



**Ground Lease
Or
Build to Suit**

No Build Easement Area

16,880 VPD

83

SKY ZONE

**TIRES PLUS
TOTAL CAR CARE**



DANIEL COMPANIES
The Leader in Commercial Real Estate

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VEHICLES PER DAY

16,880



	1 MILES	3 MILES	5 MILES
	4,639	41,045	76,443
2018 POPULATION			
	4,728	34,467	88,518
DAYTIME POPULATION			
	218	1,414	4,282
BUSINESSES			
	3,359	19,164	63,803
EMPLOYEES			
	\$110,959	\$89,862	\$80,713
HOUSEHOLD INCOME			

LEASE HIGHLIGHTS:

- Ground lease or Build to Suit
- Prime for immediate development
- Join Major retailers in immediate area: TSC Tractor Supply, Ale Works, Bismarck Brewing, Furniture Row, Tires Plus, Sky Zone, CHI St. Alexius Health Urgent Care, KLJ, Power Plate Meals, Caribou Coffee, Ace Hardware, Cash Wise Foods, 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 & Tequila.



5200 Ottawa St. &
1122 E LaSalle Dr.



\$1.50 psf Ground Lease
Build to Suit negotiable



92,206 sf / 2.12 Acres



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CASH WISE

SKY ZONE

Walmart

DICK'S SPORTS & FITNESS
ROSS DRESS FOR LESS
Gordmans
Michaels

16,880 VPD

83

No Build Easement Area

Ottawa St.

E LaSalle Dr.

TIRE/PLUS TOTAL CAR CARE

ALL WORK
Bb
TRACTOR SUPPLY CO
FURNITURE ROW



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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.