

YELLOWSTONE AIRPORT PLAZA

AIRWAY BLVD & FRONTAGE ROAD | BELGRADE, MT 59714

AVAILABLE PAD SITES WITH & WITHOUT DRIVE THRU'S

ANCHORED BY



PROPERTY INFORMATION

- Great highway exposure and access
- At exit ramp of Interstate 90
- **Directly across from**
- 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
- 320 affordable housing units coming soon
- 1,000 Workforce Housing Beds Coming Soon

AVAILABLE SPACE

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

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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BZN Bozeman Yellowstone
INTERNATIONAL AIRPORT



TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
T3	Under Lease- 4.15 Acres	
T4	Big Shooters Espresso - .169 Acres	
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	
M3	Future Development	
M4	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**

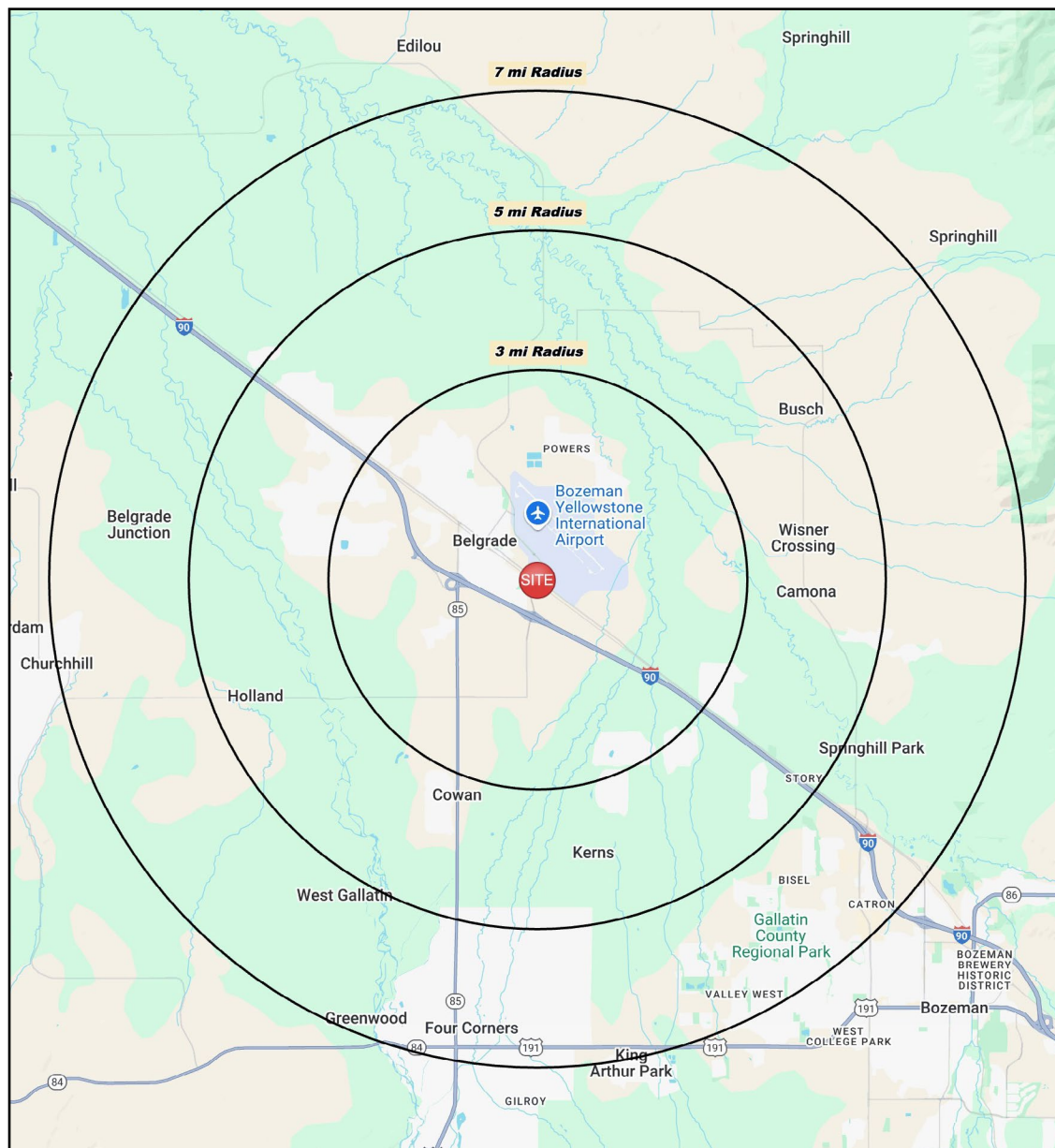
Daytime Population: **28,005**

Median Age: **34.9**



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

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



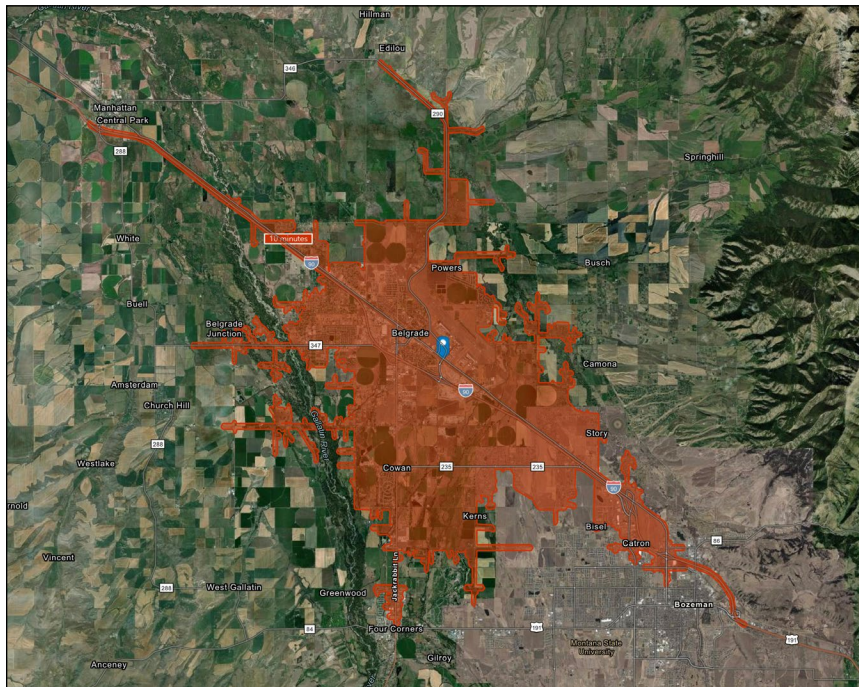
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10 MINUTE DRIVE TIME



KEY FACTS

27,471

Population

\$97,273

Median Household Income

34.9

Median Age

26,230

Daytime Population

TAPESTRY SEGMENTS

Moderate Metros

2,323 households

Socioeconomic Traits

In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

Modern Minds

2,182 households

Socioeconomic Traits

Primarily in city outskirts and suburbs, this fast-growing segment includes educated young adults, many foreign-born. They work in diverse industries, earn upper-tier incomes, and live in newer homes with multiple vehicles.

Household Types

Married couples;
singles living alone

Typical Housing

Multi-Units

Dreambelt

1,484 households

Socioeconomic Traits

These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.

Household Types

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$303,343,538

EDUCATION

Bachelor's Degree
or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$889,744

ANNUAL HOUSEHOLD SPENDING

\$4,537

Eating
Out

\$2,724

Apparel &
Services

\$7,965

Groceries

\$257

Computer &
Hardware

\$8,230

Health
Care



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UNDER LEASE

TRACT 3
4.15 Acres

TRACT 3

TRACT 6

TRACT 5

TRACT 4

Airway Blvd
To the Airport

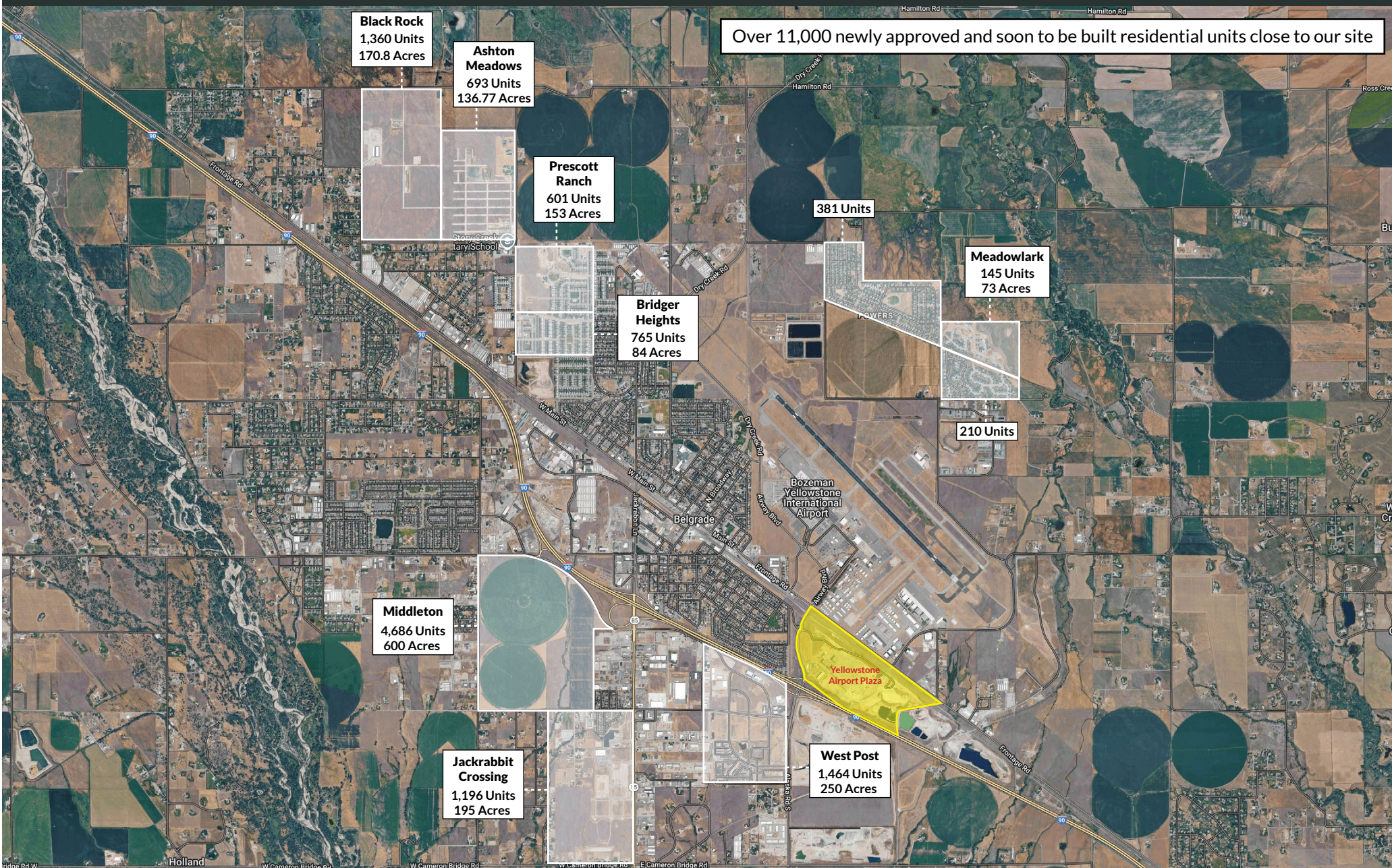


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An aerial photograph showing a proposed road network overlaid on a landscape. The network includes a blue road in the bottom left, a yellow road curving through the center, and a red road running horizontally across the top. A railway line runs diagonally from the bottom left towards the center. A residential area is visible on the right, and a large undeveloped area is on the left. Mountains are visible in the background under a blue sky with clouds. Three red labels with white text indicate traffic volume: '9,221 VPD' on the blue road, '16,588 VPD' on the yellow road, and '28,313 VPD' on the red road. White dashed lines outline specific sections of the proposed roads.



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