
DUNN BROTHERS COFFEE
CHOICE BANK
WINGATE BY WYNDHAM
MACKENZIE RIVER PIZZA CO.
Charros Tequila
BUFFALO WINGS & KINGS
STARBUCKS COFFEE

COSTCO WHOLESALE

ALL WORKS AWAY

83

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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.