

BOZEMAN SHOPPING CENTER

1601-1631 W MAIN STREET | BOZEMAN, MT 59715

AVAILABLE 2,300 SF - 16,000 SF LANDLORD WILL SUBDIVIDE

ANCHORED BY



PROPERTY INFORMATION

- Centrally located in the heart of Bozeman's retail corridor
- Main St provides a critical route for local & regional traffic
- 21,024 ADT
- Bozeman's economy is driven by a combination of technology, healthcare, education, & tourism - creating a robust retail environment

SPACE DETAILS

- Available: 2,300 sf - 16,000 sf
Landlord will subdivide

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	58,527	69,420	81,038
MEDIAN HH INC	\$91,650	\$97,482	\$99,890
AVERAGE HH INC	\$124,047	\$134,234	\$138,108



www.CharterRealty.com

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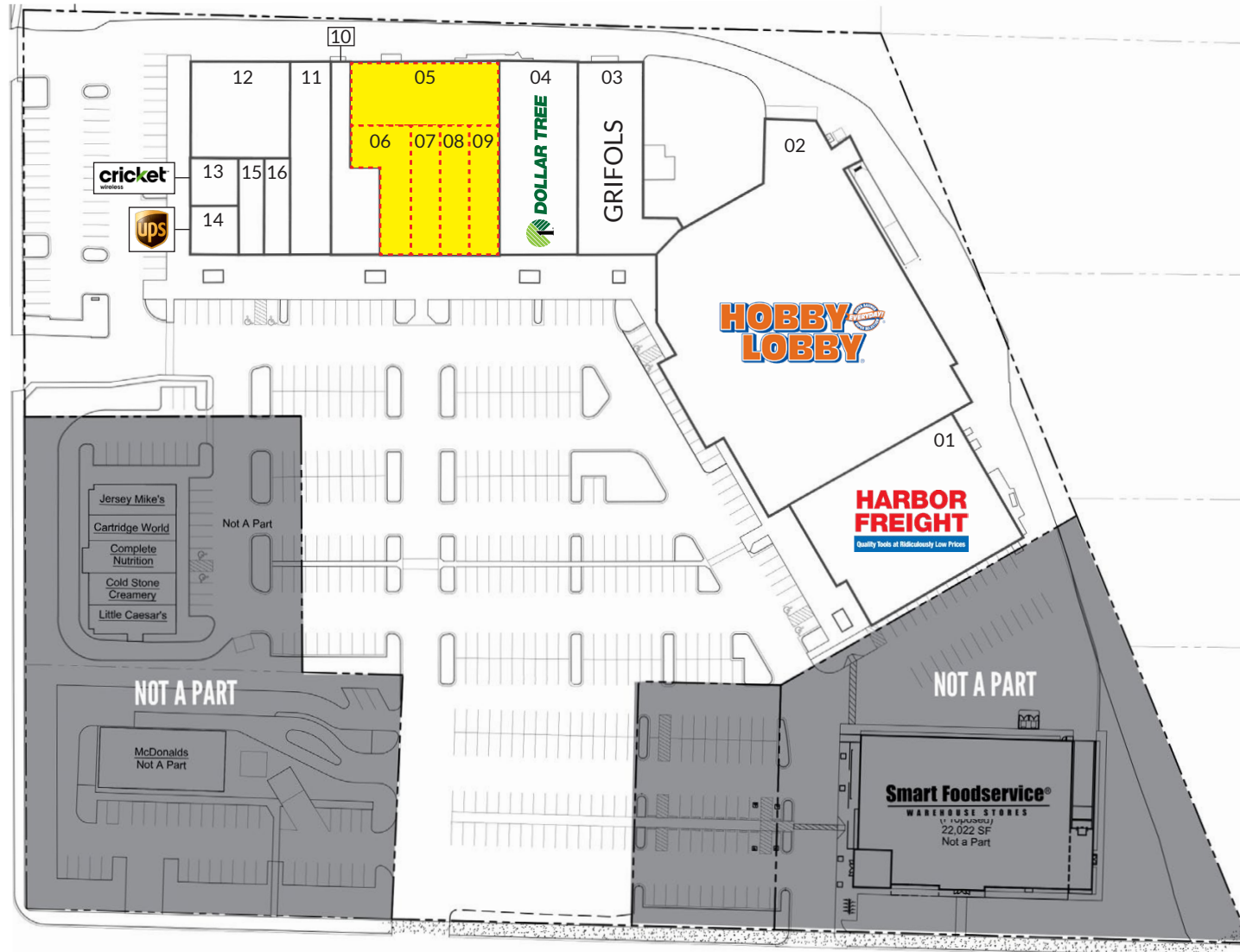
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Harbor Freight	14,008
02	Hobby Lobby	46,055
03	Grifols	7,700
04	Dollar Tree	9,600
05	Available	6,063
06	Available	3,085
07	Available	2,300
08	Available	2,300
09	Available	2,300
10	West Coast Beauty Systems	2,465
11	Lucky Lil's Casino	4,220
12	Hideaway Lounge	5,966
13	Cricket	1,901
14	UPS Store	1,779
15	A-Diversify Nails	1,600
16	Smoke Shop	1,600

Available

Occupied



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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **58,527**

Households: **24,815**

Daytime Population: **48,600**

Median Age: **29.6**



Average Household Income: **\$124,047**

Median Household Income: **\$91,650**

5 MILE RADIUS:



Total Population: **69,420**

Households: **29,161**

Daytime Population: **54,836**

Median Age: **31.6**



Average Household Income: **\$134,234**

Median Household Income: **\$97,482**

7 MILE RADIUS:



Total Population: **81,038**

Households: **33,724**

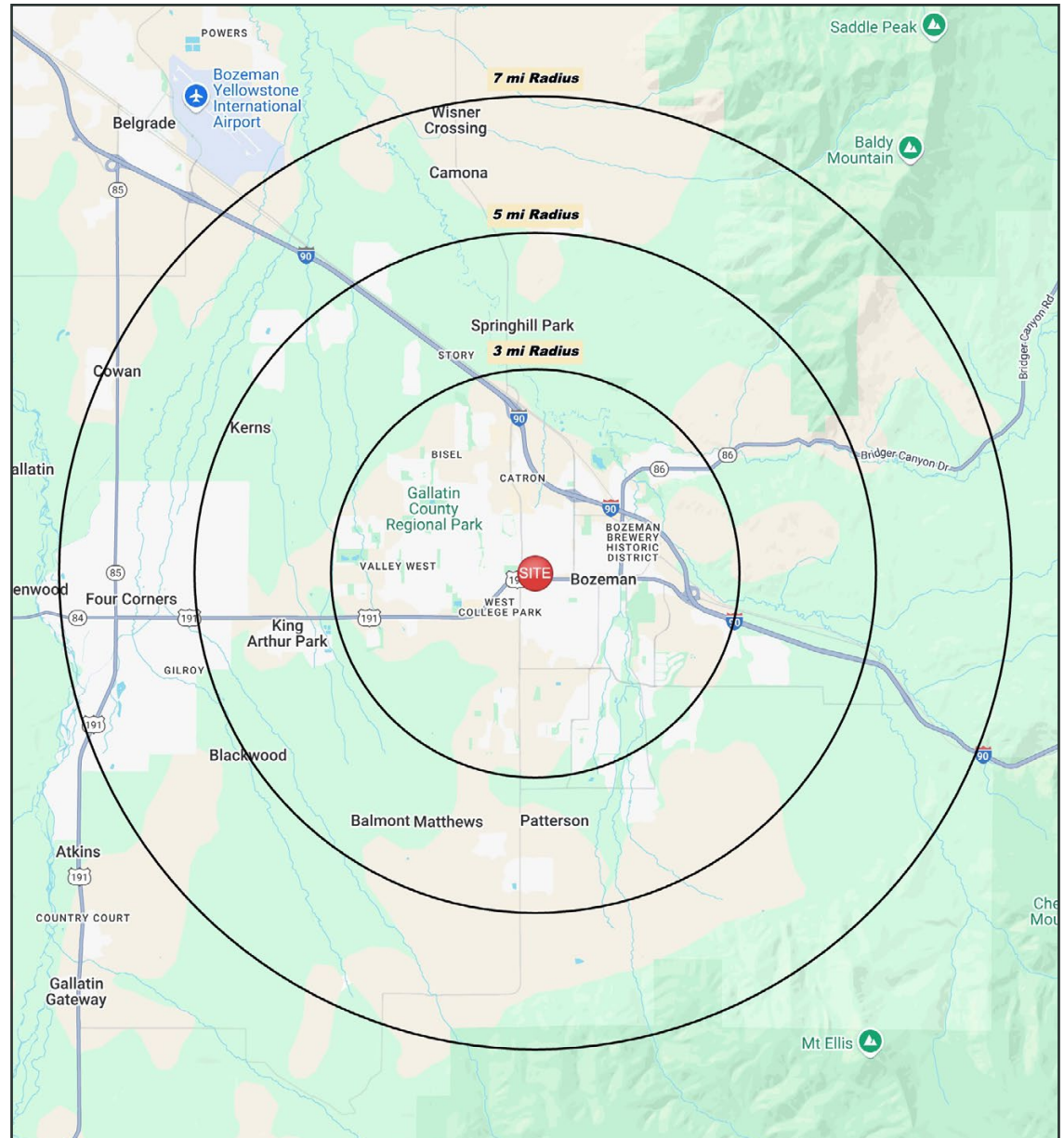
Daytime Population: **62,702**

Median Age: **33.0**



Average Household Income: **\$138,108**

Median Household Income: **\$99,890**



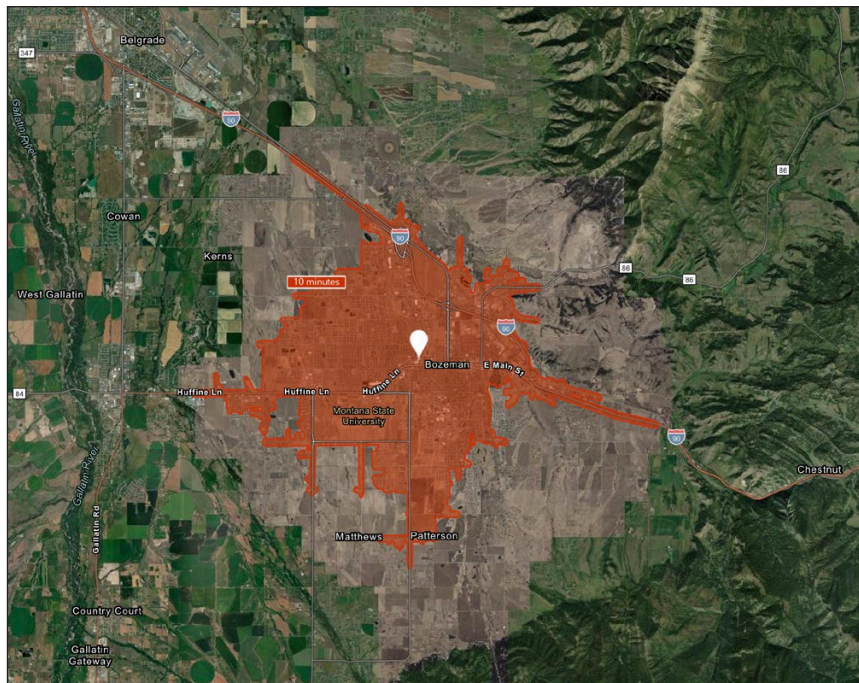
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10 MINUTE DRIVE TIME



KEY FACTS

56,634

Population

30.6

Median Age

\$69,671

Median Household Income

62,816

Daytime Population

TAPESTRY SEGMENTS

College Towns <i>8,756 Households</i>	Bright Young Professionals <i>4,975 Households</i>	Emerald City <i>3,886 Households</i>
<p>Socioeconomic Traits</p> <p>About half the residents are enrolled in college, while the rest work for a college or the services that support it.</p>	<p>Socioeconomic Traits</p> <p>Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.</p>	<p>Socioeconomic Traits</p> <p>Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.</p>
<p>Household Types</p> <p>These are nonfamily households with many students living alone or with roommates for the first time.</p>	<p>Household Types</p> <p>Household type is primarily couples, married (or unmarried), w/ above-average concentrations of both single-parent & single-person households.</p>	<p>Household Types</p> <p>Single-person and nonfamily types make up over half of all households.</p>
<p>Typical Housing</p> <p>Multi-unit Rentals; Single Family</p>	<p>Typical Housing</p> <p>Single Family; Multi-units</p>	<p>Typical Housing</p> <p>Single Family; Multi-units</p>

TOTAL RETAIL SALES

Includes F&B



\$595,280,884

EDUCATION

Bachelor's Degree or Higher



62%

OWNER OCCUPIED HOME VALUE

Average



\$566,174

ANNUAL HOUSEHOLD SPENDING

\$4,128

Eating Out

\$2,427

Apparel & Services

\$7,142

Groceries

\$305

Computer & Hardware

\$7,329

Health Care



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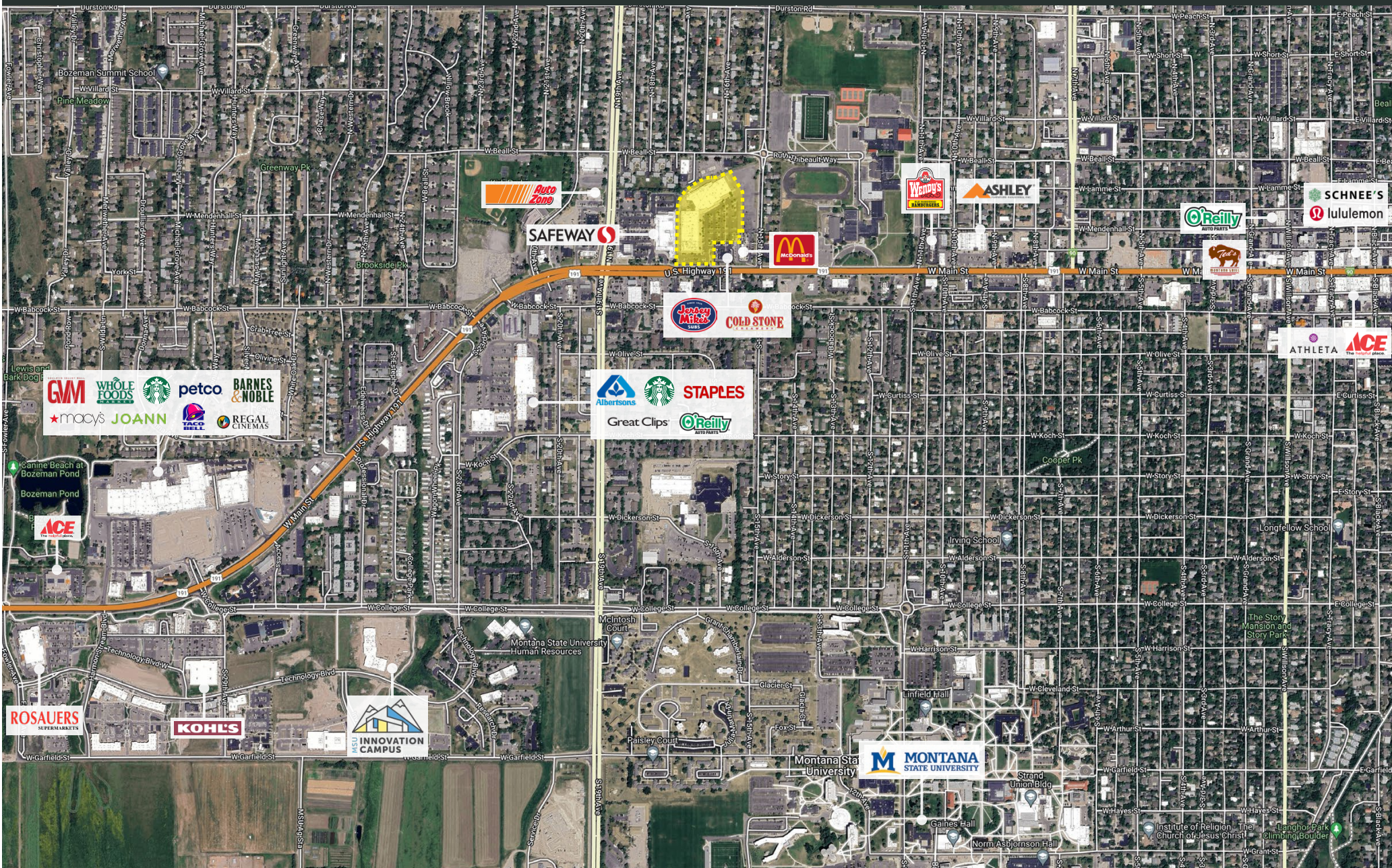


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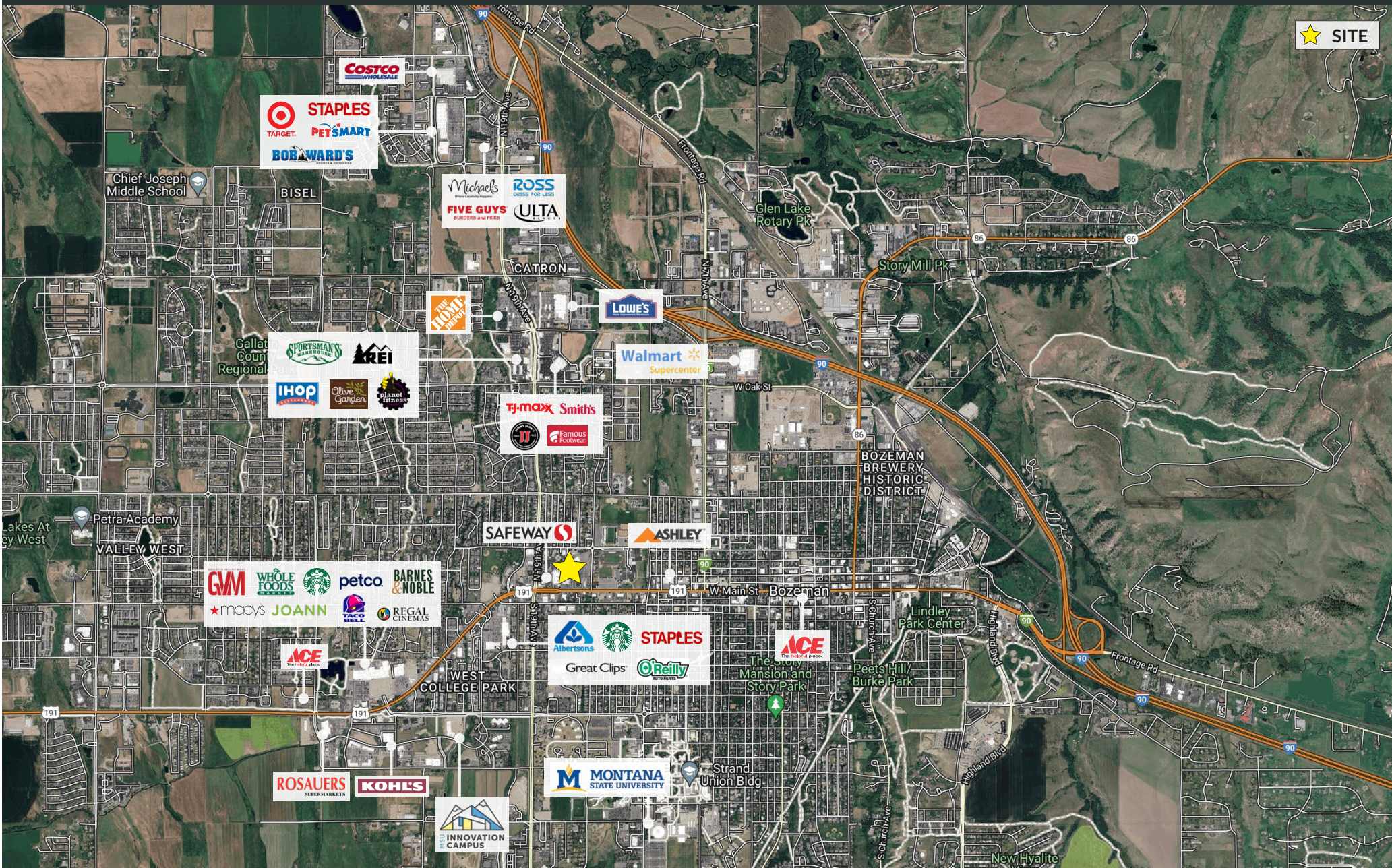
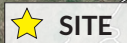
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