



SPACES VARY BETWEEN:

1,000 SF - 84,369 SF

PRICE:

Call for Pricing

TERM:

10 YEAR

HIGHLIGHTS:

- Approx. 300,000 SF of retail plus available Out parcels
- Features several first-to-market retailers, such as Dick's Sporting Goods, Ulta Beauty, Ross Dress for Less, Kirklands, Maurices, etc.
- Located in North Bismarck off Highway 83, just south of Costco!
- Excellent signage & visibility!



Jessica Knutson

CCIM | Partner
Commercial Realtor®

701.223.2450

jessica@aspengroupprealstate.com

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALSTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

SITE PLAN



NEIGHBORHOOD AERIAL



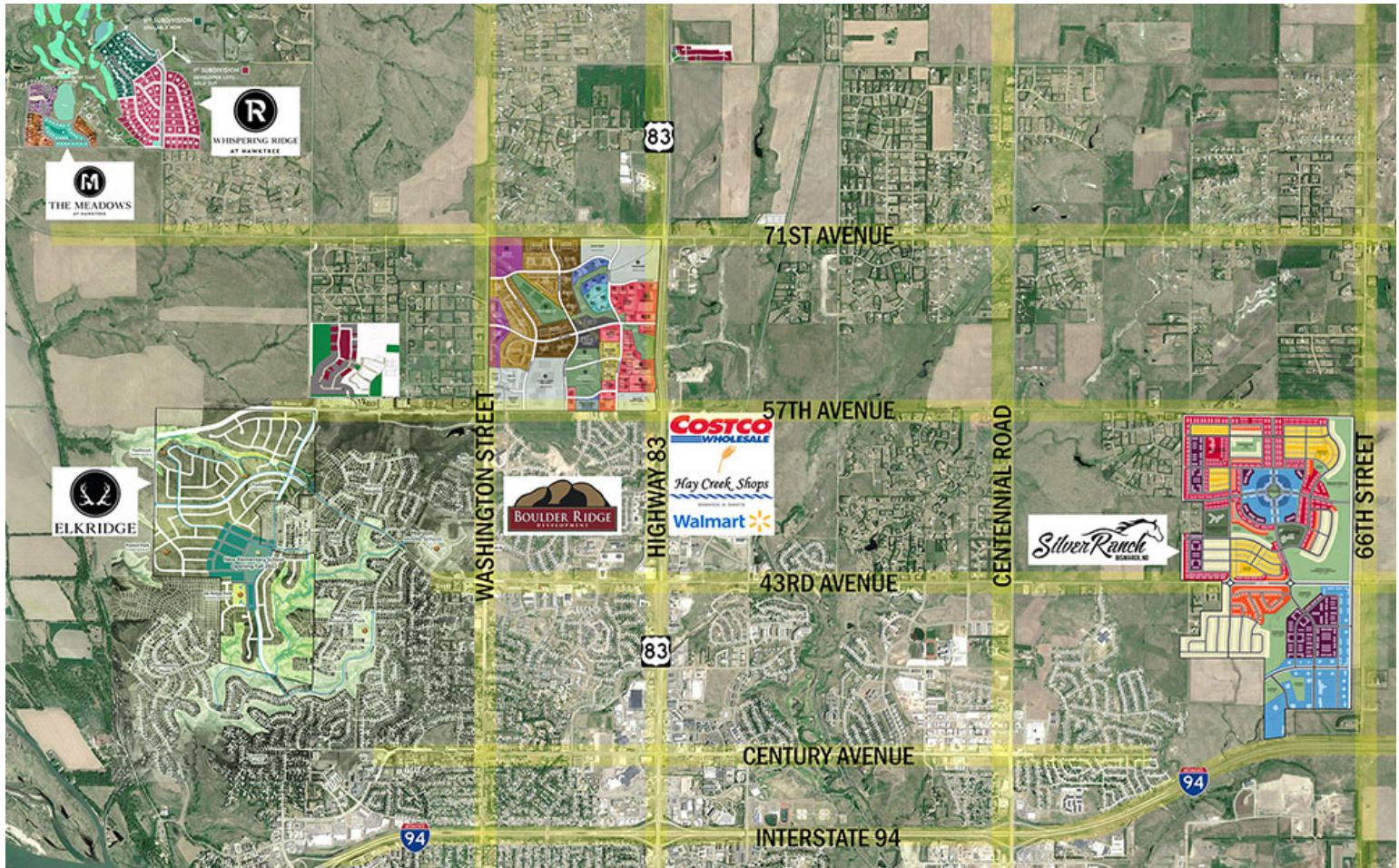
- | | | |
|-----------------------|-----------------------|--------------------------|
| 1. COSTCO | 6. TIRES PLUS | 11. WINGATE BY WYNDHAM |
| 2. BISMARCK MOTOR CO. | 7. SKYZONE | 12. ONCE UPON A CHILD |
| 3. FURNITURE ROW | 8. STARION BANK | 13. DUNN BROTHERS COFFEE |
| 4. TRACTOR SUPPLY | 9. AMERICA'S MATTRESS | 14. CHARRAS & TEQUILA |
| 5. ALE WORKS | 10. WALMART | 15. VUE CREDIT UNION |



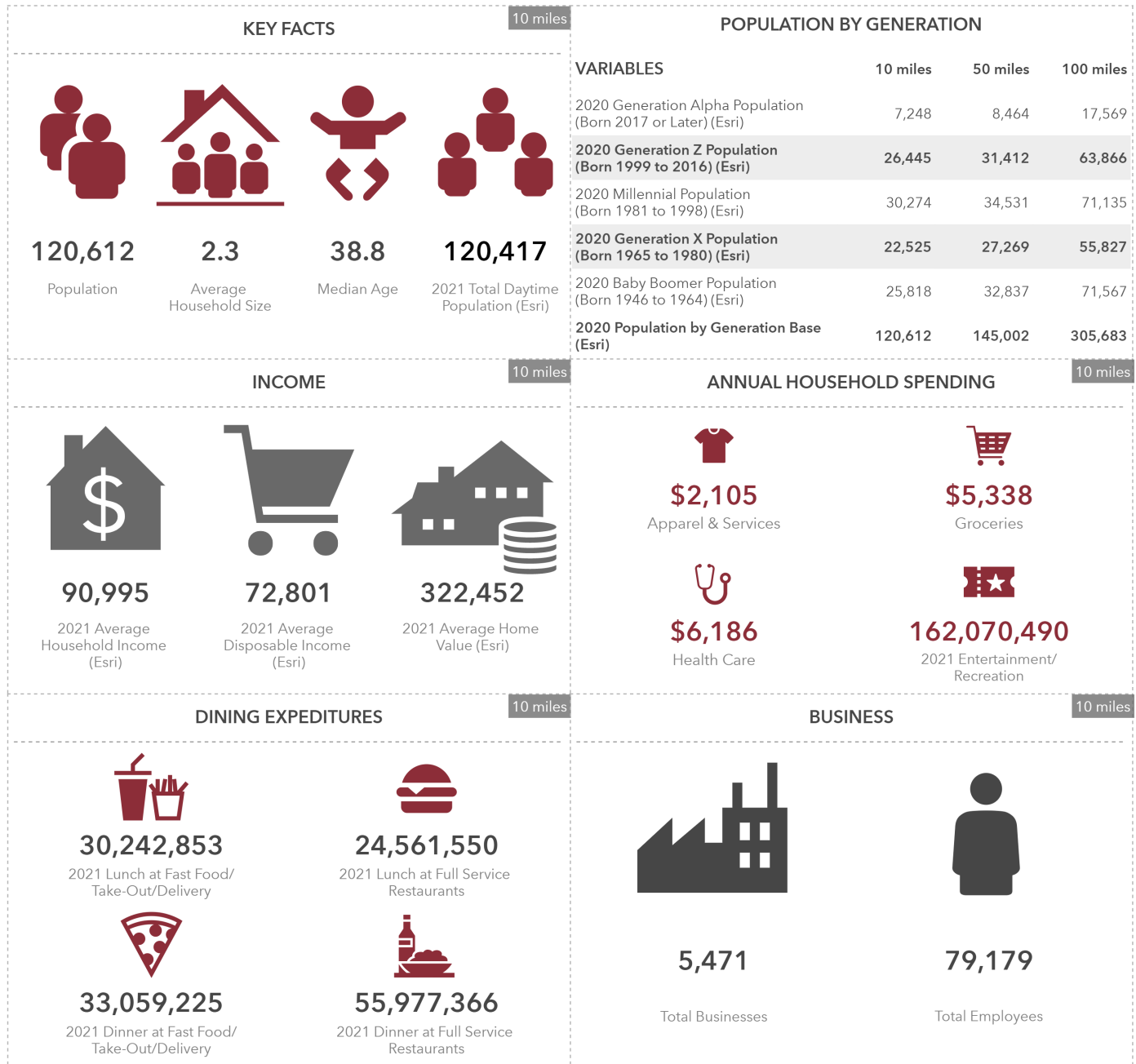
TENANT LIST

- Dick's Sporting Goods
- Ulta Beauty
- Michaels
- Ross Dress for Less
- Kirkland's
- Eyemart Express
- Dollar Tree
- Star Nails & Spa
- Mattress Firm
- Sleep Number
- Pizza Ranch
- Pizza Ranch Fun Zone
- Poke One
- T Mobile
- Aspen Dental
- AT&T
- Pancheros
- Northern Nutrition
- Verizon Be Mobile
- Tropical Smoothie

RESIDENTIAL DEVELOPMENT



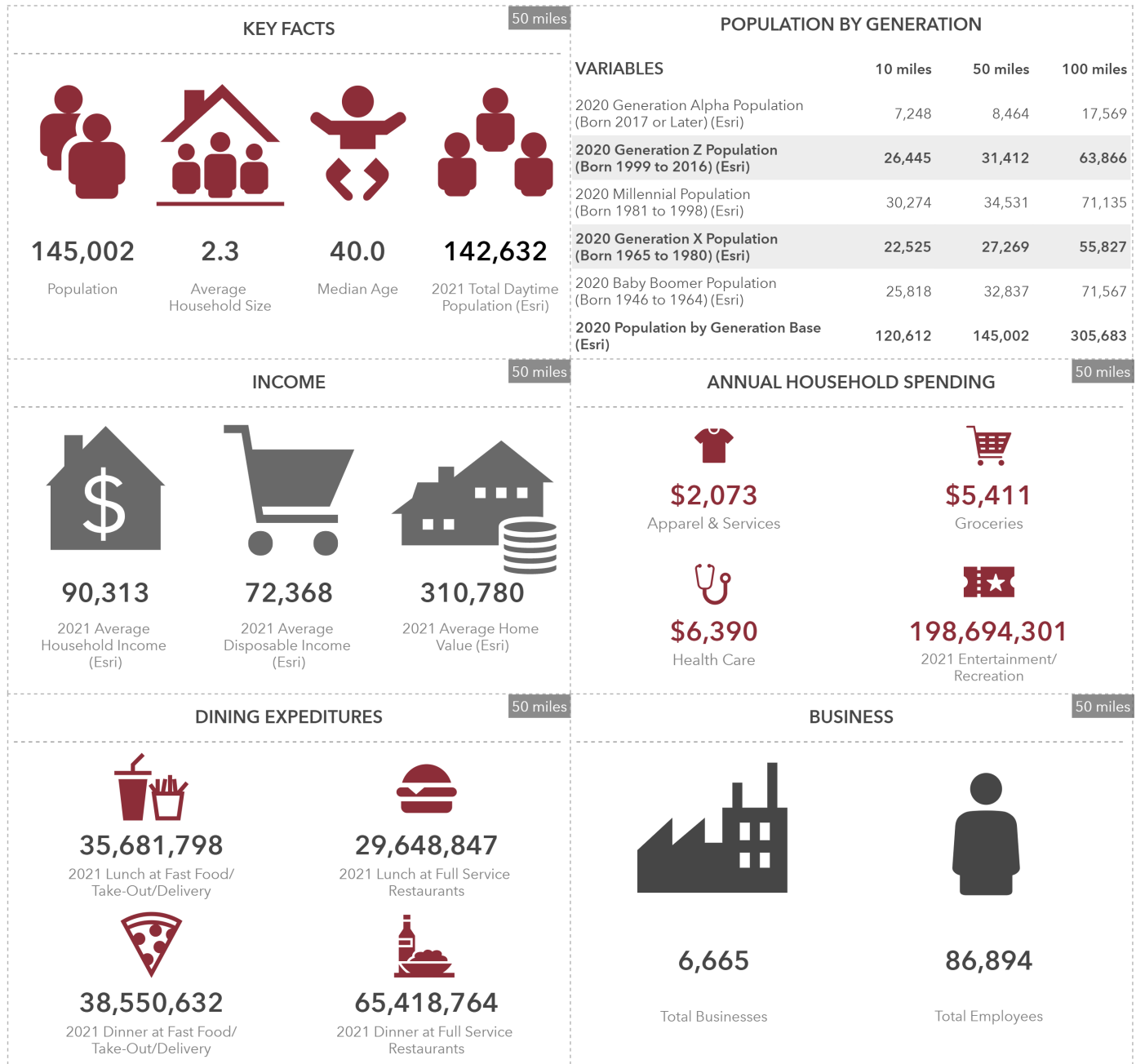
DEMOGRAPHICS - 10 MILES



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2021, 2026.

© 2021 Esri

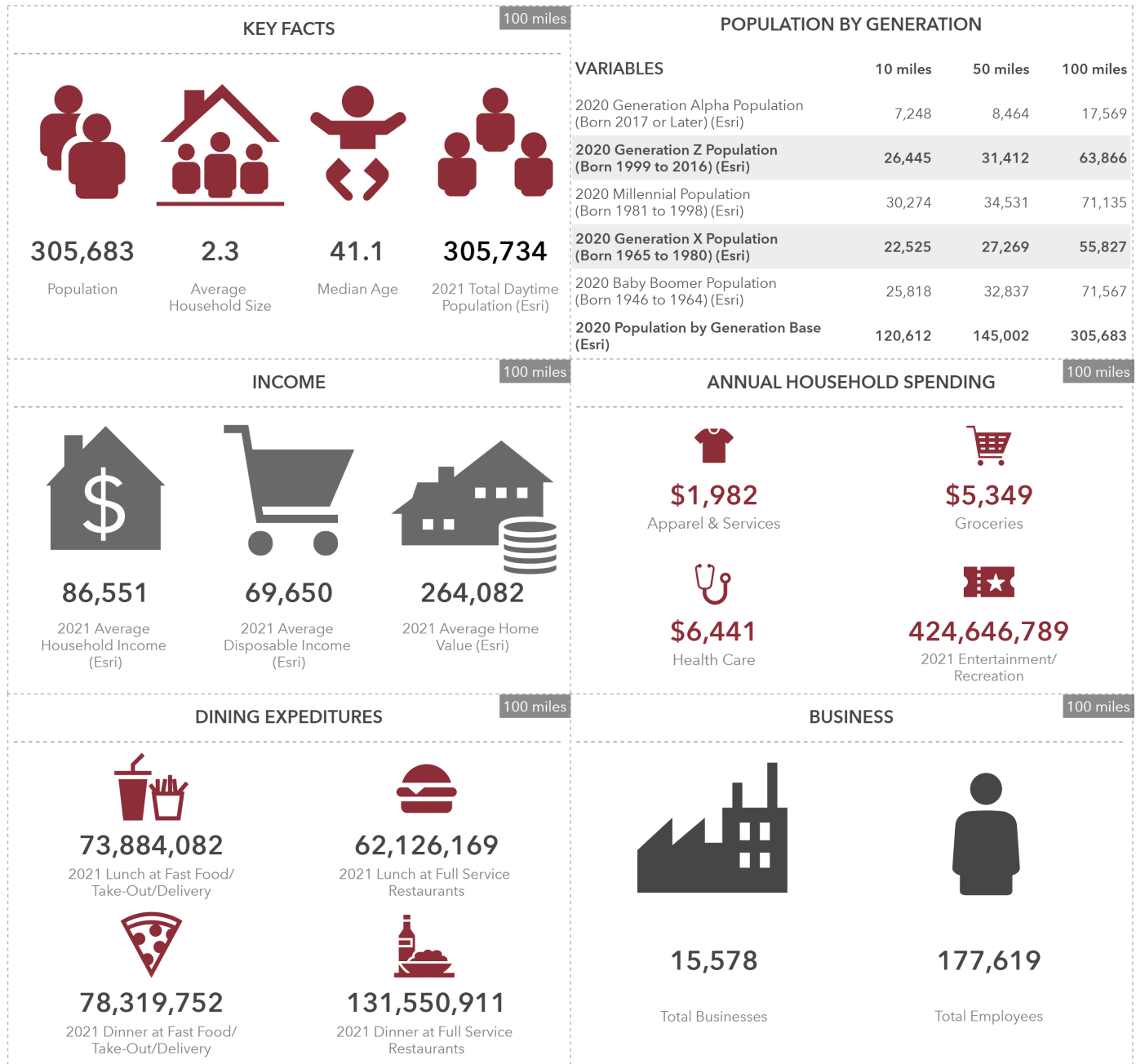
DEMOGRAPHICS - 50 MILES



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2021, 2026.

© 2021 Esri

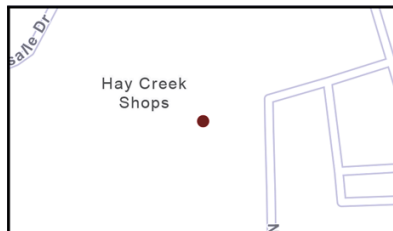
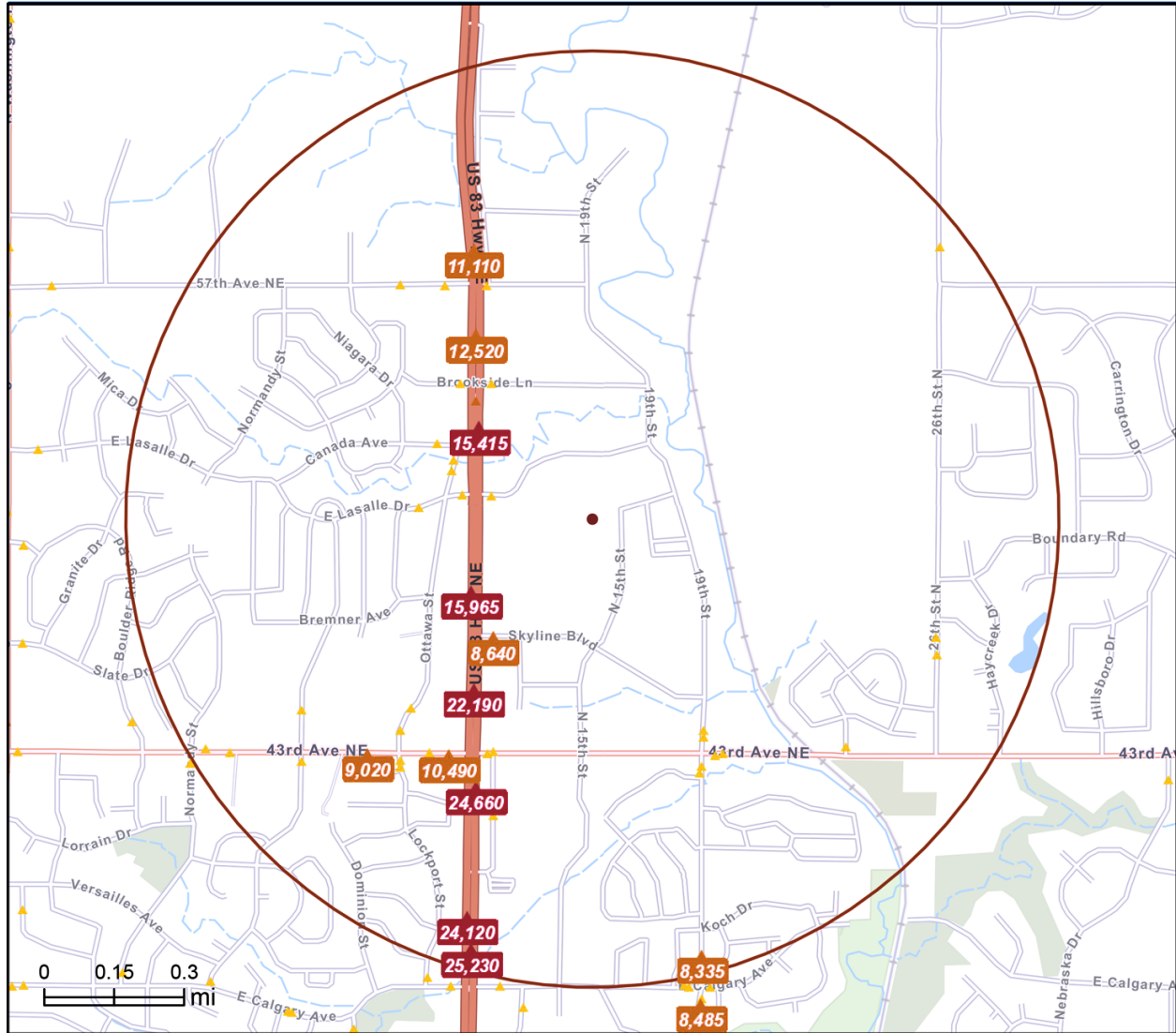
DEMOGRAPHICS - 100 MILES



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2021, 2026.

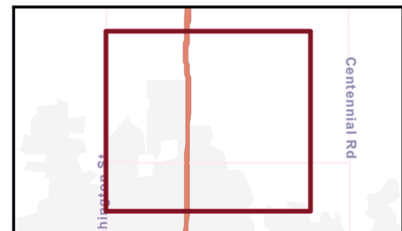
© 2021 Esri

TRAFFIC COUNTS



Source: ©2020 Kalibrate Technologies (Q4 2020).

Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



ABOUT BISMARCK-MANDAN

Bismarck is a city with great economic potential and a unique industry profile.

Bismarck serves as a retail and health care center for much of the state and accounts for a large portion of North Dakota's second largest metro region. Bismarck serves as an economic hub for much of south-central North Dakota and northern-central South Dakota and as the state's capital city. Bismarck is greatly involved with the state's government, a major regional employer. The Bismarck-Mandan region has experienced strong economic and population growth in the last decade while much of the United States has faced major economic difficulty due to national economic issues.

The City of Bismarck offers a diverse economy with many strong industries from healthcare to tourism and government.

Part of North Dakota's second largest metro area, Mandan maintains its hometown atmosphere and prides itself on being the best of both worlds.

Mandan is a growing, thriving city and part of the greater regional retail and trade center. Residents and city leaders have a strong desire to attract new retail, along with expanded dining and hospitality opportunities in the community to fill key gaps and to diversify the community's economic base. The City of Mandan is positioned to provide both redevelopment sites and greenfield locations that can be used to capture new commercial development to address the gap between supply of retail, restaurant and hospitality services and demand for those products.

The Bismarck-Mandan area is a region that has continued to grow economically and in population over the last ten years. This growth has come at a time when many other regions of the United States have had to deal with major issues related to the national economy. The Bismarck-Mandan Metropolitan Statistical Area (MSA) has traditionally included two counties, Burleigh and Morton. Located in the center of the State of North Dakota, MSA is home to the state capital in Bismarck and a stable, diversified economy. The MSA's growth over the past ten years has made it one of the five fastest growing metros in the United States, according to the U.S. Census Bureau.

The Bismarck-Mandan ND MSA has repeatedly been ranked in the top 5 on both the Forbes list of "Best Small Places for Business and Careers" and the Milken Institute's "Best Small Cities" list, as well as being included in CNN Money's list of top 100 places to live. Bismarck was designated an All-American City in 1997, and the tradition of excellence continues to thrive in Bismarck-Mandan today. Bismarck-Mandan is simply a great place to live and work. It is a solid community of individuals and businesses that offer mutual support to assure continued traditions of working hard, caring for one another, and enjoying life to its fullest.

QUALITY OF LIFE

Bismarck-Mandan consistently ranks at or near the top of quality of life measurements such as safety, healthcare, education, recreation, and environment. Bismarck was designated an All-American City in 1997, and the metro area regularly lands in top spots on lists such as Forbes Best Places for Business and Careers, the Milken Institute's Best Performing Cities, and CNN Money's Best Places to Live. People thrive best where they feel safe and connected, where they are supported and enriched. Quality schools, excellent medical care, ample recreation possibilities, community involvement, and neighborhood support continue to make Bismarck-Mandan very hospitable.

HEALTHCARE

Two regional medical centers, Sanford Health and CHI St. Alexius Health, as well as a wide array of clinics are located in Bismarck. In addition, Vibra Hospital in Mandan offers long-term acute care, and an array of options are available for assisted living and long-term nursing care in the greater community. The hospitals and clinics are state-of-the-art, with 575+ beds available, over 350 physicians, and more than 7,500 total healthcare professionals to serve you. At the Bismarck Cancer Center, CHI St. Alexius Health and Sanford Health combine to form a team of highly skilled healthcare professionals with cutting-edge equipment.

Sanford Health is an integrated health system that consists of a 232-bed hospital, a multi-specialty clinic, a college of nursing, six primary care clinics, three kidney dialysis centers and four long-term care facilities in western and central North Dakota. Sanford Health has been recognized by Thomson Reuters as one of the 100 Top Hospitals for Cardiovascular Care.

CHI St. Alexius Health is a 306-bed, full-service, acute care medical center offering a full line of inpatient and outpatient medical services, including primary and specialty physician clinics, home health and hospice services, durable medical equipment services and a fitness and human performance center. CHI St. Alexius Health has been awarded Health Grades Distinguished Hospital Award for Clinical Excellence and for Excellence in Patient Safety.

TRANSPORTATION

Bismarck and Mandan are centrally located in North America. North Dakota is located at the US-Canada border, an ideal location for companies looking for a central North American location that allows access to markets in the United States and Canada. A combined system of air, rail, and ground transportation provide the connections needed for your business to anywhere in North America and the world.

ABOUT BISMARCK-MANDAN

Daily commercial jet passenger service and air freight service to Minneapolis, Denver, Chicago and Dallas-Ft. Worth to anywhere within the United States or worldwide. Multiple weekly flights to Las Vegas, Orlando and Phoenix are also available. Charter air and freight service is also available to those traveling elsewhere in the region.

Rail service provided by Burlington Northern Santa Fe Railroad Company and the Dakota, Missouri Valley and Western Rail provide a high level of service and access to markets.

Bismarck-Mandan is located on US Interstate 94 (I-94) and U.S. Highway 83, the backbones of a system of high quality, toll free roads. The Northern Plains Commerce Centre (NPCC) is an industrial, distribution, and technology park with immediate access to road, rail and air transport being developed in Bismarck. The NPCC will allow companies to improve their ability to efficiently distribute products within the Northern Plains region and globally. For further information, see www.npccbismarck.com.

RECREATION

Recreational activities abound in Bismarck-Mandan. From theater and symphony performances to golf, boating, fishing and hunting, Bismarck-Mandan has something to entertain you. In fact, excellent programming and facilities provided by the Bismarck Parks and Recreation District (BRPD) put Bismarck at the head of the class and earned Bismarck the title of Sports Illustrated Sportstown for North Dakota.

ARTS . . . A vibrant arts community provides opportunities for participants, students, and spectators alike. The Symphony Orchestra, Northern Plains Ballet, Shade Tree Players, Dakota Stage Unlimited, Sleepy Hollow Theater, Bismarck Downtown Art Cooperative ... concerts, recitals, arts and crafts shows, lectures, galleries, museums, ... the list goes on.

GOLF . . . Excellent golf courses - seven of them - await you in Bismarck-Mandan. Hawktree Golf Club is on Golf Digest's list of the top 100 public courses in the U.S., placed second on the magazine's list of top new courses in the country when it opened, and is on Golf Week's list of Best Modern Golf Courses in the United States. And Riverwood Golf Course has been one of Golf Digest's "Best Public Places to Play" each year since 2009.

HISTORY . . . A \$57.1 million expansion to the Heritage Center on the State Capitol Grounds offers a state-of-the art museum that rivals any across the country. It's a destination you don't want to miss.

Frontier history is alive and well in Bismarck-Mandan and throughout the region. Fort Abraham Lincoln, where Lt. Col George Armstrong Custer and the 7th Cavalry rode out on their ill-fated expedition to Little Big Horn, and the On-A-Slant Indian Village's reconstructed earthlodges offer visitors a trip back in time.

PARKS & REC . . . Bismarck-Mandan boasts over 50 miles of paved trails for walking, running, biking, or roller blading. Bismarck and Mandan's Parks and Recreation Departments provide a wealth of activities to choose from year round for all ages, and maintain a top-notch park system throughout the cities. Bismarck's park system accounts for 17.5% of the total city area.

SHOPPING & DINING . . . From one-of-a-kind boutiques to national retailers, Bismarck-Mandan retail choices keep growing. New developments in both cities are in the works for even more selection. Tired from shopping and looking for a place to dine? Take your pick of all types and sizes of dining options.

WATER . . . The Missouri River and Lake Sakakawea provide every opportunity for water sports. . . boating, sailing, fishing, water skiing. . . you're limited only by your imagination. There are 35 recreation areas located on Lake Sakakawea. They include highly developed campgrounds and day use areas, moderately developed areas, and primitive areas. Recreation opportunities at the lake include camping, picnicking, fishing, hunting, boating, water skiing, swimming, bird watching, hiking, biking, and photography.

Bismarck offers three outdoor public swimming pools for summer enjoyment . . . the Hillside pool, the Wachter wave pool, and the Elks aquatic center. Raging Rivers Waterpark in Mandan serves up four slides, a "lazy river" to enjoy in an inner tube, and a children's water play area.

ZOO . . . The Dakota Zoo in Bismarck is North Dakota's largest zoo, a 90-acre facility housing 600 animals, birds, reptiles and fish representing 125 species and visited by more than 150,000 people each year.

SPORTS . . . Bismarck-Mandan is home to the AWHL's Bismarck Bobcats hockey team, as well as the full gamut of high school and college sports. The newly-renovated Community Bowl offers the best seat in the house for football, soccer, and track, while the Bismarck Aquatic Center hosts swimming and diving events. The excitement of the rodeo and the tranquility of a trail ride at sundown can both be experienced in Bismarck-Mandan. Take your pick . . . or take both!

BISMARCK, ND RESOURCES

CITY OF BISMARCK

www.bismarck.org

BURLEIGH COUNTY

www.burleighco.com

BISMARCK-MANDAN CHAMBER EDC

www.bismarckmandan.com

BISMARCK-MANDAN CONVENTION & VISITOR'S BUREAU

www.bismarckmandancvb.com

NORTH DAKOTA TRAVEL & TOURISM

www.ndtourism.com

BISMARCK MUNICIPAL AIRPORT

www.bismarckairport.com

BISMARCK EVENT CENTER

www.bismarckeventcenter.com

CONNECT WITH HAY CREEK SHOPS



Hay Creek Shops



@haycreekshops

LOCATION MAP

