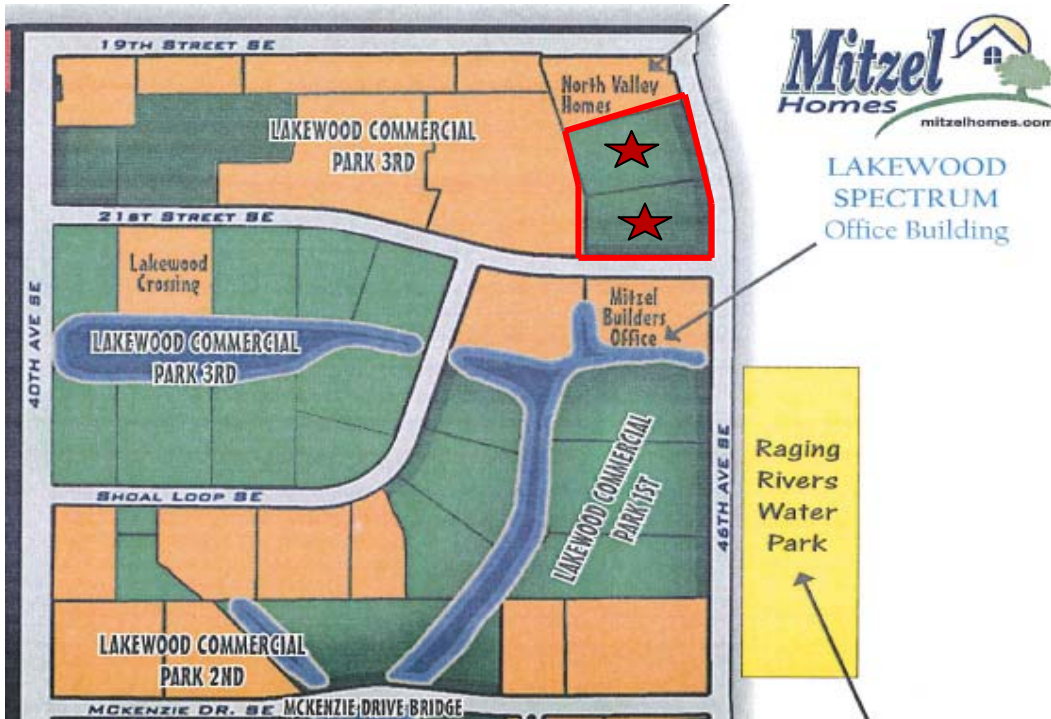
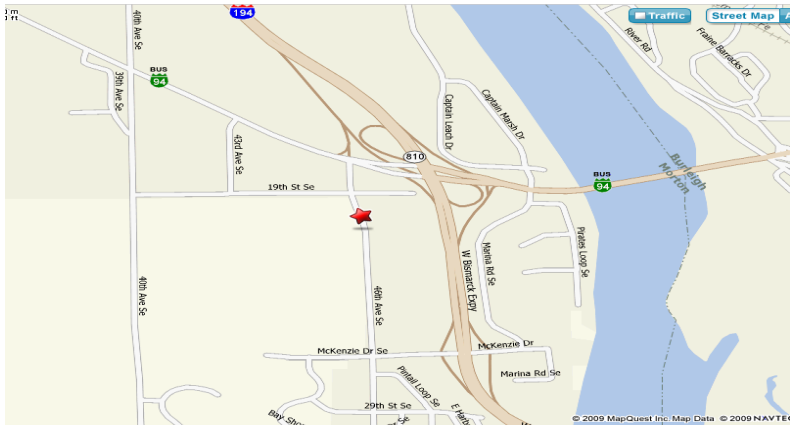




**DANIEL COMPANIES**  
The Leader in Commercial



- Sales Price  
\$3.10 psf + specials
- Parcel Sizes .. 1.5 to 3.5 Acres  
Lot 2 .. 103,811 sf  
Lot 3 .. 105,505 sf
- North of Spectrum Bldg
- Near Raging River Water Park
- Great 46<sup>th</sup> Av SE Frontage
- Visibility From I-94 Bypass



**Lakewood Commercial Park**  
**46<sup>th</sup> Av SE – Mandan ND**

**Contact Information:**

**Bill Daniel, ccim**  
701.220.2455  
Bill@DanielCompanies.com

**Kyle Holwagner**  
701.400.5373  
Kyle@DanielCompanies.com

**Ann Sharp**  
701.220.0261  
Ann@DanielCompanies.com

**Daniel Companies**  
304 E Rosser Ave Suite 200  
Bismarck ND 58501  
701.223.8488  
701.223.8860 fax

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.

**DanielCompanies.com**



The Leader In Commercial

## Great Location

- North of Spectrum Office Building
- Across from Raging Rivers Water Park
- Adjacent to Lakewood & Marina Bay Developments
- I-94 Bypass Visibility
- Easy Access to Liberty Memorial Bridge & Expressway Bank
- Central location to entire Bismarck / Mandan Metro Area

## Potential Uses

- Retail & Restaurant
- Strip Center
- Business Center
- Office Complex
- Bar / Entertainment
- Movie Theatre Complex
- Association Building

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.





DANIEL COMPANIES

The Leader In Commercial

Subject Property ★

LAKEWOOD Fire Station

NORTH VALLEY HOMES  
"A Division of Mitzel Builders"

Mandan Fire Department



LAKEWOOD SPECTRUM Office Building



Raging Rivers Water Park

Raging Rivers Water Park

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.

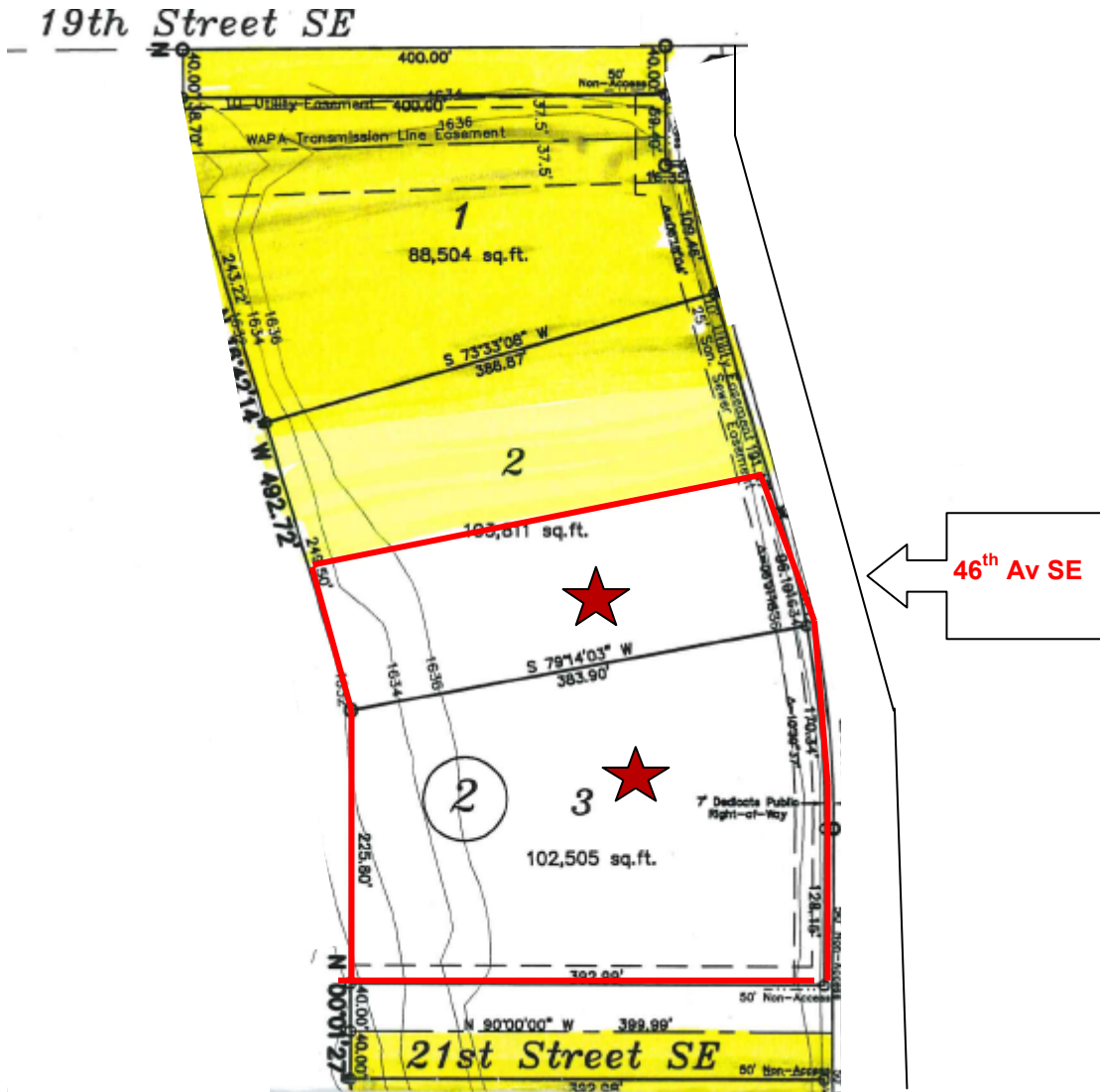




DANIEL COMPANIES

The Leader In Commercial

### Available Parcels ★



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.





The Leader In Commercial

## Lakewood Commercial Park 1<sup>st</sup> Addn Block 2

### Lot 2 ... South 50,000 sf

- Parcel #65-1810975
- 2021 46<sup>th</sup> Ave SE
- 1.15 acres
- 50,000 sf
- \$3.10 psf ... \$155,000
- Taxes \$2,112 (approx)
- Specials
  - . Installment \$2,403 (approx)
  - . Balance \$15,969 (approx)

### Lot 3

- Parcel # 65-1810980
- 2101 46<sup>th</sup> Ave SE
- 2.53 acres
- 102,505 sf
- \$3.10 psf .. \$317,765
- Taxes \$4,170
- Specials
  - . Installment \$7,107
  - . Balance \$46,857

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.





DANIEL COMPANIES

The Leader In Commercial

## Our Client / Customer List:



RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE



The Leader In Commercial

## ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2008 population is 105,000 up from 94,719 as recorded by the 2000 Census.

Bismarck jumps to #15 on 'Best Performing Cities Index'

One of the 'Best Places to Live' according to Money Magazine

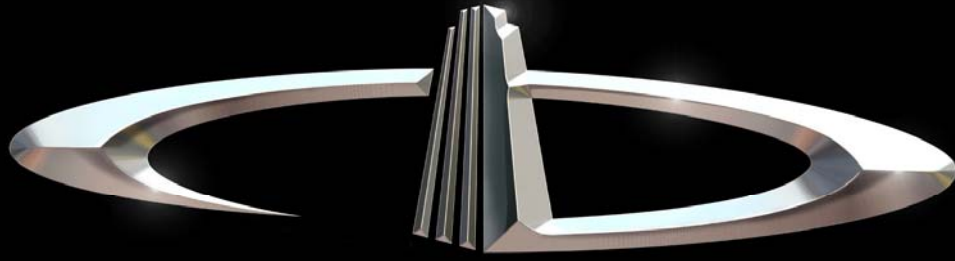
Top five of 'Best Smaller Metro Areas for Business and Careers' according to Forbes Magazine

### What's being said about Bismarck-Mandan:

- #1 Most Secure Place to Live – Farmers Insurance
- #1 Least Stressful Small City – Sperling's Best Places
- #2 Safe & Trusting Community – Harvard University
- #2 Best Small Places for Business and Careers – Forbes, April 2007
- #3 Safest Metro Area in America – Morgan Quinto
- #16 Best Small Metro in Which to do business – Inc. magazine

### Retailers that joined or expanded in Bismarck-Mandan recently

- |                     |                          |
|---------------------|--------------------------|
| ✓ 2 CVS Stores      | ✓ Coldwater Creek        |
| ✓ 2 Super Wal-marts | ✓ Johnny Carinos         |
| ✓ Sam's Club        | ✓ Furniture Row          |
| ✓ Kohl's            | ✓ Tractor Supply Company |
| ✓ Lowe's            | ✓ Dollar Tree            |
| ✓ Target            | ✓ Family Dollar          |
| ✓ Best Buy          | ✓ Scheel's Sports        |
| ✓ TJ Maxx           | ✓ Shoe Carnival          |
| ✓ Petsmart          | ✓ Lane Bryant            |
| ✓ Old Navy          | ✓ Tuesday Morning        |
| ✓ David's Bridal    | ✓ Dress Barn             |
| ✓ Olive Garden      | ✓ Ruby Tuesdays          |



# DANIEL COMPANIES

The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



**Bill Daniel, CCIM**  
220-0261



**Kyle Holwagner**  
400-5373



**Ann Sharp, GRI**  
220-0261

304 E. Rosser Ave., Suite 200 Bismarck, ND 58501

Office: 701-223-8488 [DanielCompanies.com](http://DanielCompanies.com)

RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE