

# RETAIL FOR LEASE

4524 MEMORIAL HIGHWAY | MANDAN, ND



# LEASED



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	13,242 SF
Available SF:	
Lot Size:	
Year Built:	2018
Zoning:	Commerical
Market:	Mandan

## PROPERTY OVERVIEW

Phase II of this multi-tenant retail/professional center located on Memorial Hwy. This high-traffic count location has a drive time of 10 minutes from 77% of the total population of Bismarck-Mandan. Tenant estimated NNN cost \$4.75 psf.

## PROPERTY HIGHLIGHTS

- End-Cap with Drive-Thru Available
- Suites can be Customized to Meet Square Footage Needs
- Great Building Signage Opportunity
- National and Local Co-Tenants
- Please Request Landlord Shell Conditions
- 2018 Average Daily Memorial Hwy Traffic Count: 15,395
- \$16.00 psf for more than 1 unit / \$18.00 psf for 1 unit as approved by landlord
- PID#: 65-5099010
- Taxes (2020): \$ 40,235.92
- Specials: Installment: \$485.22 / Balance: \$106.88



UNAVAILABLE

LEASE TYPE - | TOTAL SPACE 1,625-6,500 SF | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE	TYPE	RATE
201	-	1,625 SF	NNN	-
202	-	1,625 SF	NNN	-
203	-	1,625 SF	NNN	-
204	-	1,625 SF	NNN	-
205	Edward Jones	1,605 SF	NNN	-
206	-	1,625 SF	NNN	-
207	-	1,625 SF	NNN	-
208	-	1,625 SF	NNN	-



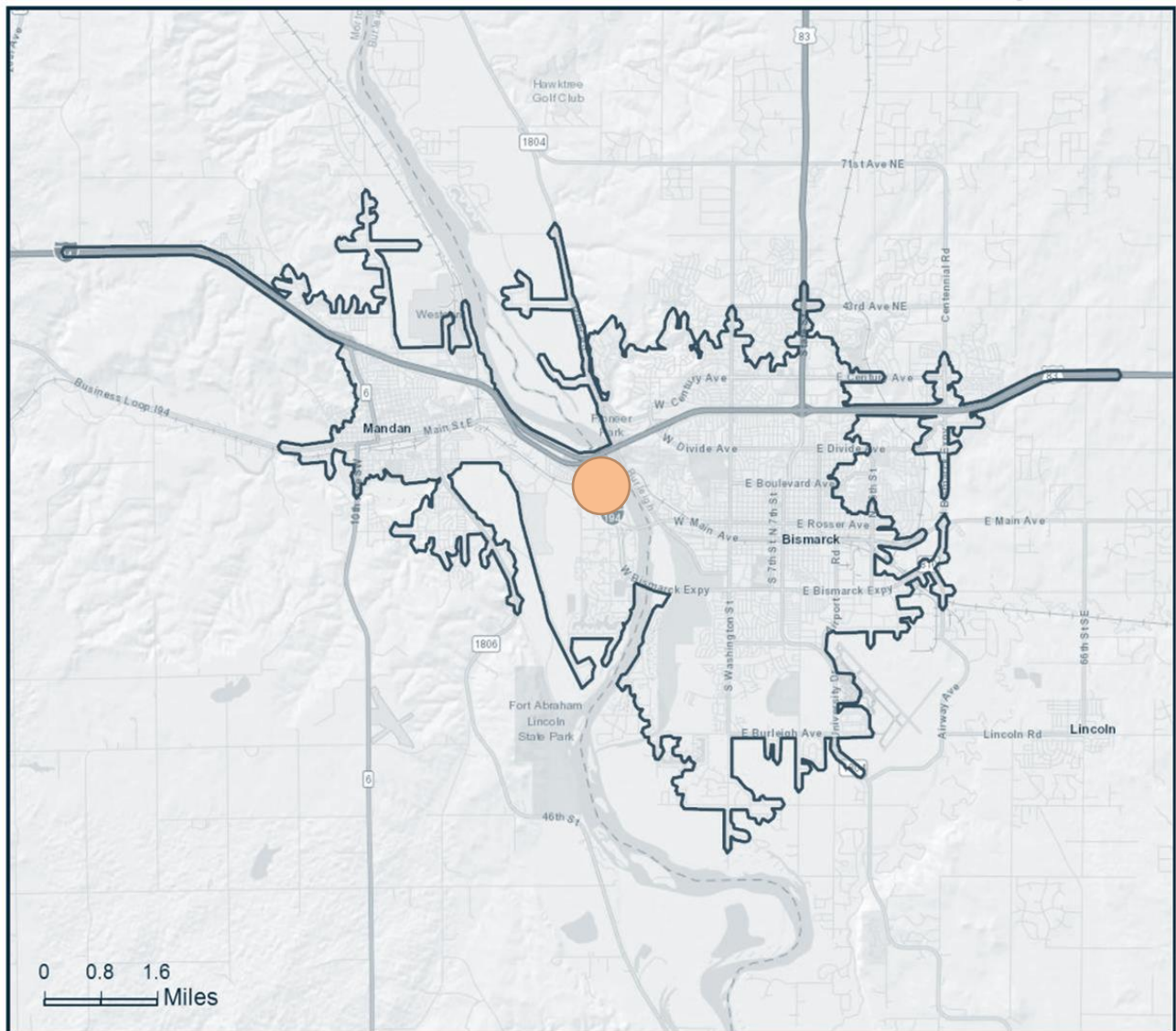




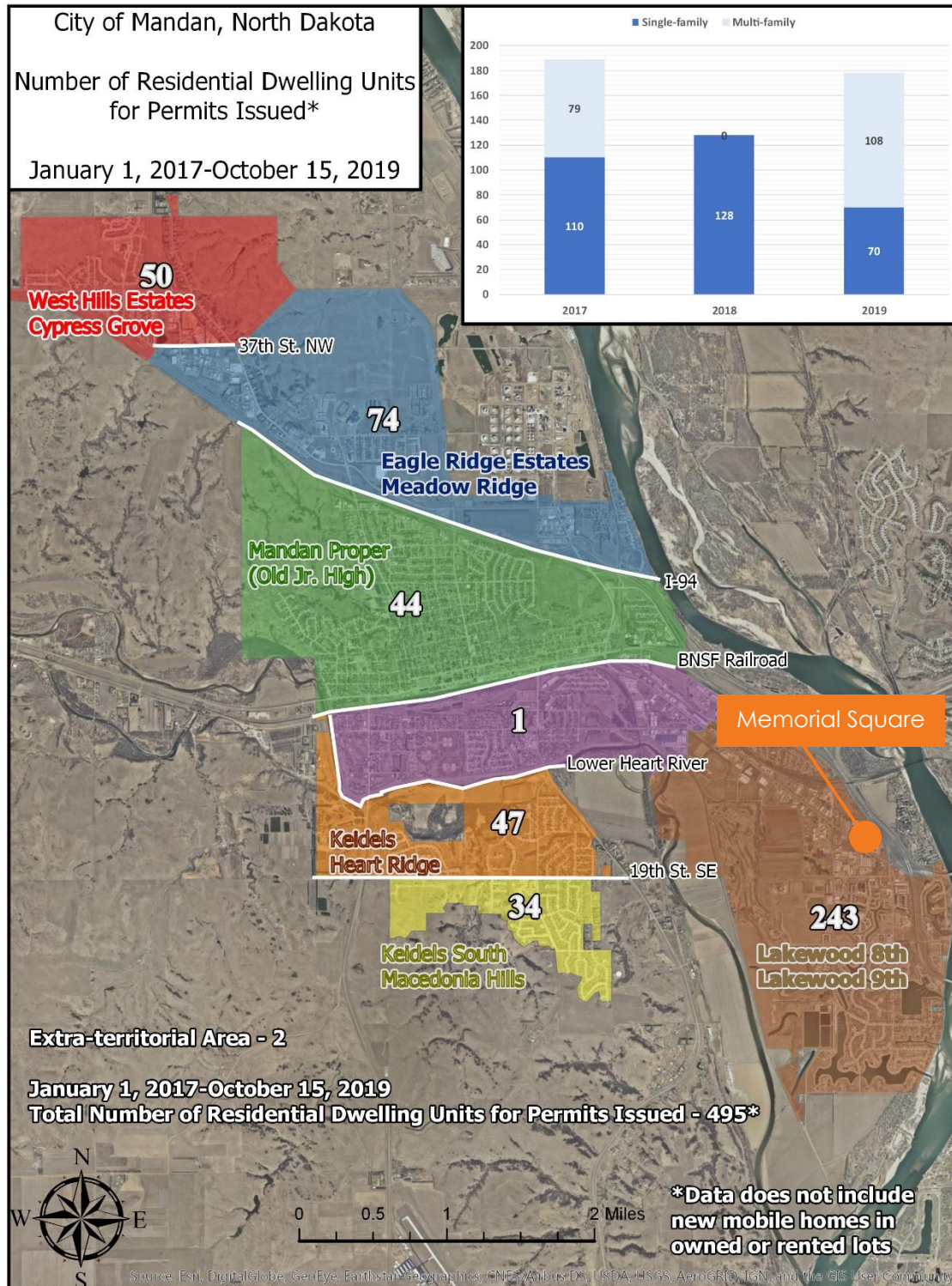
## BISMARCK-MANDAN DRIVE TIME



**75%** of the market population is within  
a **10-minute drive** of this property.







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