



Taylor Daniel | Vice President Commercial Realtor®

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



VEHICLES PER DAY

16,880



I MILES	3 MILES	5 MILES
ı		I

200	4,639	41,045	76,443			
		2018 POPULATION				

	4,728	34,467	88,518
77,	DAYTIME POPULATION		

	2.0	BUSINESSES	1,202
₹ 0}	218	1,414	4.282

<u>გ</u>	3,359	19,164	63,803
	EMPLOYEES		





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LEASE HIGHLIGHTS:

- Ground lease or Build to Suit
- Prime for immediate development
- Join Major retailors 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

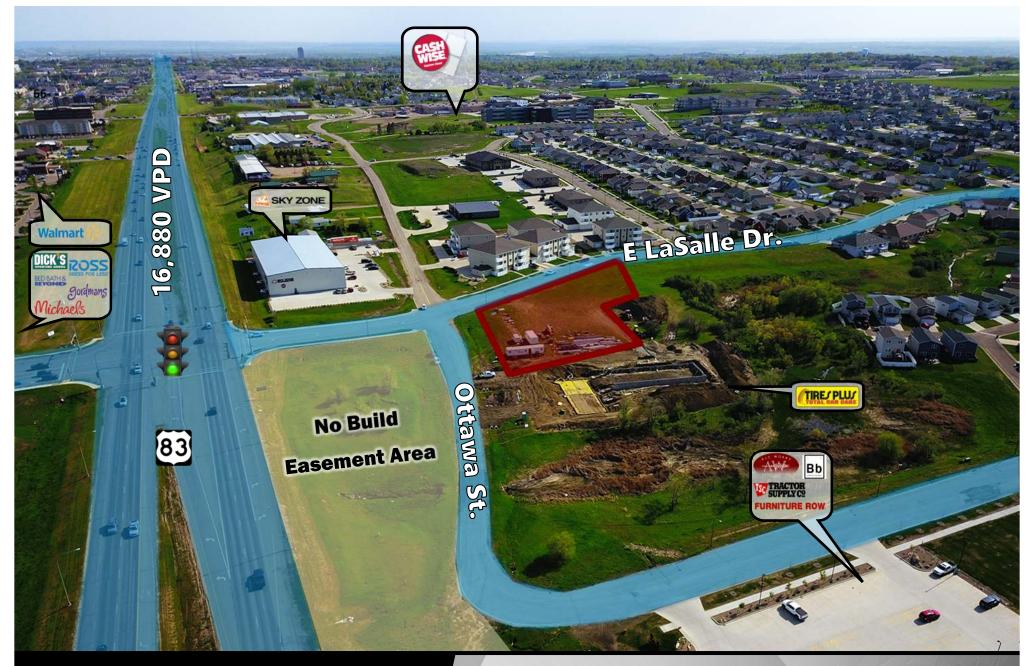


92,206 sf / 2.12 Acres





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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.