



**SPORTSMAN'S WAREHOUSE**  
**2010 NORTH FEDERAL BOULEVARD**

RIVERTON, WY 82501

**Price: Negotiable**

**JOHN TROST-PRINCIPAL**  
BrokerOne Real Estate  
(307) 234-2385  
jtrost5682@gmail.com  
1703, Wyoming

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## JOHN TROST-PRINCIPAL BROKER

BROKERONE REAL ESTATE

O: (307) 234-2385

C: (307) 259-0716

[jtrost5682@gmail.com](mailto:jtrost5682@gmail.com)

1703, Wyoming

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# PROPERTY SUMMARY

100 WEST MIDWEST AVENUE | CASPER, WY 82601



## Property Summary

Building SF:	9,314
Lot Size:	0 SF
Year Built:	2021
Zoning:	

## Property Overview

9,314 SF  
Freestanding Class A Commercial Building  
Built in 2021  
Single Story  
0.93 Acre Site  
Surface Parking  
Second-Generation Commercial Buildout  
Available via sublease – lease term and rate negotiable

## Location Overview

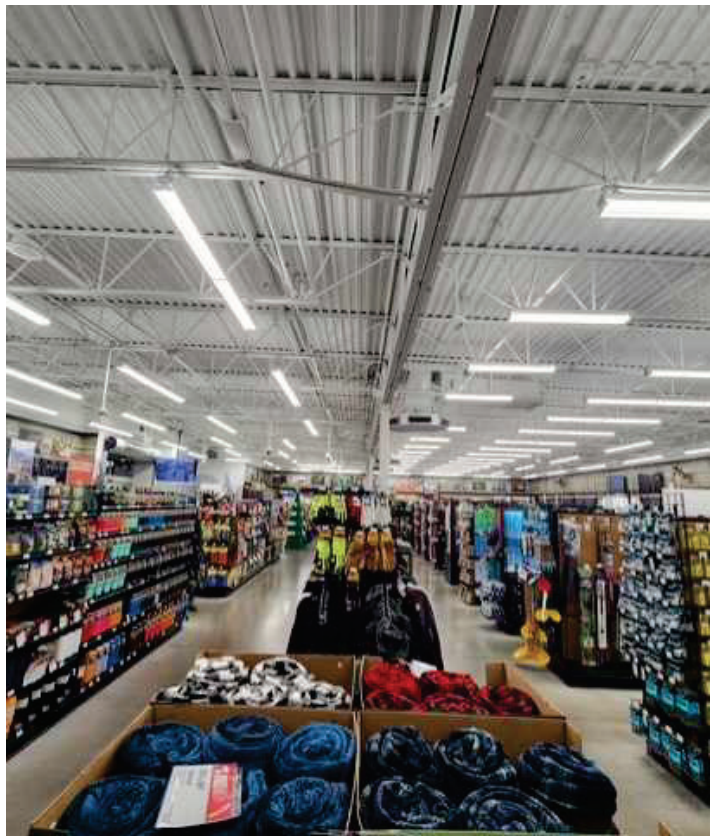
Located on North Federal Boulevard, Riverton's dominant commercial corridor serving Fremont County and surrounding communities. The property benefits from strong visibility, established retail synergy, and direct access from one of the city's primary arterials.

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# PICTURES

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# PICTURES

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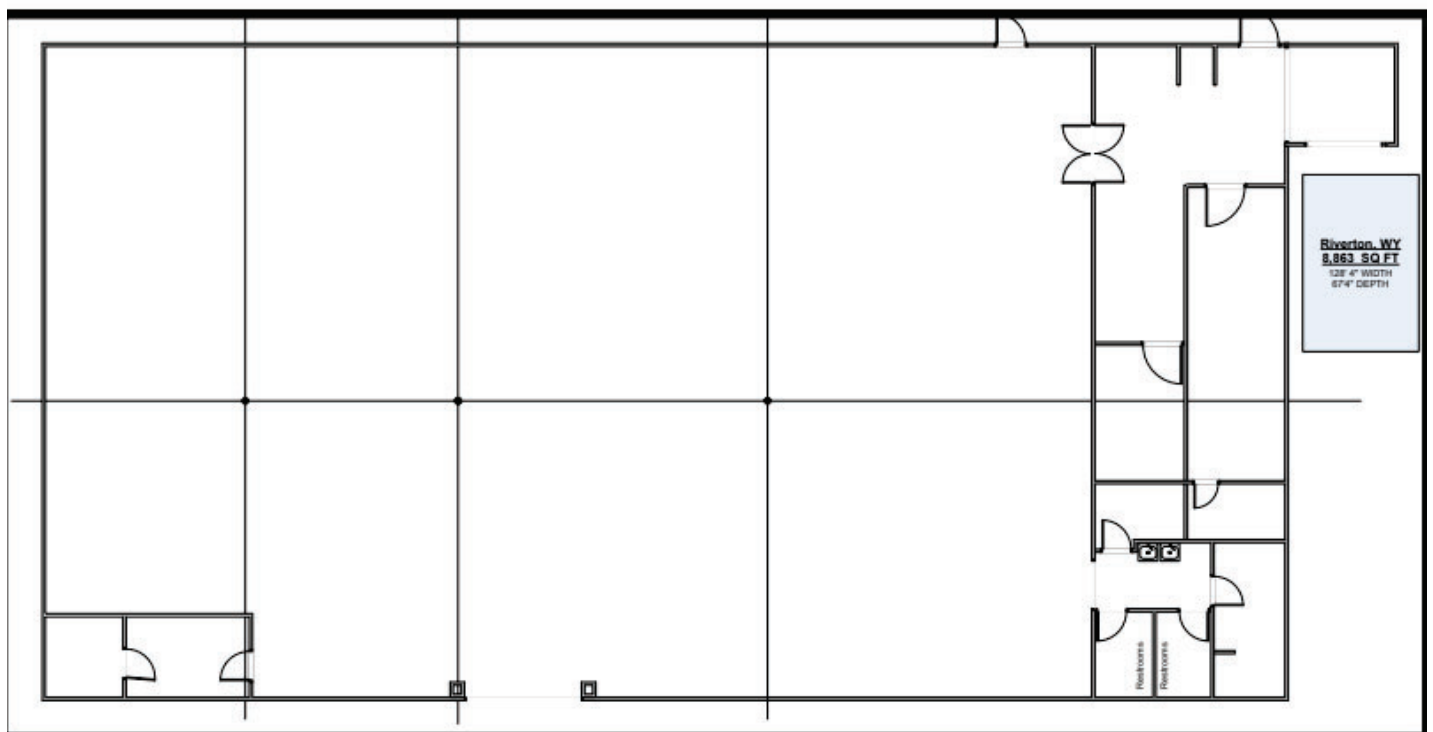


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# SUBLEASE PREMISES LAYOUT

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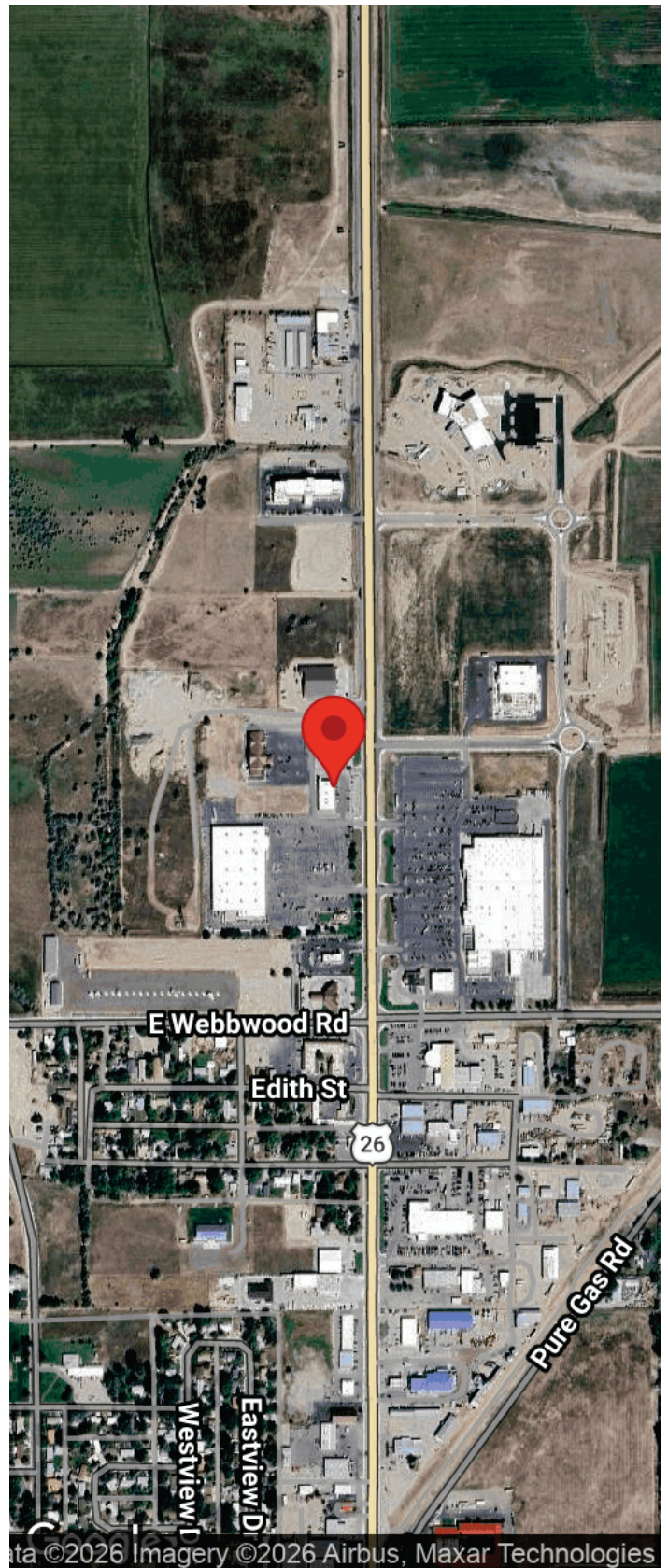


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# LOCATION MAPS

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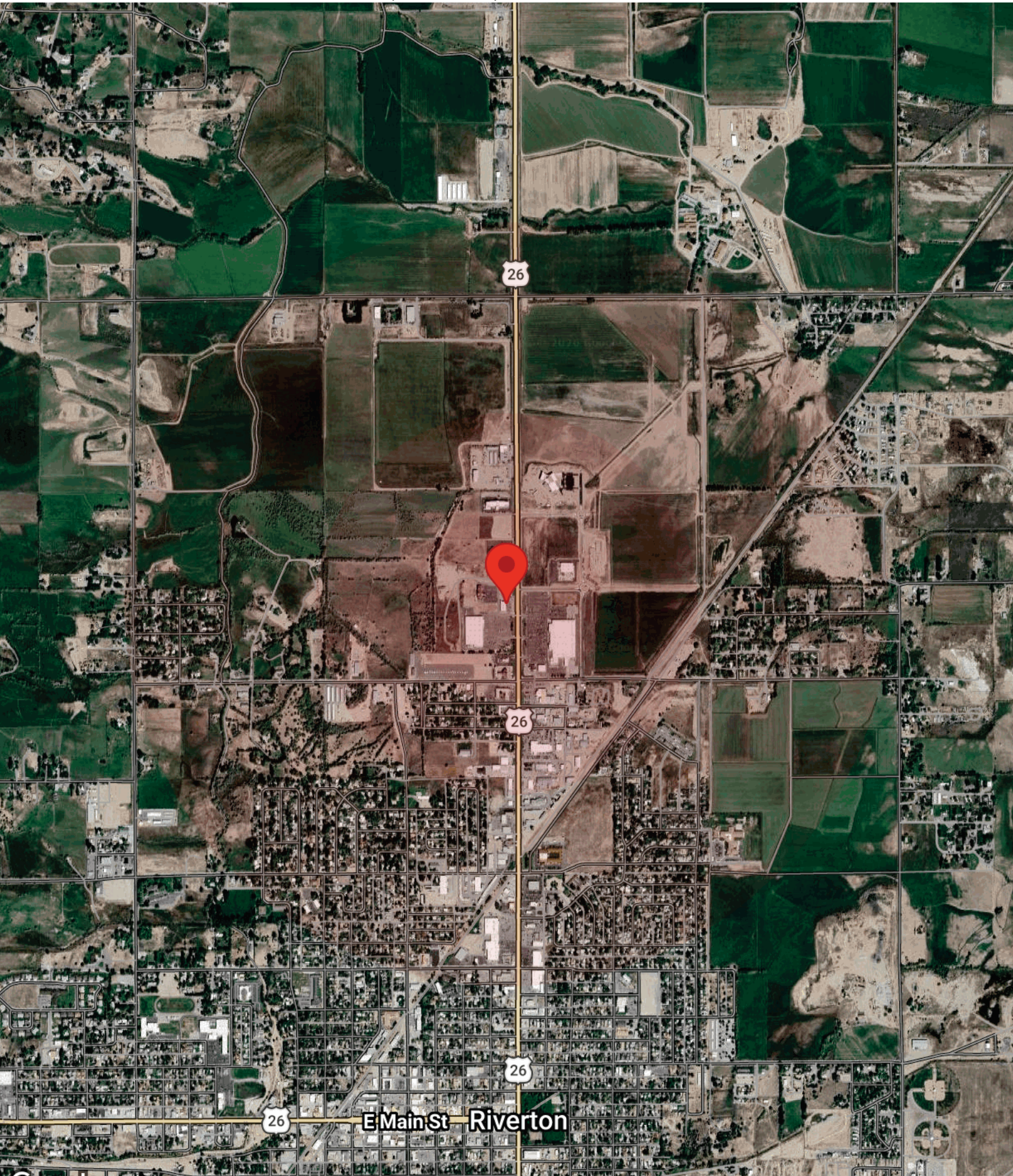


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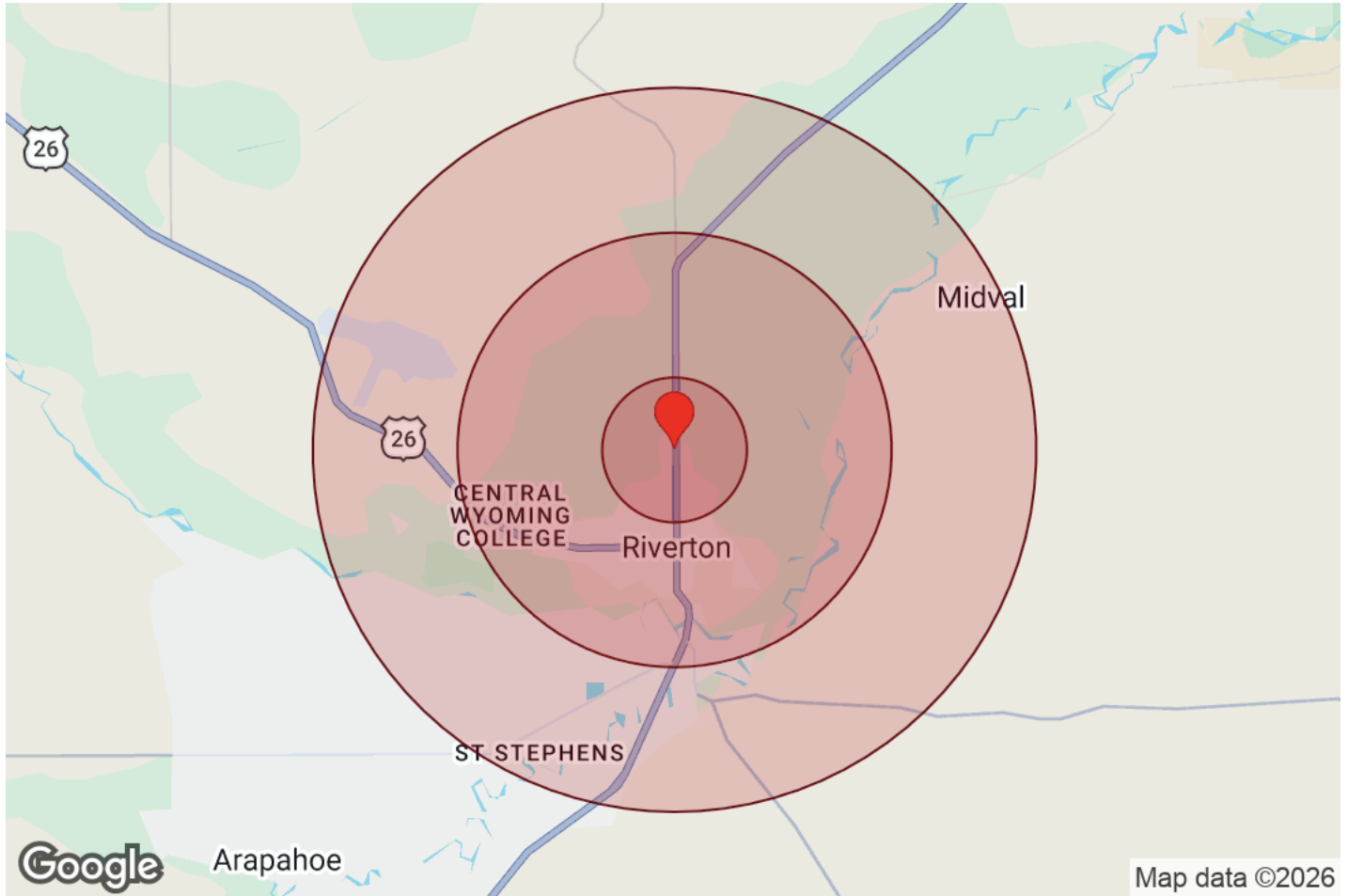
# BUSINESS MAP

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# DEMOGRAPHICS

2010 NORTH FEDERAL BOULEVARD | RIVERTON, WY 82501



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,474	6,375	7,827
Female	1,440	5,655	6,976
Total Population	2,914	12,029	14,803

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,030	8,336	10,241
Black	8	90	120
Am In/AK Nat	244	1,081	1,368
Hawaiian	1	5	6
Hispanic	291	1,179	1,389
Asian	19	58	65
Multiracial	259	1,056	1,344
Other	62	223	269

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,311	5,373	6,416
Occupied	1,183	4,860	5,813
Owner Occupied	788	3,012	3,771
Renter Occupied	395	1,848	2,042
Vacant	128	513	603

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	621	2,429	2,992
Ages 15 - 24	361	1,719	2,150
Ages 25 - 54	1,019	4,188	5,128
Ages 55 - 64	339	1,334	1,671
Ages 65+	574	2,358	2,862

Income	1 Mile	3 Miles	5 Miles
Median	\$58,221	\$58,045	\$60,824
Under \$15k	143	466	499
\$15k - \$25k	69	292	326
\$25k - \$35k	165	588	659
\$35k - \$50k	131	718	828
\$50k - \$75k	252	974	1,168
\$75k - \$100k	165	650	819
\$100k - \$150k	190	680	875
\$150k - \$200k	46	294	390
Over \$200k	21	198	249

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# PROFESSIONAL BIO

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.

# DISCLAIMER

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2010 NORTH FEDERAL BOULEVARD

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

*PRESENTED BY:*

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