



**Ground Lease  
Or  
Build to Suit**



## VEHICLES PER DAY

**16,880**



1 Mile

3 Miles

5 Miles



4,607

40,041

75,582

**2020 POPULATION**



5,096

37,088

86,384

**DAYTIME POPULATION**



269

1,538

4,284

**BUSINESSES**



4,040

22,059

62,967

**EMPLOYEES**



\$106,198

\$93,960

\$85,822

**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, KJ, 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.



CLICK FOR VIDEO



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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**DanielCompanies.com**



Future Site of  
**COSTCO**  
WHOLESALE

**DICK'S** SPORTING GOODS  
**ROSS** DRESS FOR LESS  
**BED BATH & BEYOND**  
Michael's  
Gordmans  
And More...

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

**SITE**

Ottawa

LaSalle Dr.

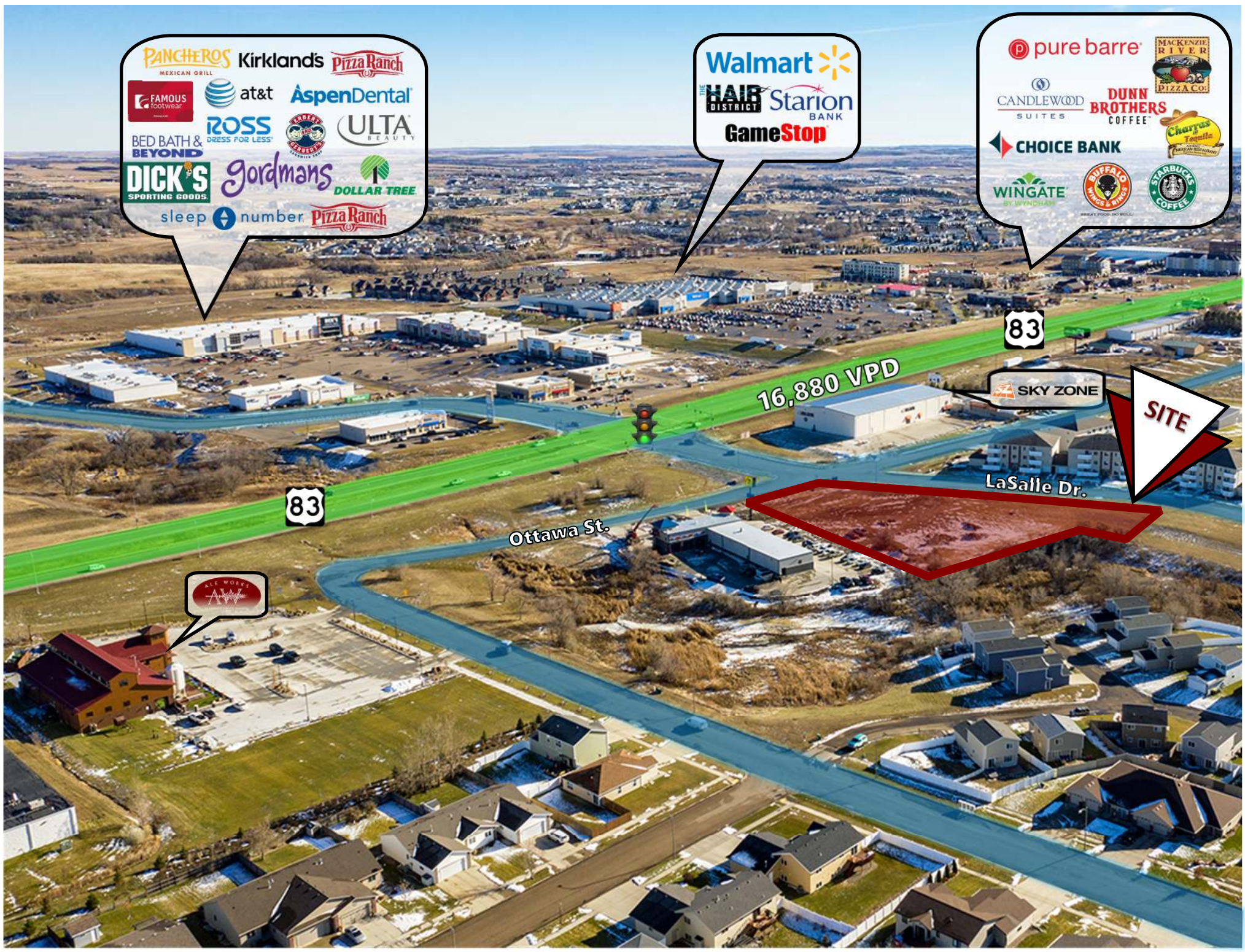
16,880 VPD

83

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

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

**pure barre**  
**CANDLEWOOD SUITES**  
**DUNN BROTHERS COFFEE**  
**CHOICE BANK**  
**WINGATE** BY WYNHAM  
**STARBUCKS COFFEE**  
**CHARLES & KINGS**  
**PIZZA CO.**  
**Charges Tequila**



16,880 VPD

83

83

Ottawa St.

SKY ZONE

LaSalle Dr.

SITE









# DANIEL COMPANIES

The Leader in Commercial Real Estate



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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.**