

Prime Interstate Exit Commercial Parcel

2502 Centennial Rd. Bismarck, ND

\$1,423,000 / \$16.50 psf / Approx. 2 acres



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

Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

DanielCompanies.com

Executive Summary For Sale

Address:	2502 Centennial Rd. - Bismarck, ND
Price:	\$1,423,000 / \$16.50 psf
Lot Size:	86,223 sf / Approximately 2 Acres
Zoning:	CG Commercial Zoning
Taxes 2021:	\$13,976.37
Specials Balance:	\$55,333.05
Legal Description:	Schwan's Commercial Addition Blk:1 Lot 2
Parcel ID:	2255-001-100

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.



DAYTIME POPULATION

<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
5,048	52,190	89,644



AVG HOUSEHOLD INCOME

<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
\$86,917	\$78,528	\$86,214



2020 POPULATION

<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
5,274	40,030	80,022



EMPLOYEES

<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
2,544	38,176	64,798

Potential Uses

- ♦ **Boat / RV Sales & Service**
- ♦ **Hotel**
- ♦ **Restaurant / Fast Food**
- ♦ **Bar / Entertainment**
- ♦ **Office Complex**
- ♦ **Retail / Wholesale**
- ♦ **Medical Facility**
- ♦ **Bank / Financial Services**
- ♦ **Drug Store**
- ♦ **Liquor Store**
- ♦ **Recreation Complex**
- ♦ **Strip Center**



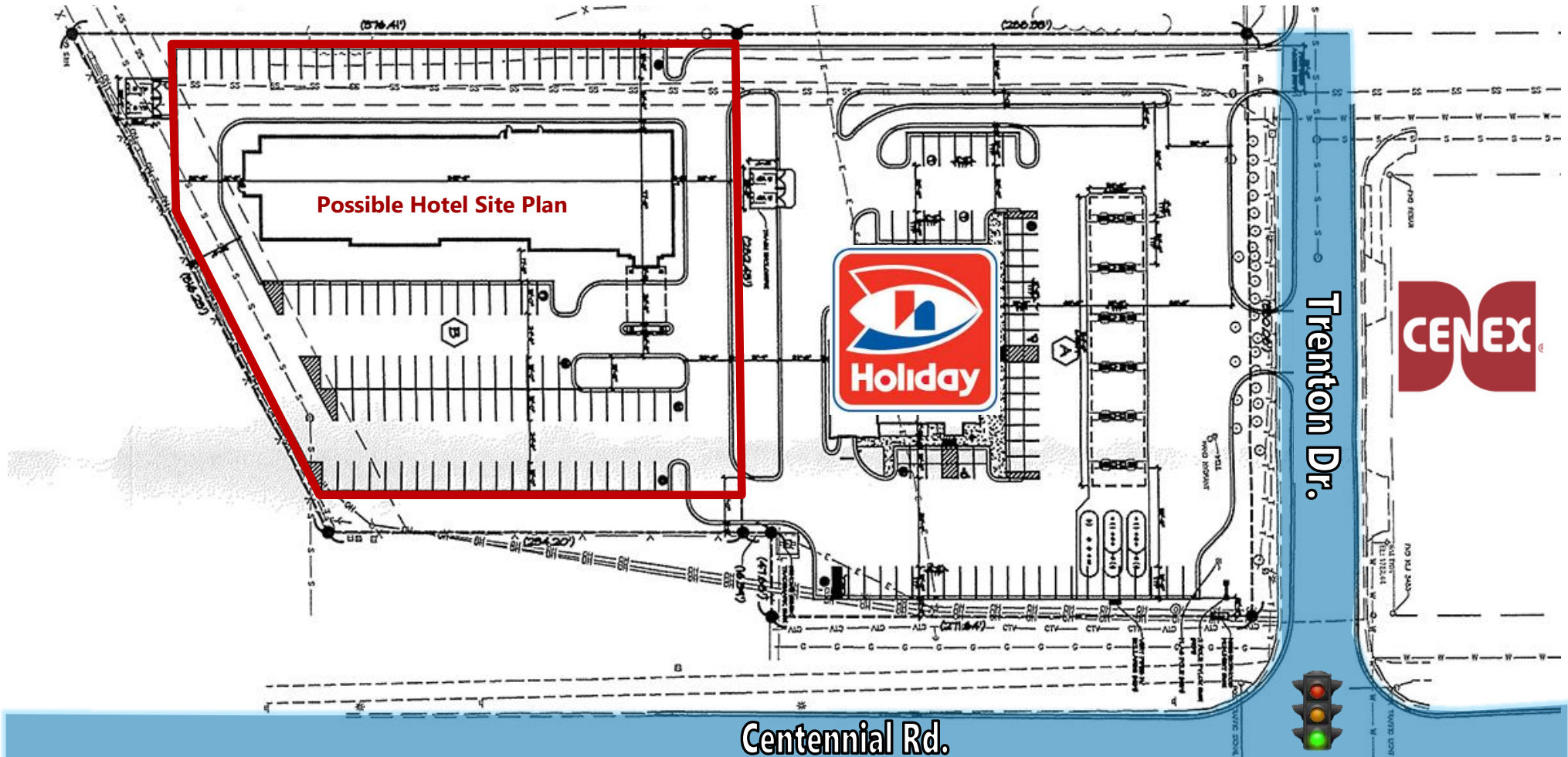
[Property Highlights]

- ♦ **Water & Sewer is available at lot line**
- ♦ **40' sanitary easement along with south property border**
- ♦ **40' storm water easement along the west property border with 3 manhole access points**
- ♦ **High Traffic Count Area**
- ♦ **Great Signage Opportunity**
- ♦ **Visibility and easy access from I-94 & Centennial Rd.**

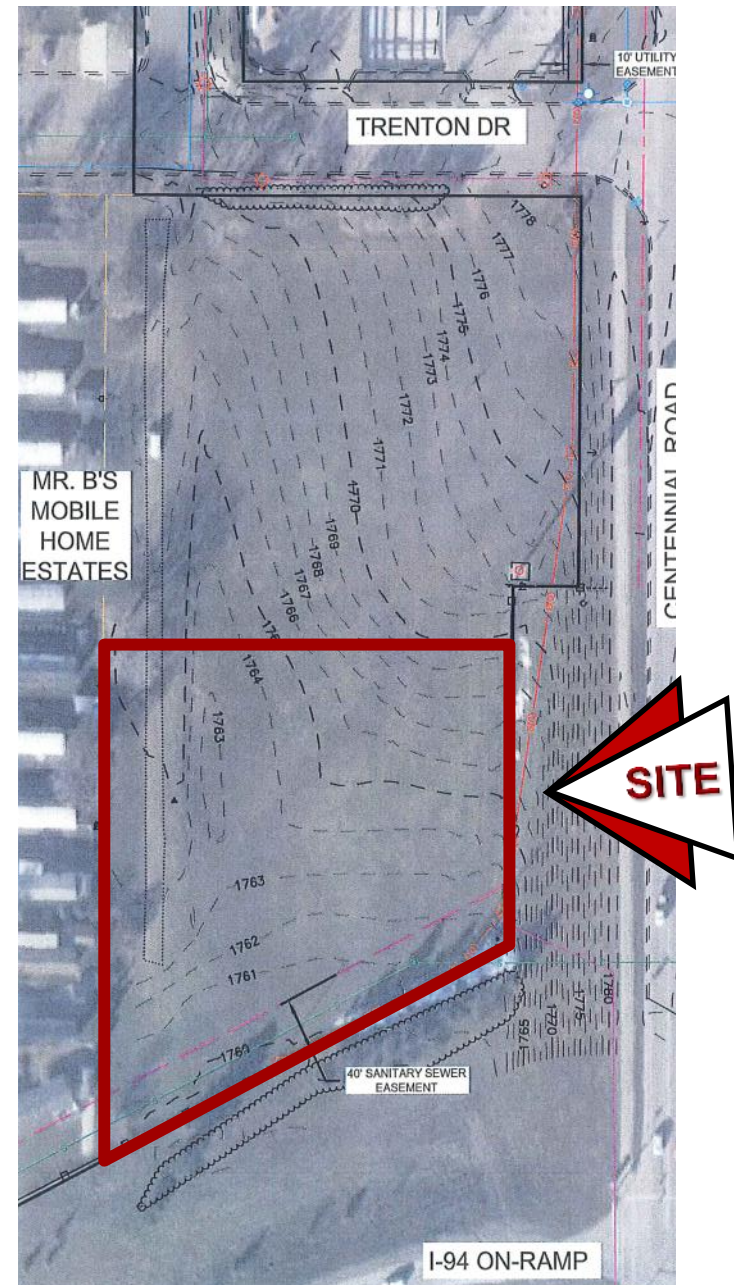
[Last I-94 Interchange Corner Available in Fast Growing NE Bismarck]

- ♦ **I-94 Exit 161 is an exciting fast growth area of Bismarck. This prime location is the first Interchange in east Bismarck. Connects to Bismarck Expressway, Centennial Rd and Century Ave beltways.**
- ♦ **A new retail center, Sunrise Town Centre, is now open at the NE quadrant of East Century Avenue & Centennial Road. Spurring the continued growth of this area. Bismarck's dominant grocer, Dan's Supermarket, Gate City Bank, BNC Bank, a 24,000 sf Williquors liquor store, Sunrise Professional Center, and Caribou Coffee/Einstein Bagels and Burger King.**
- ♦ **This general area is experiencing a tremendous amount of residential growth. Sunrise Elementary is already at capacity after building a new addition to the school.**
- ♦ **The new Legacy High School and adjacent Sanford Sports Complex, opened in 2015 just west of Centennial Road on 64 acres which attracts more traffic and families to this NE area of Bismarck.**

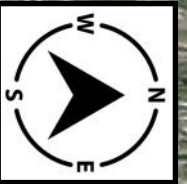
Hotel Concept



Plat & Topographic Map







SHILOH
CHRISTIAN SCHOOL



Century Ave



Future
Centennial Centre
Retail Mall

Exit 161

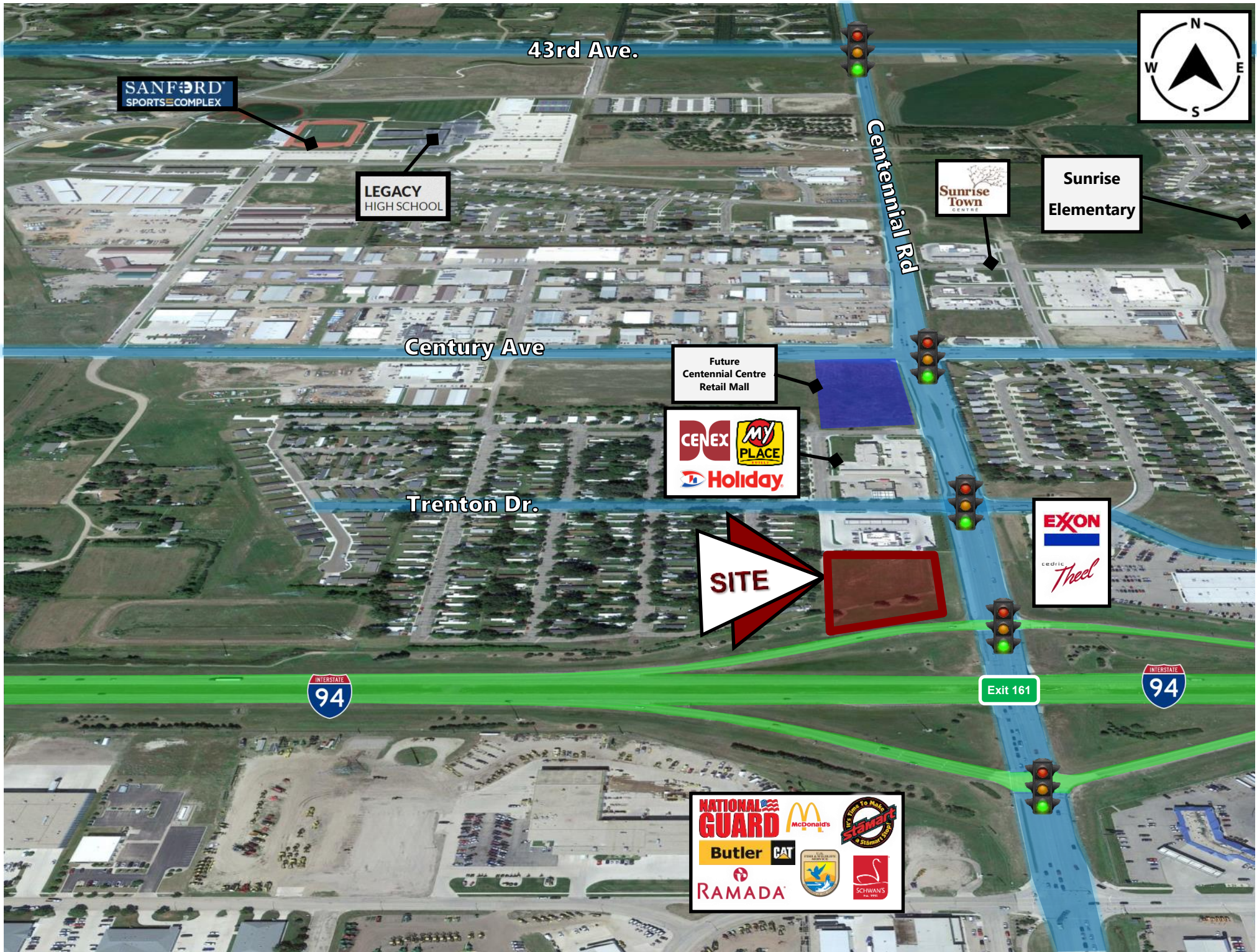
23,355 VPD

Centennial Rd

Exxon

Theel





43rd Ave.

SANFORD
SPORTS COMPLEX

LEGACY
HIGH SCHOOL

Sunrise
Town
Centre

Sunrise
Elementary

Century Ave

Future
Centennial Centre
Retail Mall

CENEX
My
PLACE
Holiday

Trenton Dr.

SITE

EXON
cedric
Thecl

INTERSTATE
94

Exit 161

INTERSTATE
94

NATIONAL
GUARD
Butler
RAMADA
McDonald's
CAT
Schwann's



Century Ave

8,025 VPD

16,305 VPD

8,810 VPD

23,495 VPD

Trenton Ave

SITE

Centennial Rd

23,980 VPD



20,280 VPD

Exit 161

25,555 VPD



27,995 VPD



Coulee
Ridge
Apartments

43rd Ave NE

Centennial Rd.



SANFORD
SPORTS COMPLEX

LEGACY
HIGH SCHOOL



E Century Ave.



Exit 161



Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

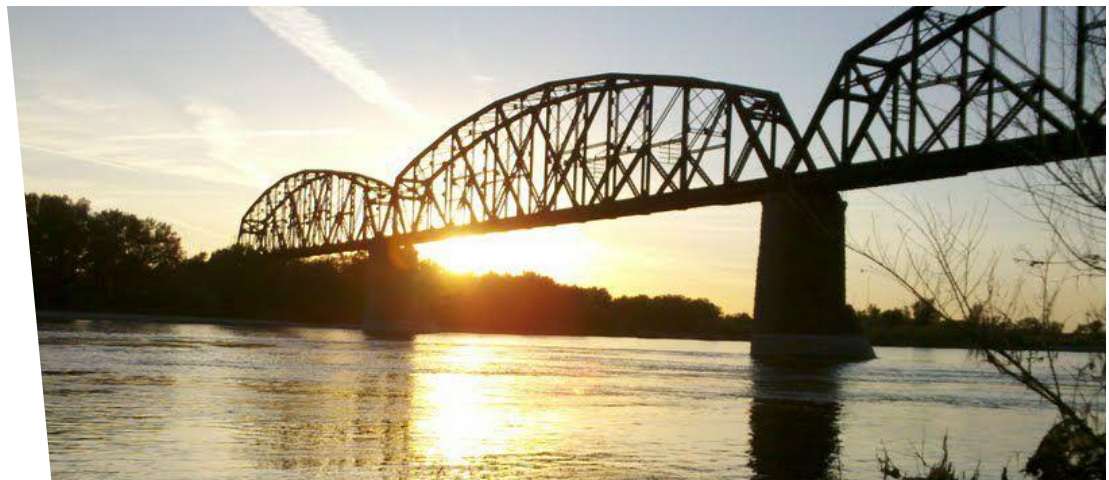
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.





DANIEL COMPANIES

The Leader in Commercial Real Estate



**Bill Daniel, CCIM | President
Commercial Broker**

701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President
Commercial Realtor®**

701.391.4262

Taylor@DanielCompanies.com

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.