

Memorial Square Shopping Center

4524 Memorial Highway

Mandan, ND



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Memorial Square Shopping Center



Phase I

Total Building SF: 15,000 sf

Space Available: 1,182 sf

Price: \$22 psf NNN

Terms: 5 year

Parking: 162 Parking Stalls

(6) Handicap Stalls

(24) Stalls for tenant flexibility

50' Radius Turns to allow for larger vehicles—
Loading / Unloading

Potential User Group

- Bank / Financial
- Retail
- Fast Food
- Restaurants
- Professional Services
- Office
- Medical
- Fitness
- Hotel
- Service



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Memorial Square Shopping Center



- Great opportunity to lease space in a mixed retail development surrounded by established Mandan Businesses. The project scope consists of 34,500 sf of new development.
- Easy access off Memorial Hwy and Bismarck Expressway
- High traffic, great visibility
- Great signage opportunity on building
- Abundant front door parking & handicap accessibility
- Ample parking for employees and customers

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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Phase I - Site Plan



Total Building Square Footage:
34,500 SF

Required Parking: 138 Stalls
Parking Provided: 162 Stalls Total

(6) Handicap Stalls
(24) Stalls for tenant flexibility

50' Radius Turns to allow for larger vehicles - Loading/Unloading.

Reuse 2 existing access points off Memorial Highway

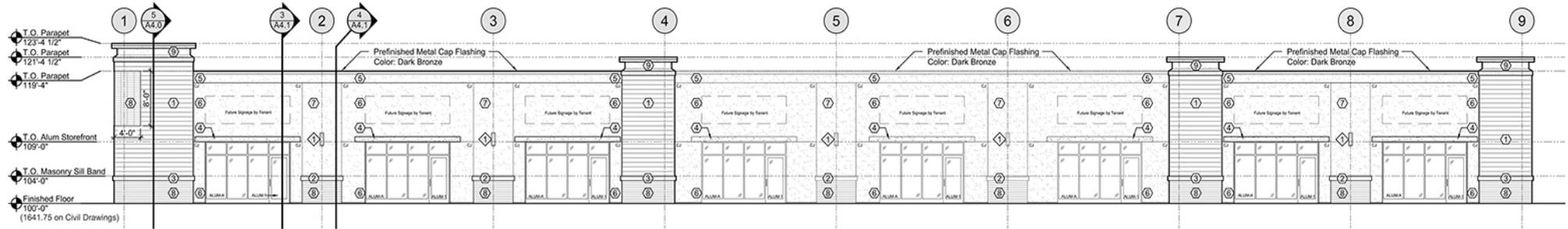
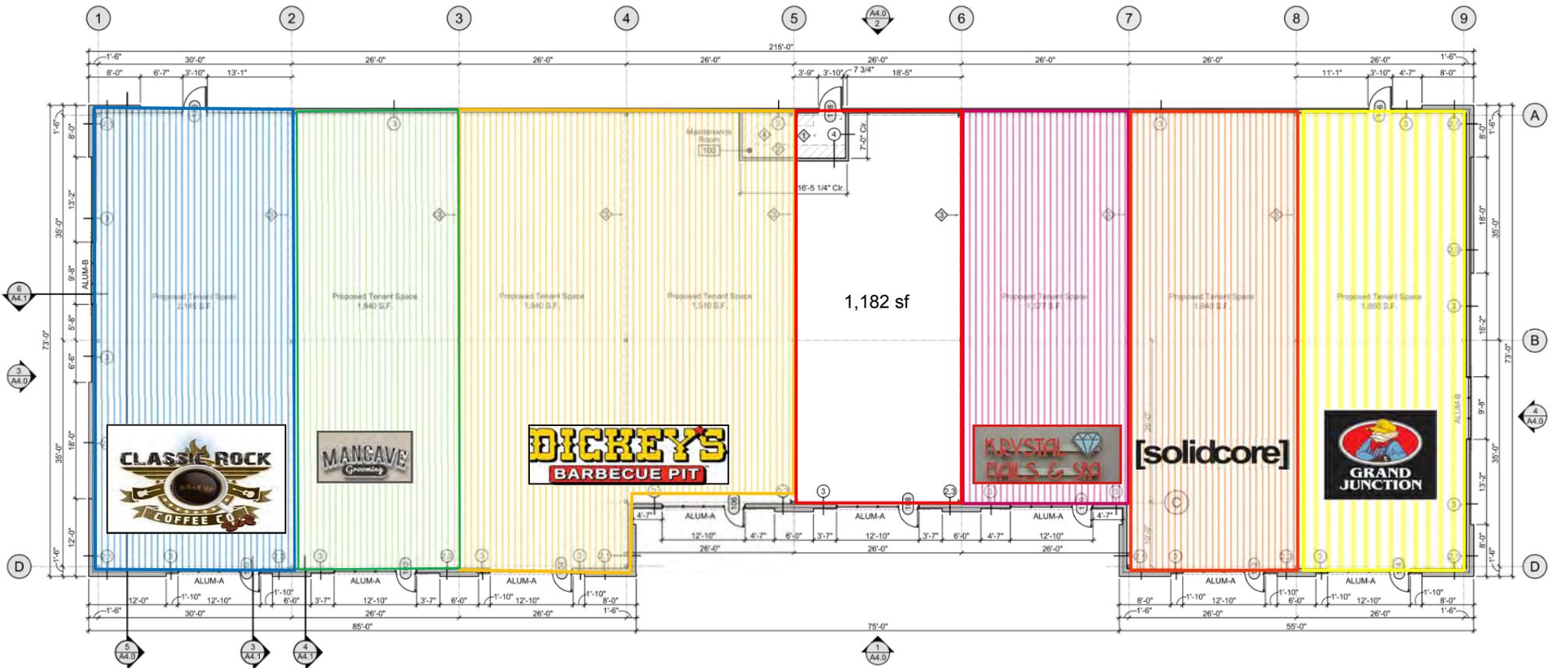
Phase I

- 15,000 sf suites can be customized to meet square footage needs
- This is a multi-phase development



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1 East Elevation
1/8" = 1'-0"



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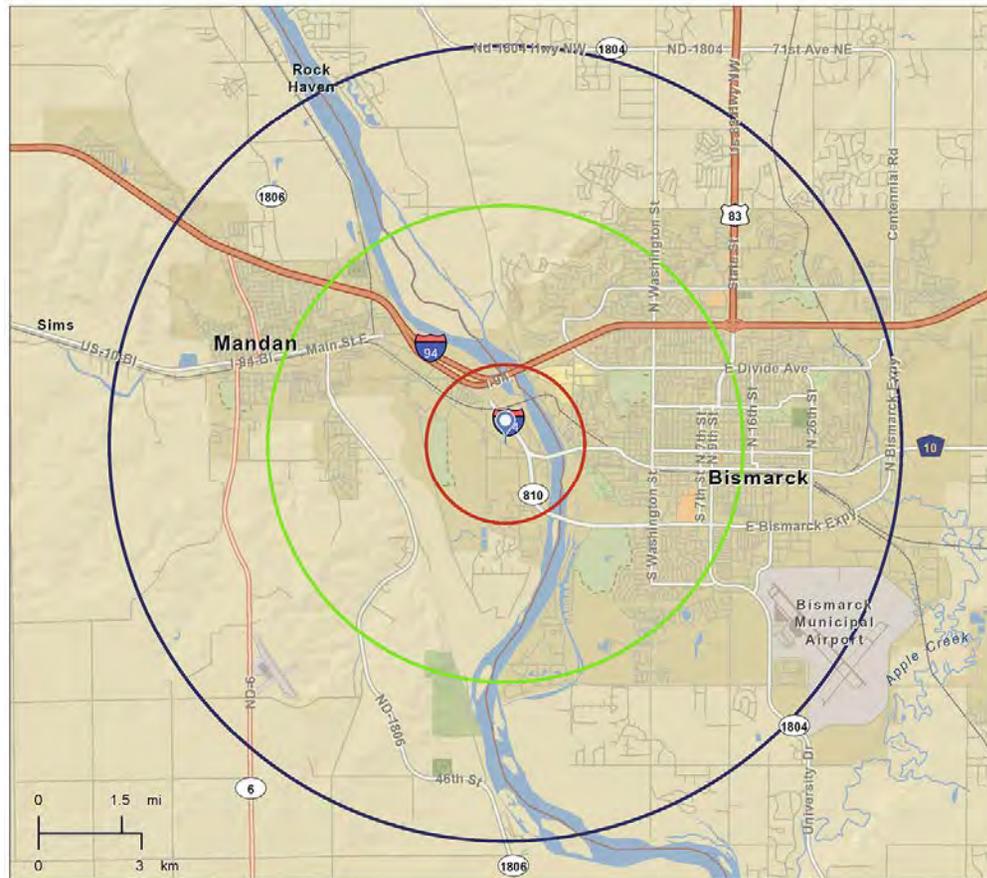
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Site Details Map

Memorial Square
4524 Memorial Hwy, Mandan, North Dakota, 58554
Ring: 1, 3, 5 Miles

Prepared by Kyle Holwagner
Latitude: 46.80975
Longitude: -100.833495



This site is located in:

City: Mandan city
County: Morton County
State: North Dakota
ZIP Code: 58554
Census Tract: 38059020300
Census Block Group: 380590203001
CBSA: Bismarck, ND Metropolitan Statistical Area (13900)



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Bismarck-Mandan Drive Time

77% of the total population is within 10 minute drive to location

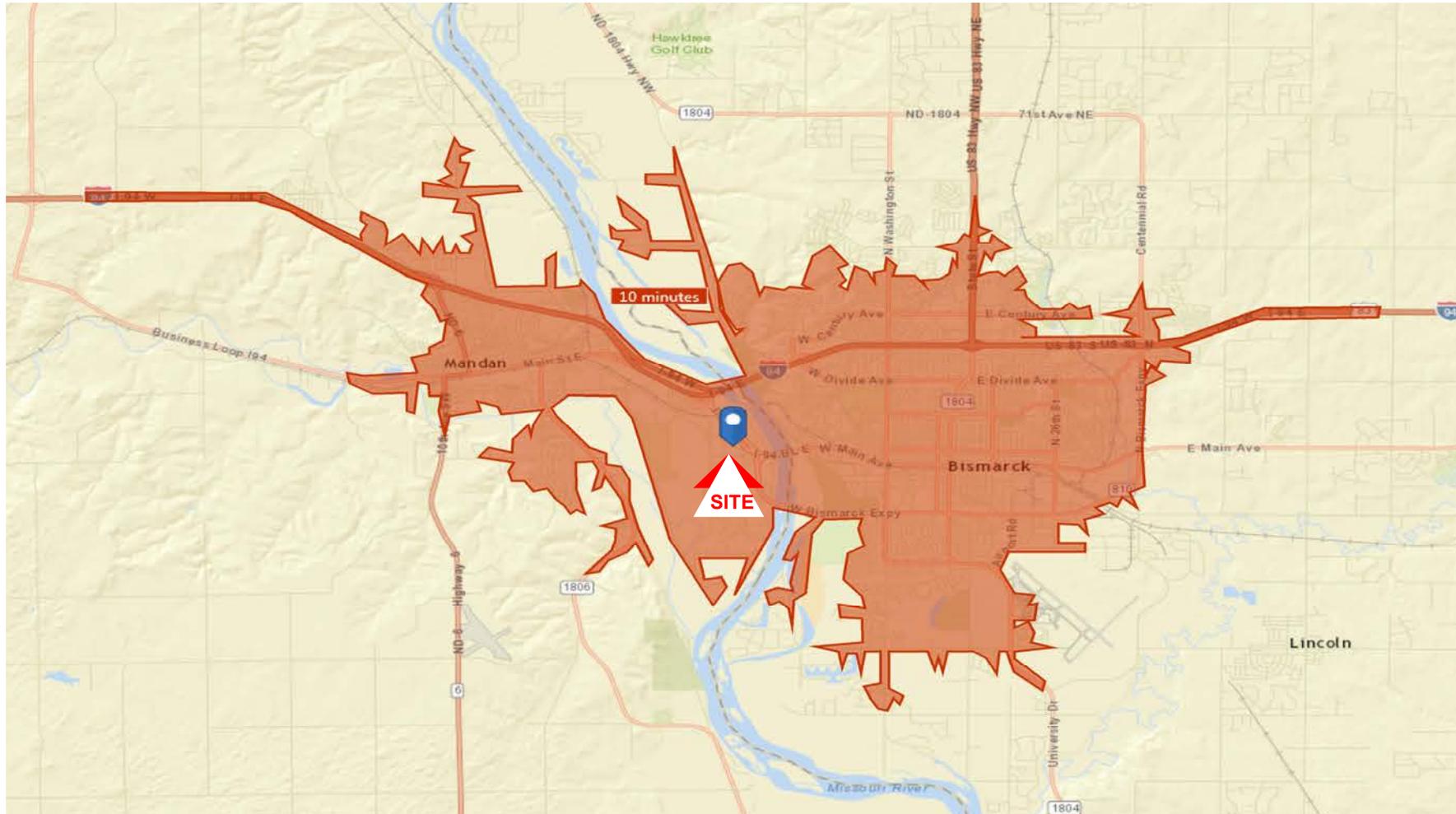
Average Household income: \$70,948

Population : 67,844

Traffic Counts -

VPD: Memorial Hwy - 16,875

VPD: W. Bismarck Expressway - 23,635



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Demographic and Income Comparison Profile

Memorial Square
 4524 Memorial Hwy, Mandan, North Dakota, 58554
 Rings: 1, 3, 5 mile radii

Prepared by Kyle Holwagner
 Latitude: 46.80925
 Longitude: -100.83349

	1 mile	3 mile	5 mile
Census 2010 Summary			
Population	1,995	41,530	78,549
Households	894	18,447	34,339
Families	588	10,800	20,219
Average Household Size	2.21	2.20	2.22
Owner Occupied Housing Units	623	11,955	21,939
Renter Occupied Housing Units	271	6,492	12,400
Median Age	35.4	38.7	38.3
2014 Summary			
Population	2,479	43,795	84,345
Households	1,113	19,742	37,396
Families	720	11,303	21,602
Average Household Size	2.21	2.17	2.18
Owner Occupied Housing Units	762	12,490	23,390
Renter Occupied Housing Units	351	7,252	14,006
Median Age	36.2	38.6	38.4
Median Household Income	\$61,646	\$54,078	\$53,915
Average Household Income	\$82,281	\$76,192	\$75,083
2019 Summary			
Population	3,009	48,144	93,808
Households	1,370	21,915	42,036
Families	875	12,340	23,890
Average Household Size	2.18	2.15	2.17
Owner Occupied Housing Units	924	13,828	26,228
Renter Occupied Housing Units	446	8,087	15,809
Median Age	37.1	38.8	38.9
Median Household Income	\$75,743	\$65,853	\$64,904
Average Household Income	\$96,999	\$95,558	\$93,866
Trends: 2014-2019 Annual Rate			
Population	3.95%	1.91%	2.15%
Households	4.24%	2.11%	2.37%
Families	3.98%	1.77%	2.03%
Owner Households	3.93%	2.06%	2.32%
Median Household Income	4.20%	4.02%	3.78%



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Aerial View North



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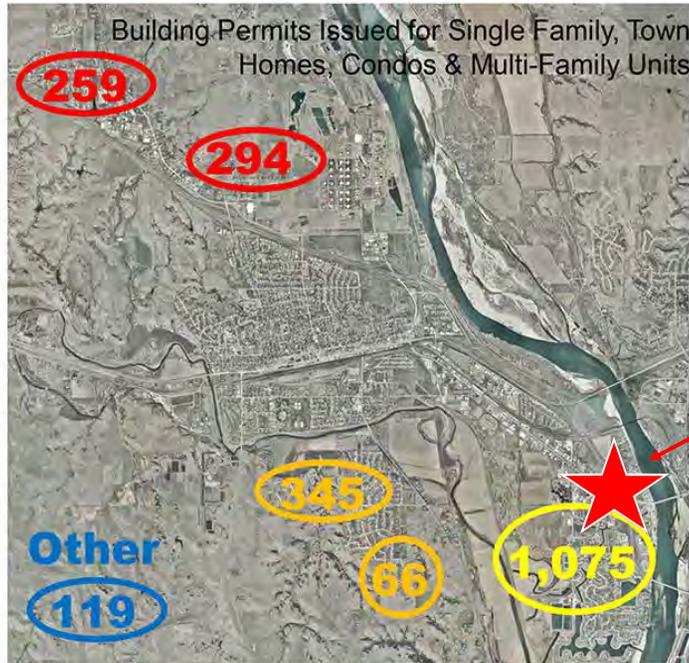
Mandan Residential Growth



RESIDENTIAL GROWTH 2012-2016

2,157 units total

- North – 26%
 - Meadows
 - Meadow Ridge
 - Missouri Valley
- Southwest/South Central – 19%
 - Keidel's South Heart Terrace
 - Heart Ridge
 - Macedonia Hills
 - Lincoln Ridge
 - Plainview Heights
- Southeast – 50%
 - Lakewood
 - Bridgeview
 - Southbay
 - West Bay Estates
- Other – 6%



Memorial Square

Join other businesses on Memorial Hwy – Mandan

- ◆ Bill Barth Ford-Mercury-Kia
- ◆ Bobcat of Mandan
- ◆ Dakota Community Bank
- ◆ Dean's Steak House
- ◆ Heart River Animal Hospital
- ◆ Keller Hearth 'n Home Products
- ◆ Kroll's Diner
- ◆ Midway Lanes, Inc.
- ◆ Nodak Mutual Insurance
- ◆ Open Road Honda
- ◆ Red Carpet Carwash
- ◆ Roughrider Harley-Davidson
- ◆ Runnings Fleet & Farm
- ◆ Schwans Pontiac - GMC
- ◆ Twin City Implement Inc.
- ◆ Raging Rivers Water Park
- ◆ Bis-Man Tractors & Equipment, Inc.
- ◆ Kist Livestock Auction
- ◆ Riverwood RV & Auto Sales
- ◆ Prairie West Golf Course



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