

YELLOWSTONE AIRPORT PLAZA

AIRWAY BLVD & FRONTAGE ROAD | BELGRADE, MT 59714

AVAILABLE PAD SITES WITH & WITHOUT DRIVE THRU'S

ANCHORED BY



CONSTRUCTION HAS STARTED



PROPERTY INFORMATION

- Great highway exposure and access
- At NEW exit ramp of Interstate 90
- **Directly across from** **BZN** Bozeman Yellowstone International Airport
- Available pad sites, hotel sites, retail spaces and distribution sites
- 50+ acre mixed use development across from Montana's busiest airport
- Located at the gate way to - Yellowstone National Park - Big Sky & Bridger ski Areas
- Airport is about to undergo Another Expansion
- Construction has begun
- 1,000 Workforce Housing Beds Coming Soon

AVAILABLE SPACE

- Pad sites with & without Drive Thru's
- Retail space
- Hotel opportunities
- Large Box Retail

AREA DEMOGRAPHICS

| 2025 DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 17,204 | 26,497 | 52,672 |
| MEDIAN HH INC | \$93,022 | \$98,645 | \$104,010 |
| AVERAGE HH INC | \$123,170 | \$131,610 | \$133,596 |



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

| # | TENANT | Sq. Ft. |
|-------|--|---------|
| T3A | Available | 2,000 |
| T3B | Available | 2,000 |
| T3C | Big Shooters Espresso - .169 Acres | |
| T3 | Belgrade Liquor | 12,600 |
| T2 | Personal Warehouse | 18,000 |
| CL1 | Available Pad - 1.34 Acres | 3,200 |
| CL2 | Available Pad - 0.68 Acres | 2,722 |
| CL3 | Available Pad - 0.84 Acres | 3,690 |
| CL4 | Available Pad - 0.73 Acres | 5,500 |
| CL5 | Available Pad - 0.78 Acres | 2,382 |
| CL6 | Available Pad - 0.66 Acres | 2,619 |
| CL7 | Available Pad - 0.78 Acres | 6,064 |
| CL8 | Available Pad - 0.90 Acres | 7,500 |
| T5 | Circle K - 1.98 Acres | 8,500 |
| T6 | Steak Restaurant - Coming - 2.79 Acres | 72,000 |
| T7 | Even Hotel - 2.83 Acres | 60,000 |
| T8 | Hampton Inn - Coming - 3.1 Acres | 10,000 |
| T9 | Available Pad - 2.60 Acres | |
| T10 | Available Pad - 3.01 Acres | |
| T10A | Available Pad - 1.00 Acres | |
| 11 | Available Pad - 0.48 Acres | 4,500 |
| 12 | Available Pad - 0.24 Acres | 2,000 |
| 13 | Available Pad - 0.57 Acres | 5,000 |
| 14 | Available Pad - 0.63 Acres | 4,000 |
| 15/16 | Available Pad - 1.42 Acres | |
| M1 | Future Development | |
| M2 | Future Development | |
| M3 | Future Development | |
| M4 | Future Development | |
| M5 | Future Development | |
| M6 | Future Development | |
| M7 | Future Development | |
| M8 | Future Development | |

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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **17,204**

Households: **6,732**

Daytime Population: **9,601**

Median Age: **33.6**



Average Household Income: **\$123,170**

Median Household Income: **\$93,022**

5 MILE RADIUS:



Total Population: **26,497**

Households: **10,230**

Daytime Population: **14,000**

Median Age: **35.9**



Average Household Income: **\$131,610**

Median Household Income: **\$98,645**

7 MILE RADIUS:



Total Population: **52,672**

Households: **21,360**

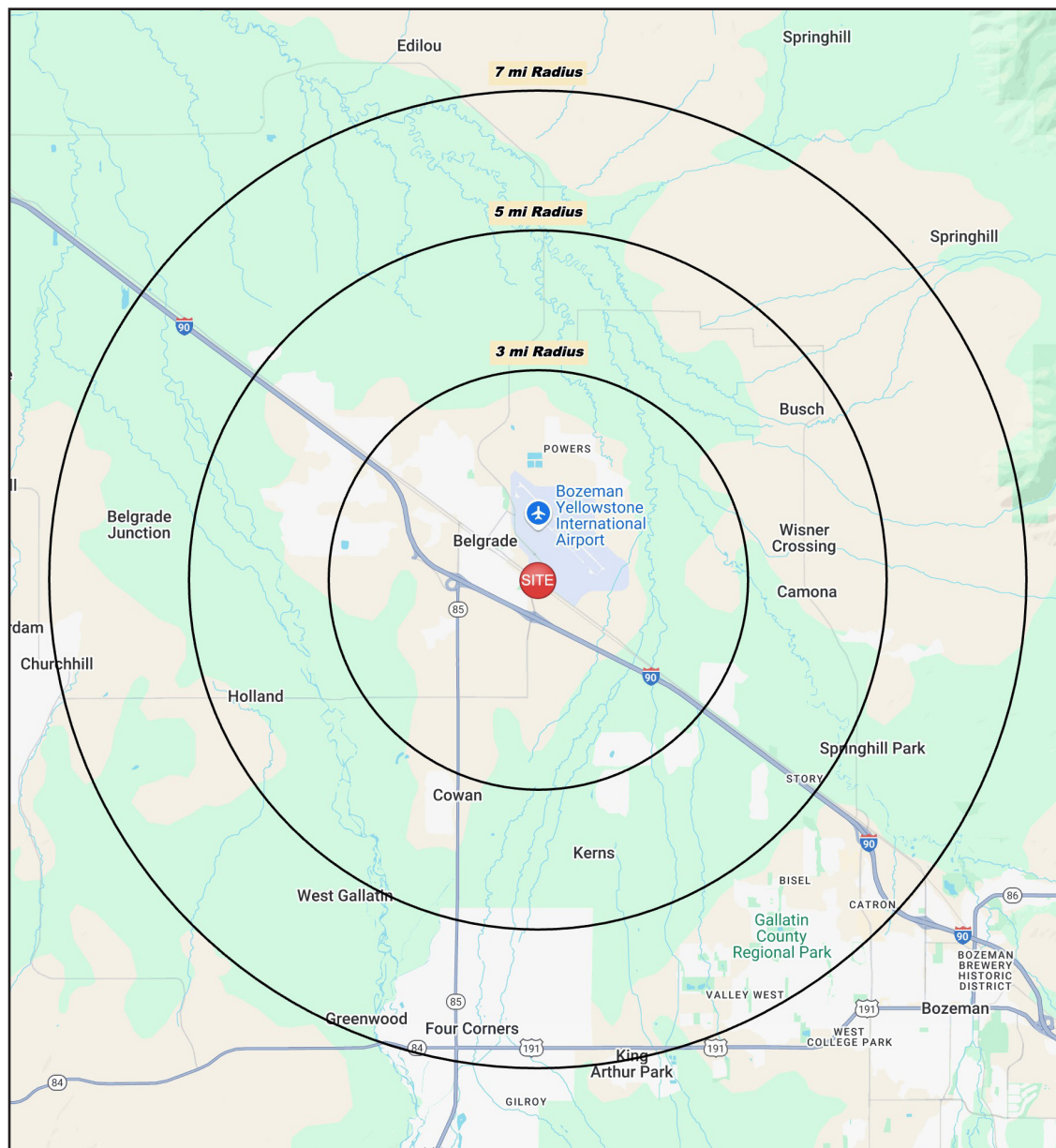
Daytime Population: **28,005**

Median Age: **34.9**



Average Household Income: **\$133,596**

Median Household Income: **\$104,010**



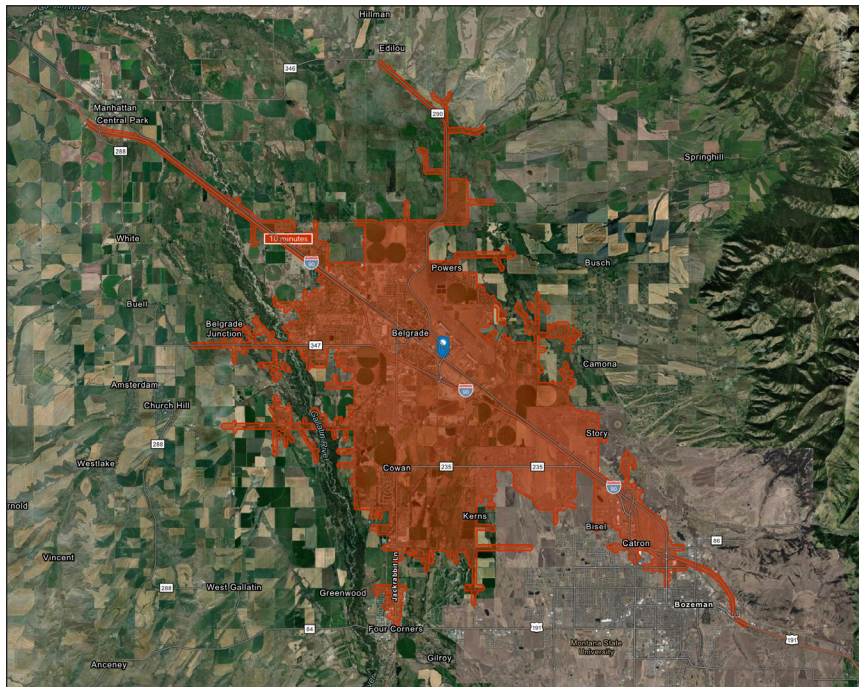
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10 MINUTE DRIVE TIME



KEY FACTS

27,280

Population

\$82,755

Median Household Income

35.4

Median Age

27,203

Daytime Population

TAPESTRY SEGMENTS

Bright Young Professionals

5,000 Households

Socioeconomic Traits

Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.

Household Types

Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.

Typical Housing

Single Family; Multi-units

Up and Coming Families

2,812 Households

Socioeconomic Traits

One of the fastest-growing markets. 67% have some college education or degree(s). Hardworking labor force with a participation rate of 71%.

Household Types

Young families.

Typical Housing

Single Family

Middleburg

1,714 Households

Socioeconomic Traits

Younger market but growing in size & assets. 65% w/ a high school diploma or some college. Labor force participation typical of a younger population at 66.7%

Household Types

Young couples, many with children; average household size is 2.75.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$282,253,669

EDUCATION

Bachelor's Degree
or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$514,559

ANNUAL HOUSEHOLD SPENDING

\$4,301

Eating
Out

\$2,486

Apparel &
Services

\$7,459

Groceries

\$299

Computer &
Hardware

\$8,081

Health
Care



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BZN Bozeman Yellowstone
INTERNATIONAL AIRPORT

PHASE 1

PHASE 2

PHASE 3

PHASE 4

EXIT 299

FUTURE DEVELOPMENT

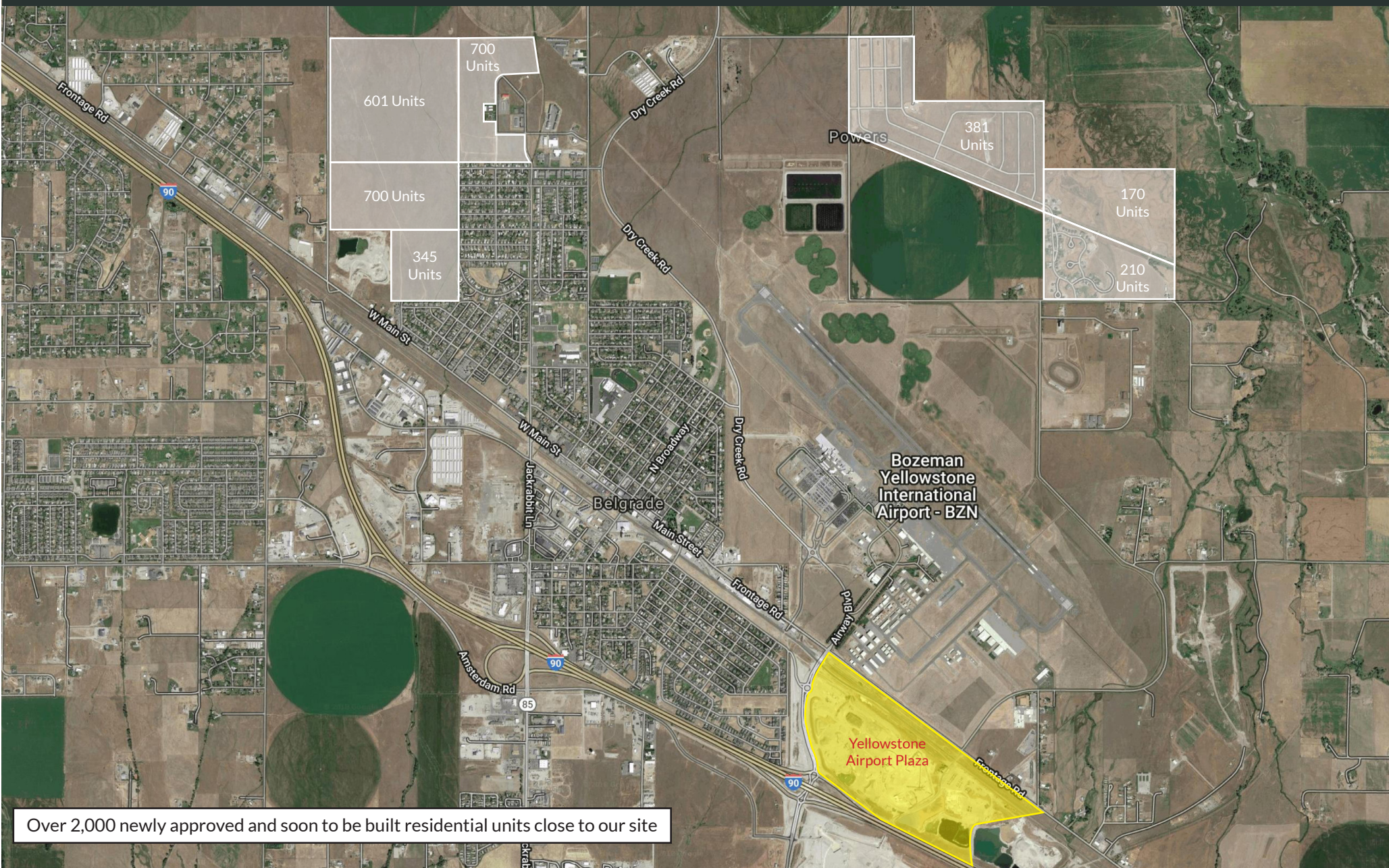


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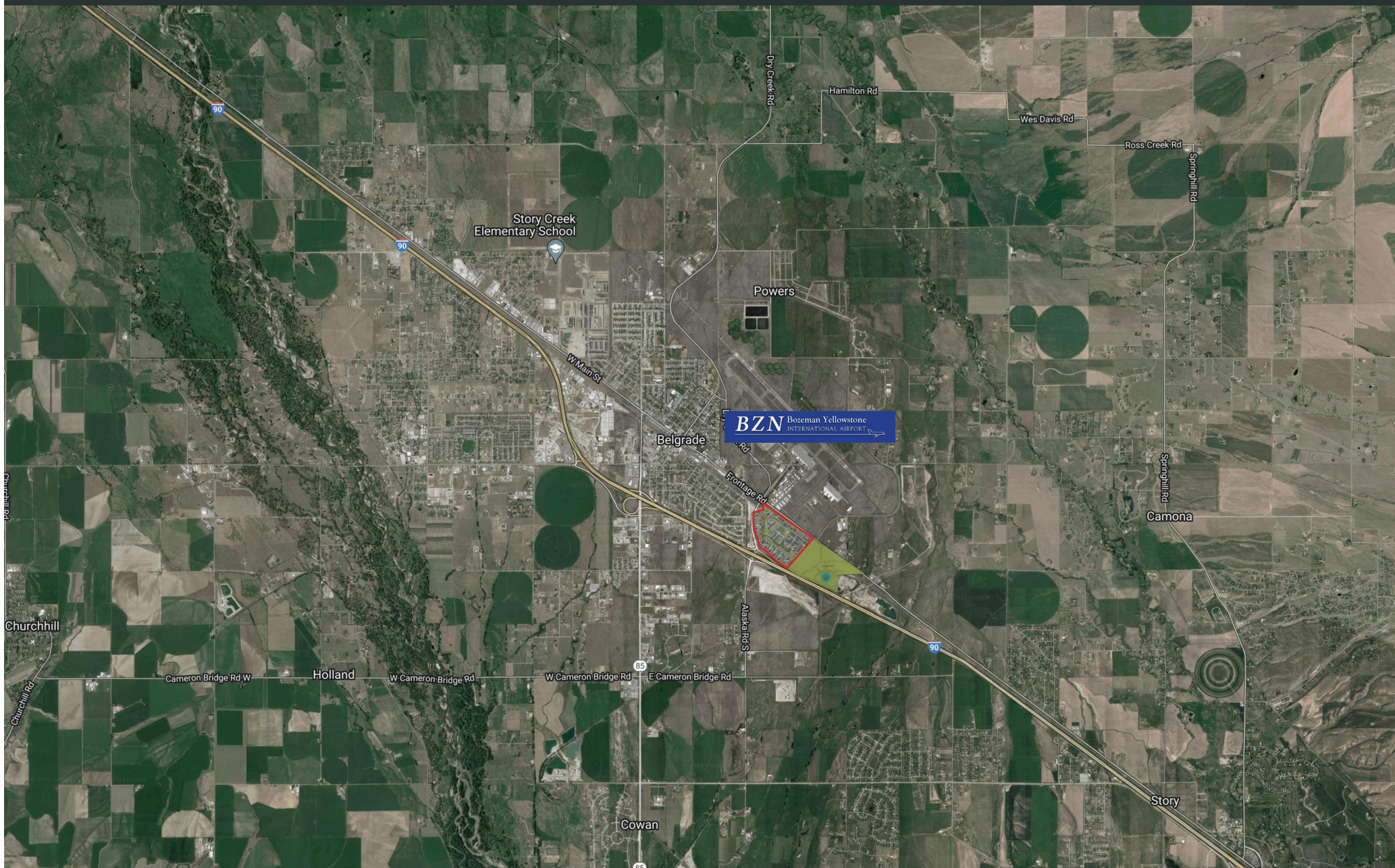


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