



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

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





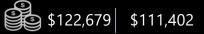
## **VEHICLES PER DAY**

31,347

3 Miles **5 Miles** 1 Mile **2023 POPULATION** 5,368 42,490 77,202 **DAYTIME POPULATION** 5.032 38,373 85,065 **BUSINESSES** 297 1,643. 4,321 **EMPLOYEES** 

## **HOUSEHOLD INCOME**

26,976



66,918



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## **PROPERTY HIGHLIGHTS:**

- Land For Sale or Ground Lease.
- Prime for immediate development in booming North Bismarck.
- Join Major Retailors in immediate area: TSC Tractor Supply, Ale Works, Bismarck Brewing, Furniture Row, Trusted Tire & Auto, Sky Zone, Caribou Coffee, CHI St. Alexius Health Urgent Care, Power Plate Meals, Ace Hardware, Cash Wise Foods, Grand Junction Subs, Pancheros, Kirkland's, Pizza Ranch, Famous Footwear, AT&T, Aspen Dental, Ross Dress for Less, Erbert & Gerbert's, Ulta Beauty, Dick's Sporting Goods, Dollar Tree, Sleep Number, Walmart, The Hair District, Starion Bank, GameStop, Anytime Fitness, Pure Barre, Candlewood Suites, Dunn Brothers Coffee, Choice Bank,





5200 Ottawa St. & 1122 E LaSalle Dr.



For Sale: \$24.00 psf / \$2,213,000 Ground Lease: \$1.50 psf



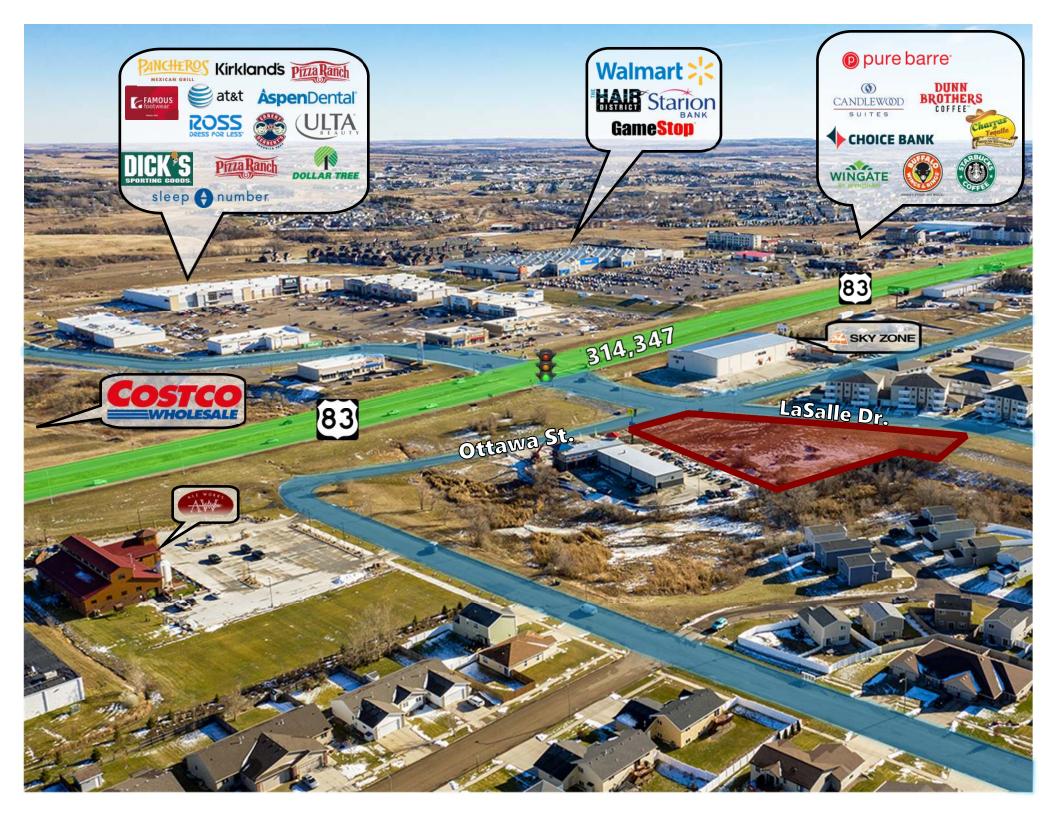
92,206 sf / 2.12 Acres





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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.