

For Sale - Ottawa and LaSalle

2.12 Acres Zoned CQ

\$24 PSF / \$2,213,000

DICK'S Sporting Goods
ROSS
And More...

Walmart

COSTCO
WHOLESALE

SKY ZONE

83

31,347 VPD

No Build Easement Area

Ottawa St.

TRUSTED
TIRE & AUTO

LaSalle Dr.

SITE



DANIEL COMPANIES
The Leader in Commercial Real Estate

Taylor Daniel | Vice President
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Taylor@DanielCompanies.com

Bill Daniel | President
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DanielCompanies.com



VEHICLES PER DAY

31,347

	1 Mile	3 Miles	5 Miles
2023 POPULATION			
	5,368	42,490	77,202
DAYTIME POPULATION			
	5,032	38,373	85,065
BUSINESSES			
	297	1,643.	4,321
EMPLOYEES			
	4,771	26,976	66,918
HOUSEHOLD INCOME			
	\$122,679	\$111,402	\$102,167

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, Trusted Tire & Auto, Sky Zone, Caribou Coffee, CHI St. Alexius Health Urgent Care, Power Plate Meals, Ace Hardware, Cash Wise Foods, Grand Junction Subs, Pancheros, Kirkland's, Pizza Ranch, Famous Footwear, AT&T, Aspen Dental, Ross Dress for Less, Erbert & Gerbert's, Ulta Beauty, Dick's Sporting Goods, Dollar Tree, Sleep Number, Walmart, The Hair District, Starion Bank, GameStop, Anytime Fitness, Pure Barre, Candlewood Suites, Dunn Brothers Coffee, Choice Bank,



5200 Ottawa St. &
1122 E LaSalle Dr.



For Sale: \$24.00 psf / \$2,213,000
Ground Lease: \$1.50 psf



92,206 sf / 2.12 Acres



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COSTCO
WHOLESALE

DICK'S SPORTING GOODS
Michael's
ROSS
DRESS FOR LESS
And
More...

83

31,247 VPD

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
ULTA BEAUTY
DICK'S SPORTING GOODS
Pizza Ranch
DOLLAR TREE
 sleep number

Walmart
HAIR DISTRICT
Starion BANK
GameStop

pure barre
CANDLEWOOD SUITES
DUNN BROTHERS COFFEE
CHOICE BANK
WINGATE BY WYNHAM
BUFFALO WINGS & RINGS
STARBUCKS COFFEE
Charges Tequila

COSTCO WHOLESALE

83

314,347

83


SKY ZONE

Ottawa St.

LaSalle Dr.







E LaSalle Dr.

Ottawa St.

No Build Easement Area



31,347 VPD



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COSTCO
WHOLESALE

PANCHEROS MEXICAN GRILL
Kirkland's
Pizza Ranch
AspenDental
FAMOUS FOOTWEAR
at&t
ULTA BEAUTY
DICK'S SPORTING GOODS
ROSS DRESS FOR LESS
DOLLAR TREE
sleep number
Pizza Ranch

Walmart
THE HAIR DISTRICT
Starion BANK
GameStop

pure barre
CANDLEWOOD SUITES
DUNN BROTHERS COFFEE
BUFFALO WINGS & RINGS
CHOICE BANK
STARBUCKS COFFEE
Charitas Tequila MEXICAN RESTAURANT

TSC TRACTOR SUPPLY CO
FURNITURE ROW
Bb

SITE

SKY ZONE

16,880 VPD

83

43rd Ave.



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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.