

Lakewood commercial Park
46th Av SE – Mandan ND



- Sales Price \$4.90 psf
- Parcel Sizes .. 3–11 Acres
Lot 2 .. 164,696 sf
Lot 3 .. 187,745 sf
Lot 4 .. 137,012 sf
- River Access Lots
- All Specials Paid
- Great 46th Av SE Frontage
- Visibility From I-94 Bypass

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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.



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Great Location

- **Water frontage & access to Lakewood & the Missouri River**
- **Next to 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**

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Subject Property ★

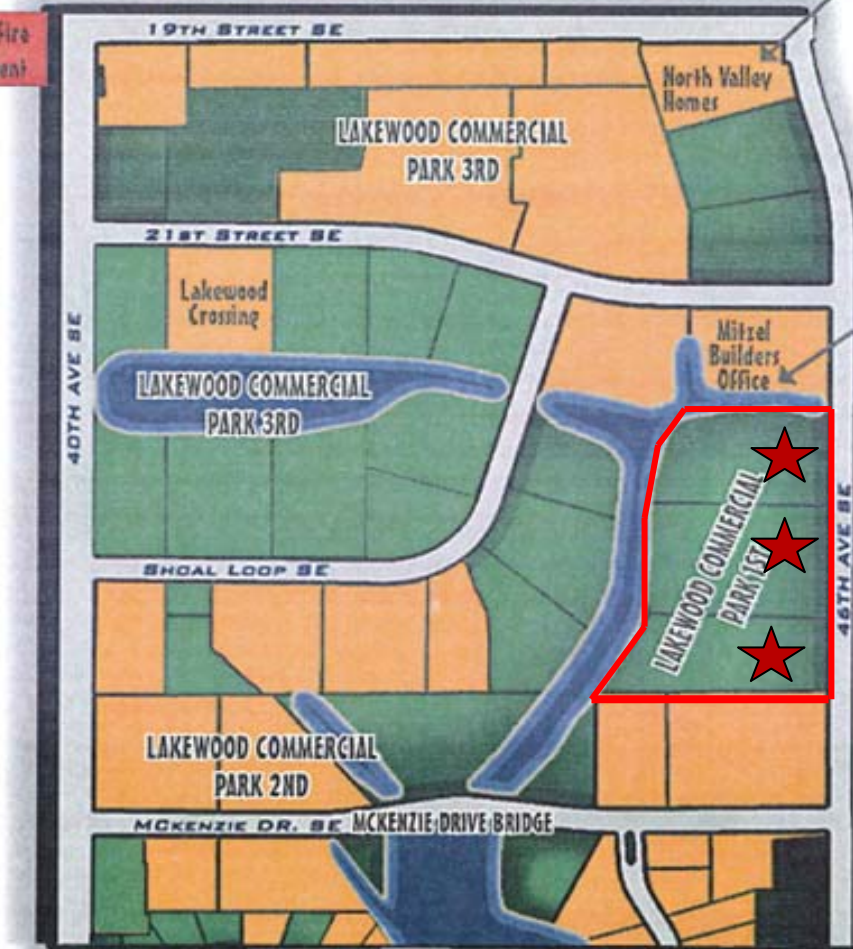
LAKEWOOD Fire Station

NORTH VALLEY HOMES "A Division of Mitzel Builders"

Mandan Fire Department



LAKEWOOD SPECTRUM Office Building



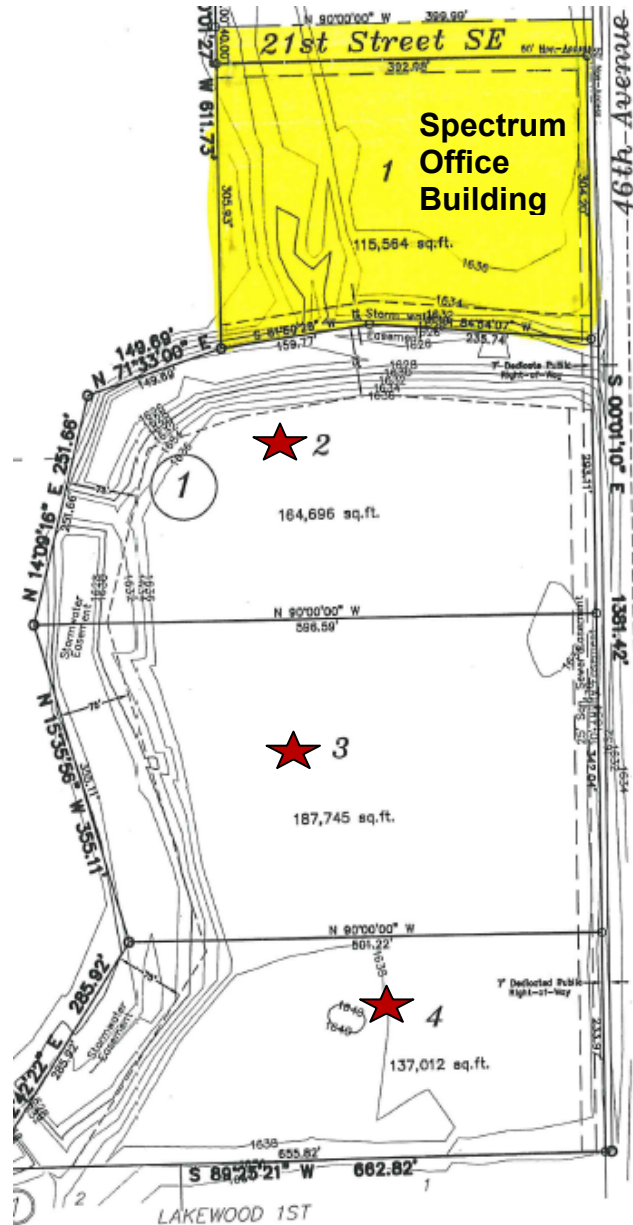
Raging Rivers Water Park

Raging Rivers Water Park

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Available Parcels ★



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Lakewood Commercial Park 1st Addn Block 1

LOT 2

- Parcel #65-1810955
- 2501 46th Ave SE
- 3.78 acres
- 164,696 sf
- \$4.90 psf ... \$807,010
- Taxes \$6,698
- Specials will be paid

Lot 3

- Parcel # 65-1810960
- 2601 46th Ave SE
- 4.31 acres
- 187,745 sf
- \$4.90 psf .. \$919,950
- Taxes \$7,638
- Specials will be paid

Lot 4

- Parcel #65-1810965
- 2701 46th Ave SE
- 3.15 acres
- 137,012 sf
- \$4.90 psf .. \$671,359
- Taxes \$5,574
- Specials will be paid

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Our Client / Customer List:



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



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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

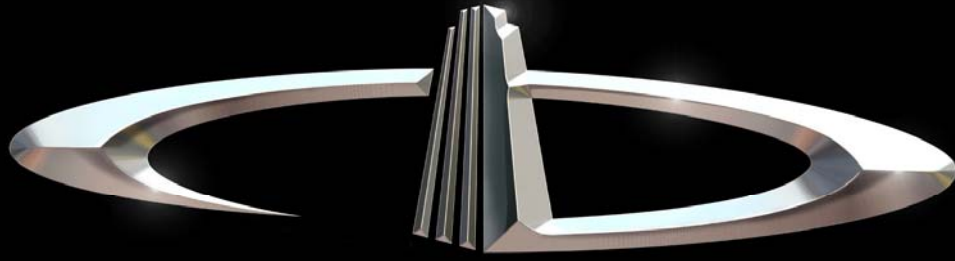
Top five of 'Best Smaller Metro Areas for Business and Careers' according to Forbes Magazine

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



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