

# 2,478 SF RESTAURANT SITE ON .40 AC

## IDEAL LOCATION OFF ROUTE 30 (LINCOLN HWY)

1460 N 3RD ST LARAMIE, WY 82072

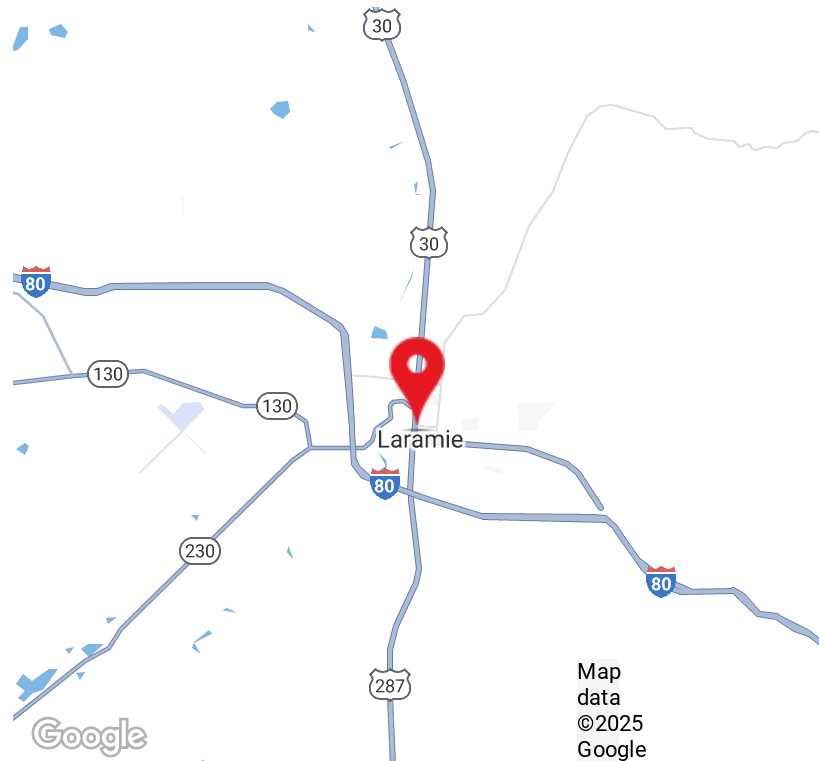
FOR SALE



**SALE PRICE CALL FOR PRICING**

### PROPERTY HIGHLIGHTS

- For Sale
- 2,478 +/- SF Restaurant Site on .40 +/- AC
- Previously a Pizza Hut
- Drive-thru Capable
- Estimated Daily Traffic Count: 12,000-20,000+ ADT
- Built in 1977
- Zoned: B-2
- (35) Parking Stalls
- Parcel ID: 1673283400300
- Prime Location Just Off Route 30 & Minutes from I-80



**Tom Bradley**  
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AERIAL



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ADDITIONAL PHOTOS



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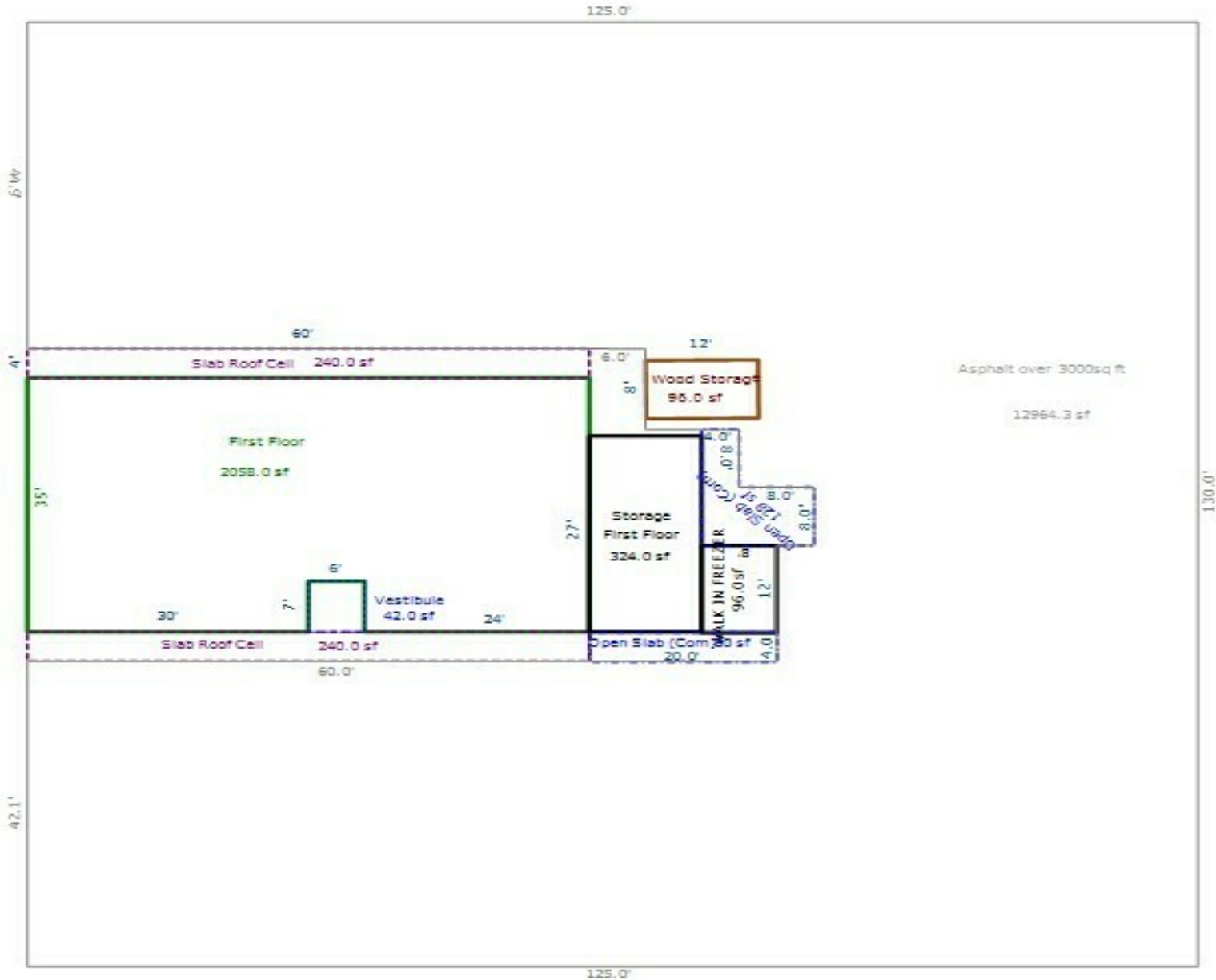
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### SITE MAP



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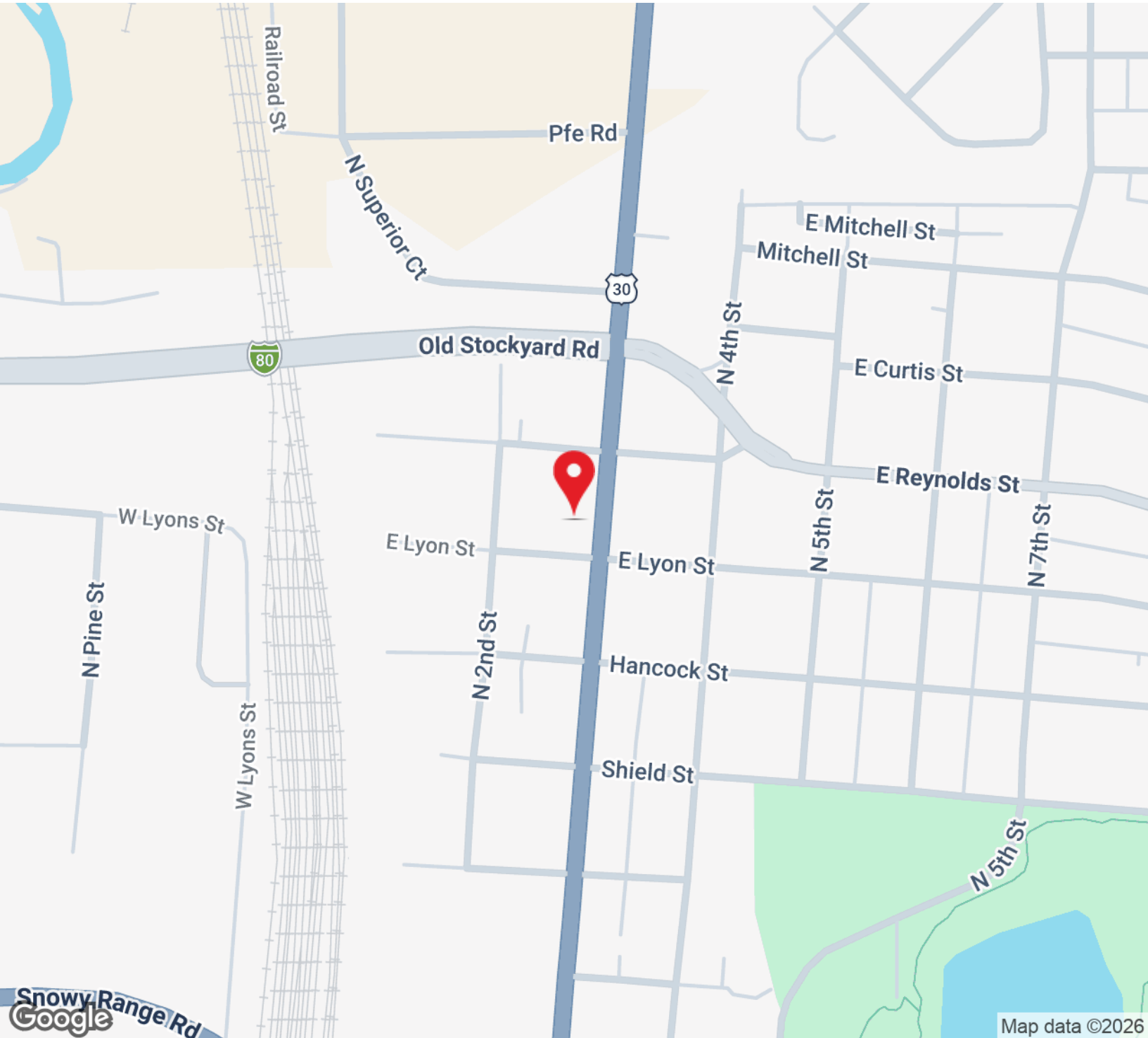
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RETAILER MAP



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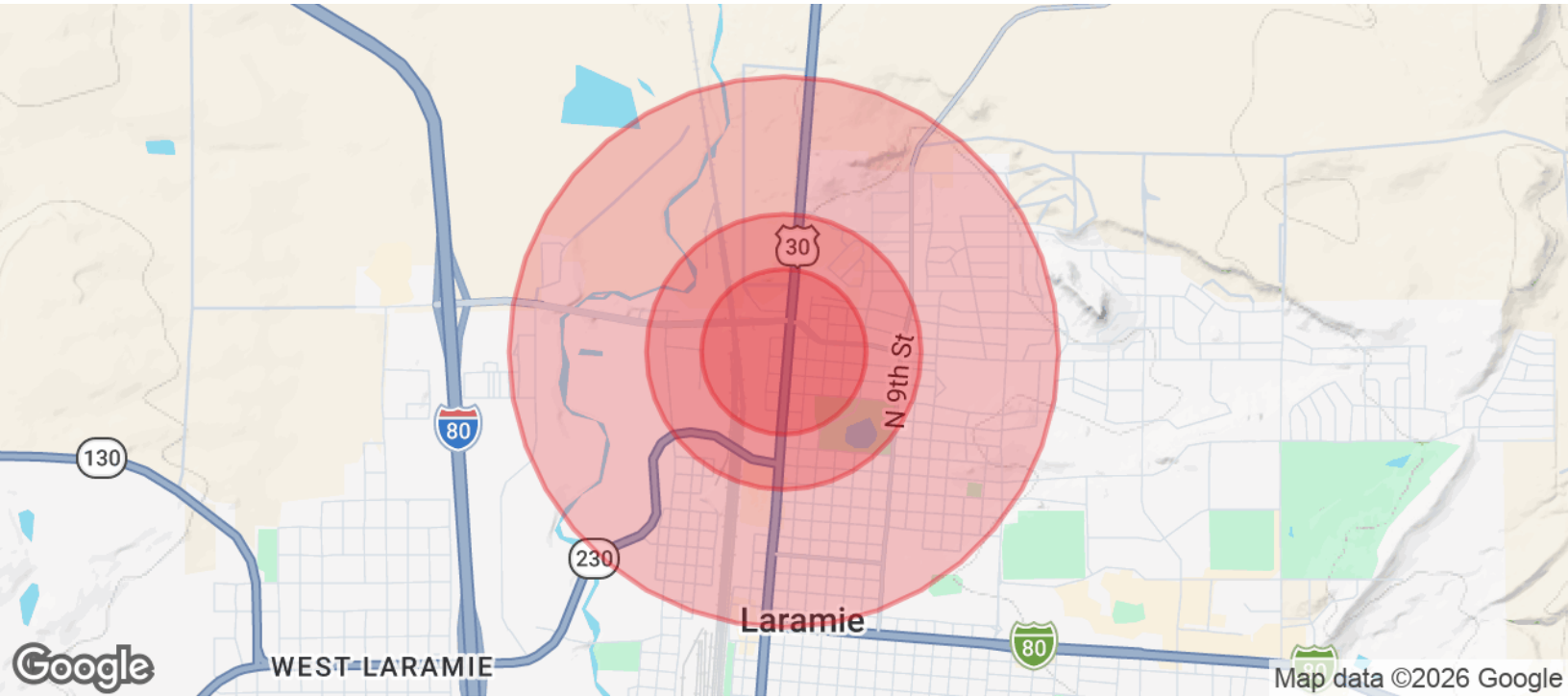
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### DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	519	1,910	8,335
Average Age	34	35	34
Average Age (Male)	33	33	33
Average Age (Female)	36	36	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	261	951	4,138
# of Persons per HH	2	2	2
Average HH Income	\$62,162	\$68,653	\$74,142
Average House Value	\$206,438	\$212,504	\$257,085

2020 American Community Survey (ACS)

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