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CENTENNIAL HILLS
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**WHERE COMMUNITY, ENTERTAINMENT
& LIFESTYLE COME TOGETHER**

Centennial Hills is Casper's premier destination for family fun, fitness, and community. Anchored by Jump Craze (20,000 SF) – Wyoming's first and largest indoor trampoline park – this center has become a landmark for recreation and entertainment.

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With the recent additions of Sips Coffee (1,800 SF) and Cheeba Hut Toasted Subs (2,600 SF), Centennial Hills is evolving into a vibrant mix of food, beverage, and lifestyle concepts designed to serve Casper's fast-growing east side.

The center offers substantial parking, modern buildouts, and high visibility along Wyoming Boulevard, making it the perfect spot for businesses looking to tap into families, young professionals, and health-focused consumers.



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CURRENT TENANTS

- Jump Craze (20,000 SF) – Wyoming's indoor trampoline + family entertainment leader
- Sipps Coffee (1,800 SF) – Local favorite, high customer loyalty
- Cheeba Hut (2,600 SF) – National sandwich franchise with cult following



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LEASING HIGHLIGHTS

- Flexible Space Available: Ideal for fitness users, boutique health concepts, or dessert/ice cream tenants
- Strong Co-Tenancy: Food + entertainment draws steady daily traffic
- High Growth Trade Area: Surrounded by residential neighborhoods & strong household incomes
- Opportunities: 1,200–5,400 SF bays available with modern. Suitable for fitness, wellness, or family-oriented operators.
- Ample Parking: paved spaces for guests and staff
- Visibility & Access: Excellent signage opportunities and convenient ingress/egress



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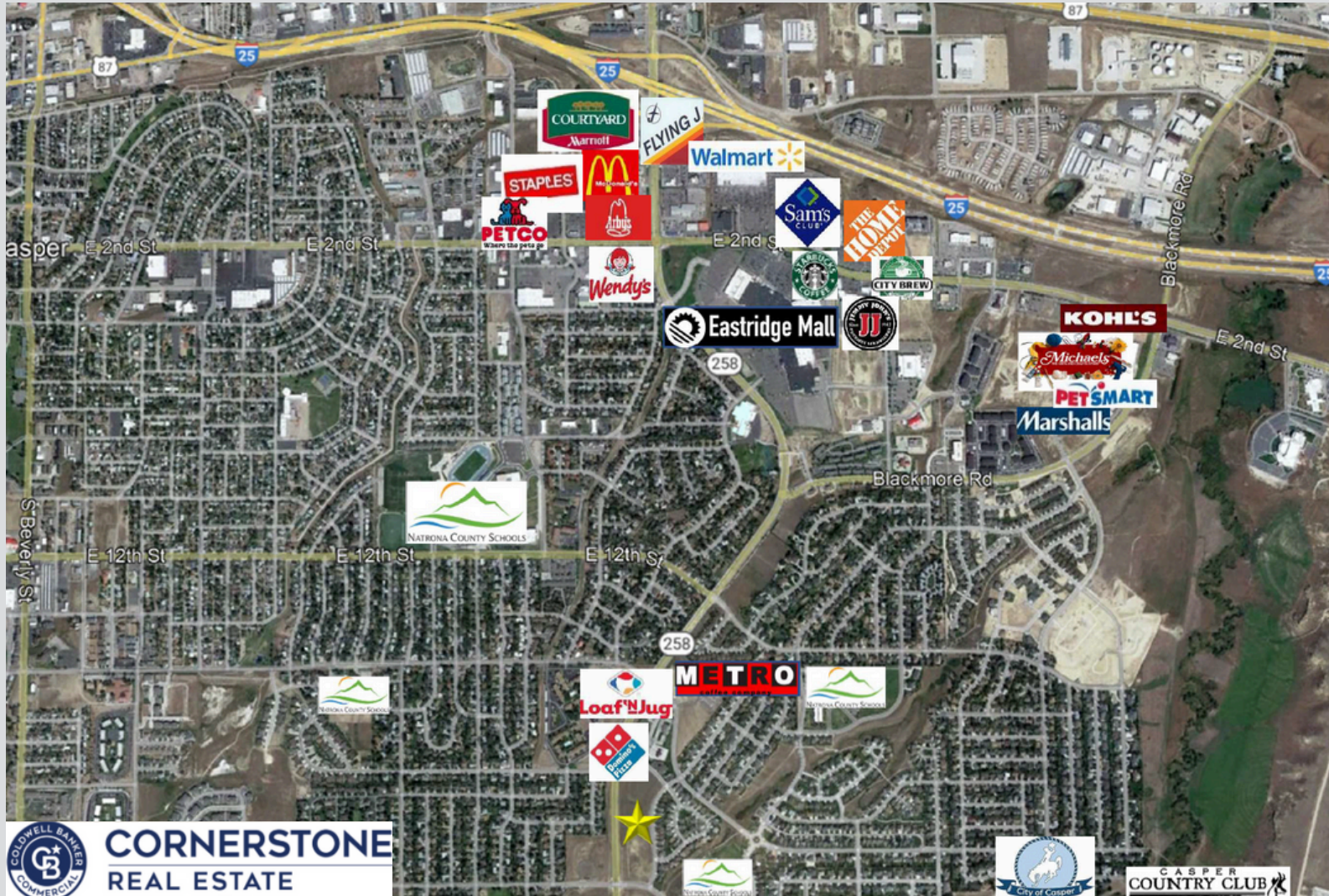
IDEAL TENANTS WE'RE TARGETING

- Fitness / Gym (CrossFit, boutique studios, family gyms)
- Health & Wellness (Cryotherapy, recovery centers, Clean Eatz-style healthy dining)
- Dessert / Ice Cream Concepts (family-friendly treats to complement Jump Craze traffic)



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CENTENNIAL HILLS PLAZA
CASPER, WY



Aerial map of nearby businesses in Centennial Hills Plaza (marked by Gold Star)



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CASPER, WY

WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



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CASPER, WY



BUSINESSES LOCATED IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates
- No corporate or state income tax

CASPER'S ECONOMY BY THE NUMBERS *

- Population: 59,782 people (2020)
- Unemployment rate: 4.2% (2022)
- Median household income: \$65,134 (2019)
- Median price of a home: \$245,000 (2022)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

**The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

CASPER'S LARGEST EMPLOYERS

- Natrona County School District #1
- Banner Wyoming Medical Center
- The Industrial Company
- Key Energy
- City of Casper
- Casper College
- Wyoming Machinery Company
- OfficeMax
- Natrona County Government
- McMurry Ready Mix



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ABOUT US

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SHAWN MCCOUL Realtor

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Shawn McCoul has spent more than 20 years starting and operating successful businesses while actively investing in retail and light industrial real estate across Casper. Known for his ability to spot opportunity where others see risk, Shawn has built a career on utilizing creative financing and innovative deal structures to put together win-win transactions.

His unique background as both a business owner and property investor gives him a practical, results-driven perspective that few advisors bring to the table. Whether guiding clients through acquisitions, sales, or repositioning opportunities, Shawn draws on his hands-on experience to deliver solutions that align with both financial and operational goals.

Rooted in the community, Shawn is a proud husband to his wife, Tondi, and father to five sons. He approaches every deal with integrity, long-term vision, and a commitment to helping others succeed in business and real estate.

CHUCK HAWLEY Principal

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Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.

