

# YELLOWSTONE AIRPORT PLAZA

AIRWAY BLVD & FRONTAGE ROAD | BELGRADE, MT 59714

AVAILABLE PAD SITES WITH & WITHOUT DRIVE THRU'S

ANCHORED BY



BZN Bozeman Yellowstone INTERNATIONAL AIRPORT

## 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

2023 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	17,648	27,579	52,618
MEDIAN HH INC	\$80,192	\$89,439	\$93,713
AVERAGE HH INC	\$120,950	\$127,333	\$124,920



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
T3A	Available	2,000
T3B	Available	2,000
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	Little Belt Burger Bar - 0.78 Acres	2,382
CL6	Cowboss Coffee - 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: **17,648**

Households: **6,859**

Daytime Population: **8,772**

Median Age: **34.0**



Average Household Income: **\$120,950**

Median Household Income: **\$80,192**

### 5 MILE RADIUS:



Total Population: **27,579**

Households: **10,553**

Daytime Population: **12,840**

Median Age: **35.6**



Average Household Income: **\$127,333**

Median Household Income: **\$89,439**

### 7 MILE RADIUS:



Total Population: **52,618**

Households: **20,759**

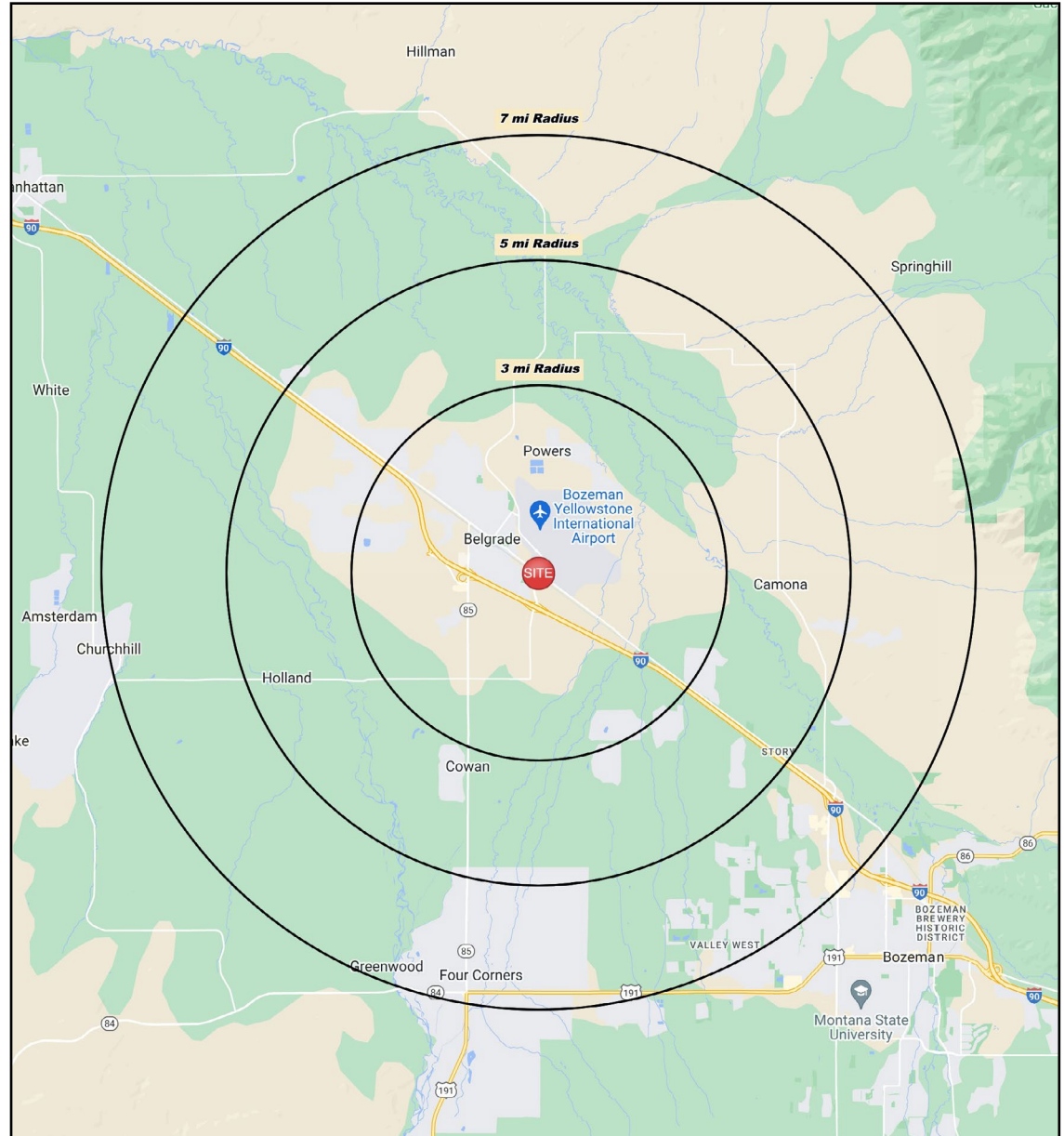
Daytime Population: **25,426**

Median Age: **34.3**



Average Household Income: **\$124,920**

Median Household Income: **\$93,713**



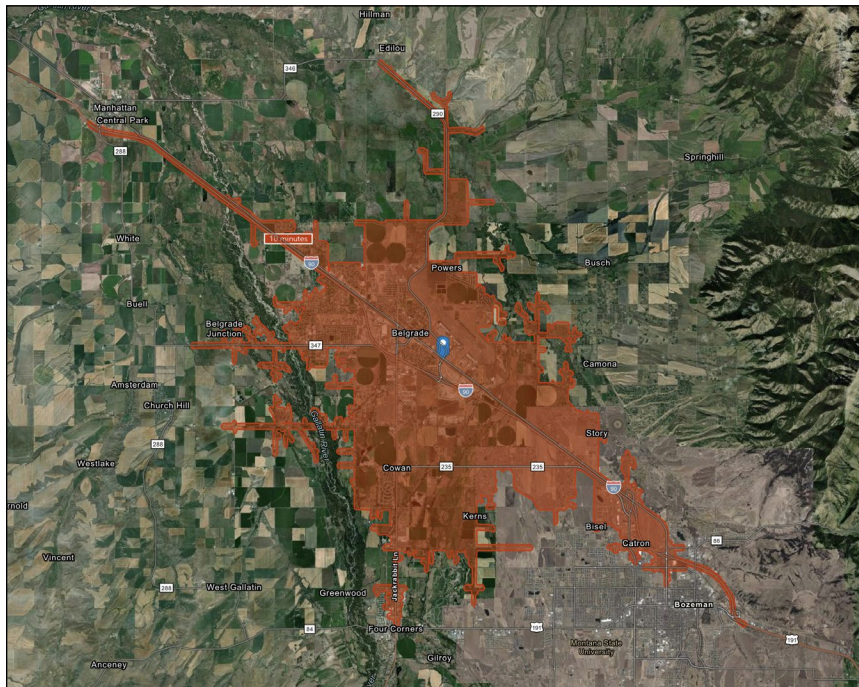
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10 MINUTE DRIVE TIME



## KEY FACTS

27,280

Population

35.4

Median Age

\$82,755

Median Household Income

27,203

Daytime Population

## TAPESTRY SEGMENTS

Bright Young Professionals

5,000 Households

Up and Coming Families

2,812 Households

Middleburg

1,714 Households

### Socioeconomic Traits

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

### 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%.

### 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

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

### Household Types

Young families.

### Household Types

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

### Typical Housing

Single Family; Multi-units

### Typical Housing

Single Family

### 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



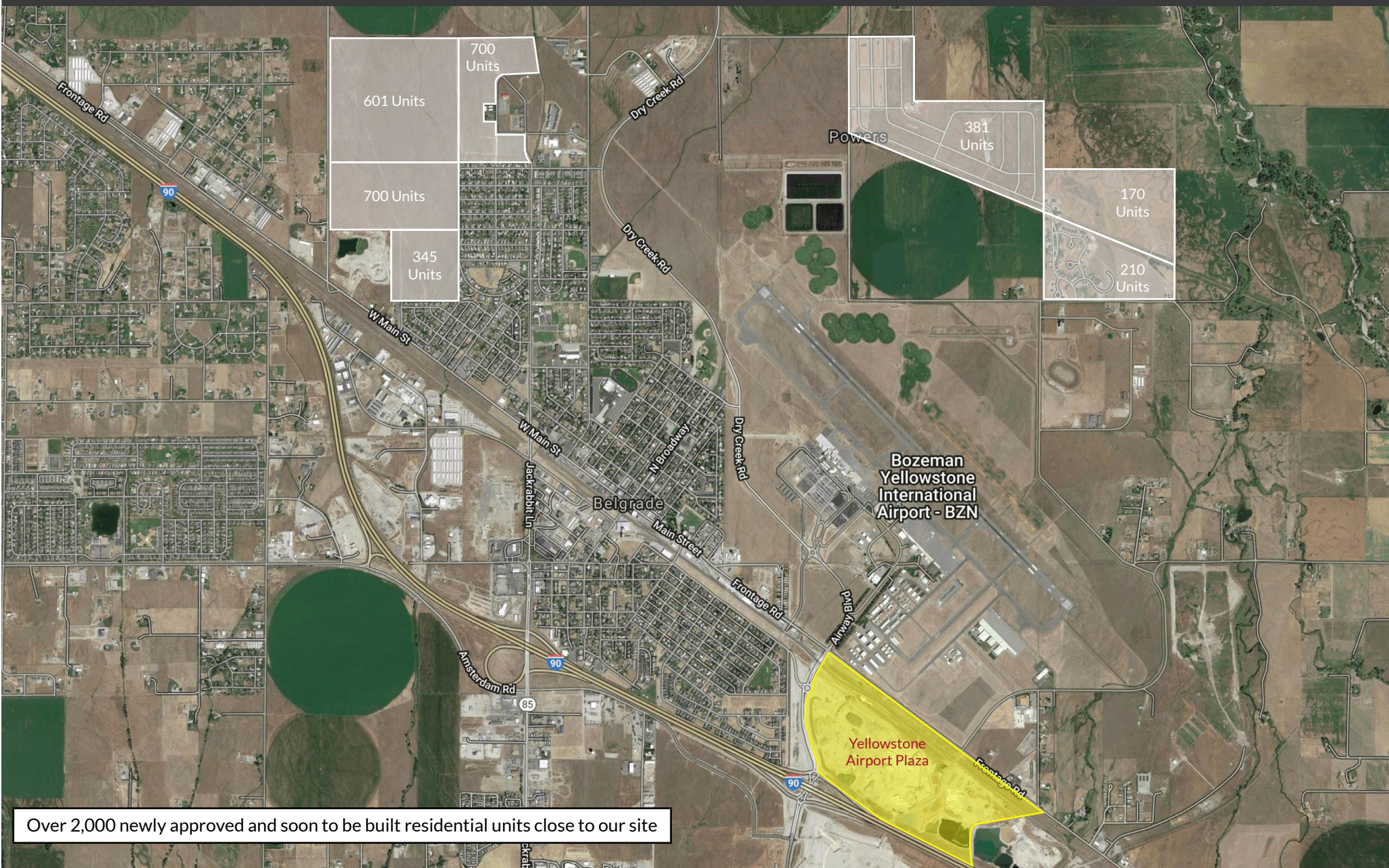
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Over 2,000 newly approved and soon to be built residential units close to our site



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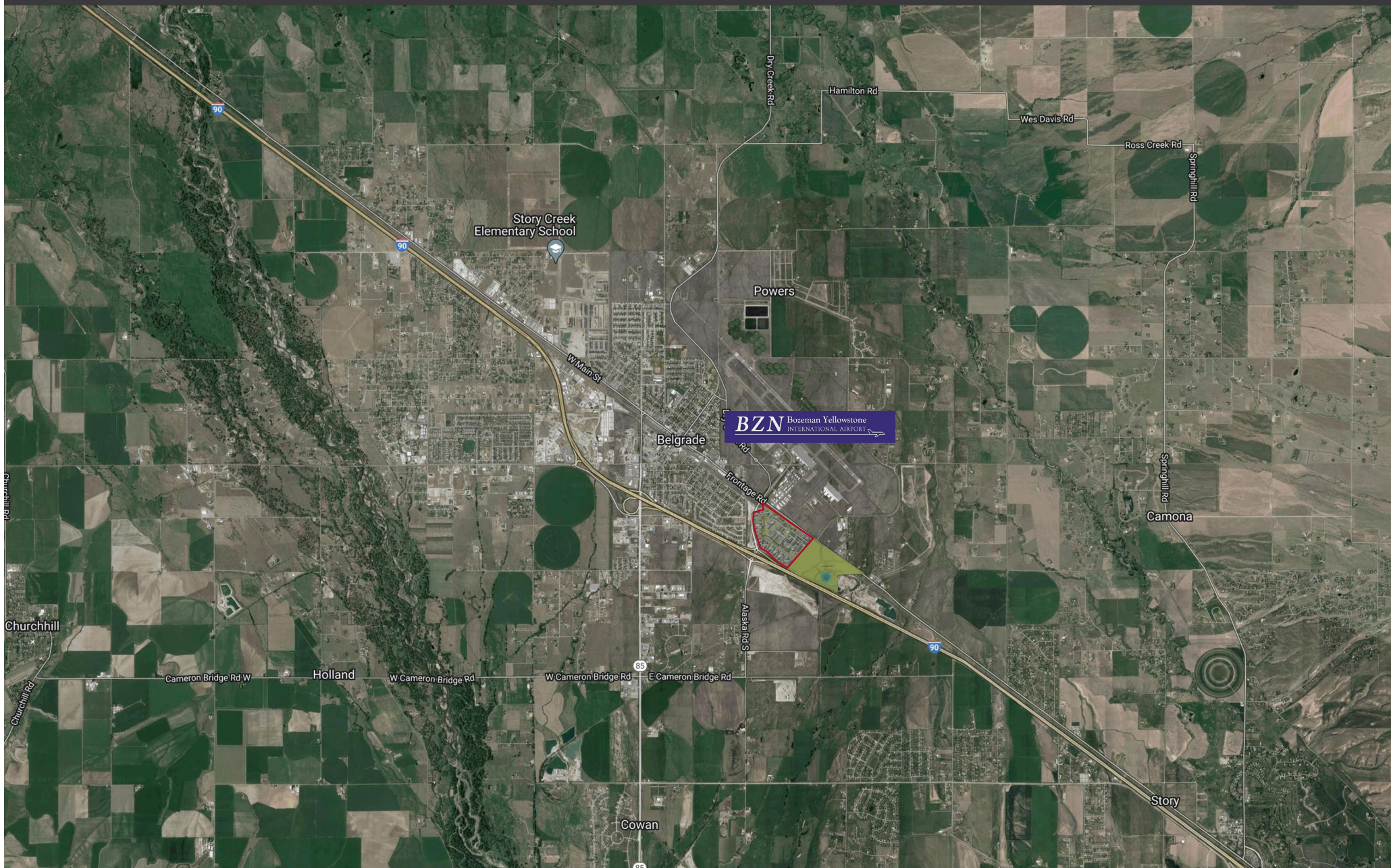
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