



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

Walmart

SKY ZONE

83

16,880 VPD

No Build Easement Area

TIRES PLUS  
TOTAL CAR CARE

**Ground Lease  
Or  
Build to Suit**

  
**DANIEL COMPANIES**  
The Leader in Commercial Real Estate

**Taylor Daniel | Vice President**  
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# VEHICLES PER DAY

## 16,880



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

## 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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**TSC TRACTOR SUPPLY CO.**  
**FURNITURE ROW**  
**Bb**

**TIRE/PLUS**  
 TOTAL CAR CARE

**SITE**

**SKY ZONE**

**CHI St. Alexius Health**  
**KLJ PPM**  
**Caribou COFFEE**  
**ACE Hardware**  
**CASH WISE**  
**GRAND JUNCTION**

**COSTCO**  
 WHOLESALE

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

16,880 VPD

**83**

State St.

**Walmart**  
**HAIR DISTRICT** **Starion BANK**  
**GameStop**

**ANYTIME FITNESS**

**pure barre** **MACKENZIE RIVER PIZZA CO.**  
**CANDLEWOOD SUITES** **DUNN BROTHERS COFFEE**  
**CHOICE BANK** **Charry's**  
**WINGATE BY WYNHAM** **SUPPERNOVA WINGS & BEERS** **STARBUCKS COFFEE**

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.**