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# **VEHICLES PER DAY**

16,880

1 Mile		3 Miles	5 Miles
2021 POPULATION			
දිදුදු	4,624	40,103	75,476
DAYTIME POPULATION			
Ø	5,032	38,373	85,065
BUSINESSES			
Î	273	1,577	4,240
EMPLOYEES			
රිසිස	4,096	23,331	65,679
HOUSEHOLD INCOME			
\$1	05,399	\$95,314	\$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, Gordmans, Dollar Tree, Sleep Number, Walmart, 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.



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

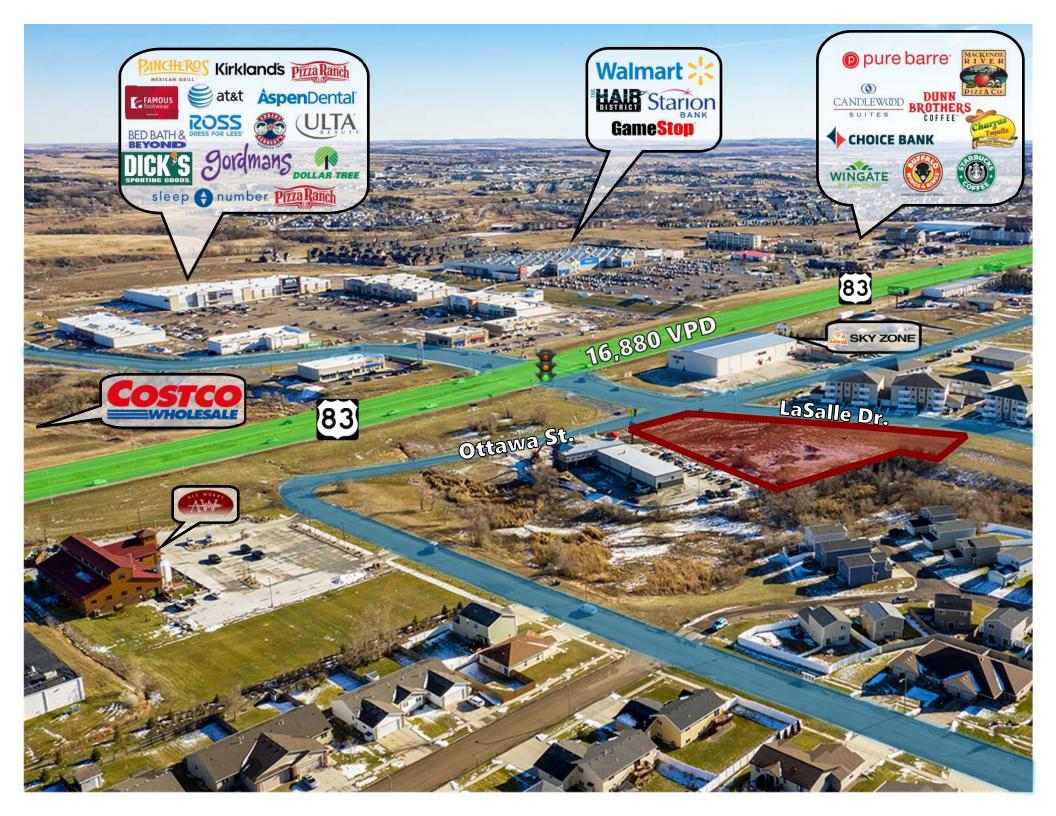
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

## Powerful Team. Powerful Process. Powerful Results.