

BOZEMAN SHOPPING CENTER

1601-1631 W MAIN STREET | BOZEMAN, MT 59715

AVAILABLE 16,048 SF

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: 16,048 sf

AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	58,222	69,214	80,838
MEDIAN HH INC	\$84,860	\$92,816	\$96,282
AVERAGE HH INC	\$119,955	\$131,334	\$135,361



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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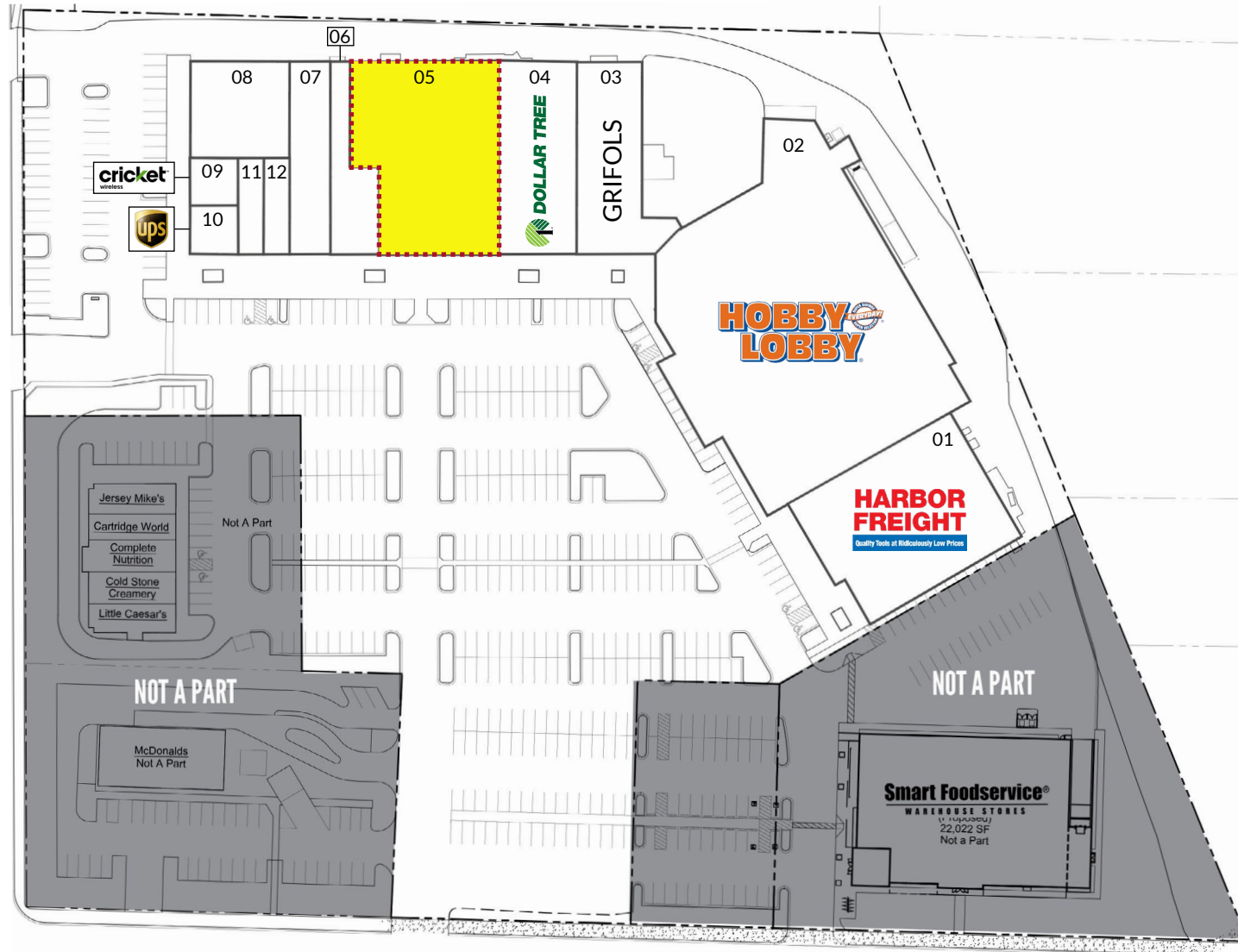
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Harbor Freight	14,008
02	Hobby Lobby	46,055
03	Grifols	7,700
04	Dollar Tree	9,600
05	Available	16,048
06	Cosmo Prof	2,465
07	Lucky Lil's Casino	4,220
08	Hideaway Lounge	5,966
09	Cricket	1,901
10	UPS Store	1,779
11	A-Diversify Nails	1,600
12	Smoke Shop	1,600

- Available
- Lease Out
- Occupied



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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: 58,222
Households: 24,803
Daytime Population: 47,162
Median Age: 29.6



Average Household Income: \$119,955
Median Household Income: \$84,860

5 MILE RADIUS:



Total Population: 69,214
Households: 29,242
Daytime Population: 52,922
Median Age: 31.7



Average Household Income: \$131,334
Median Household Income: \$92,816

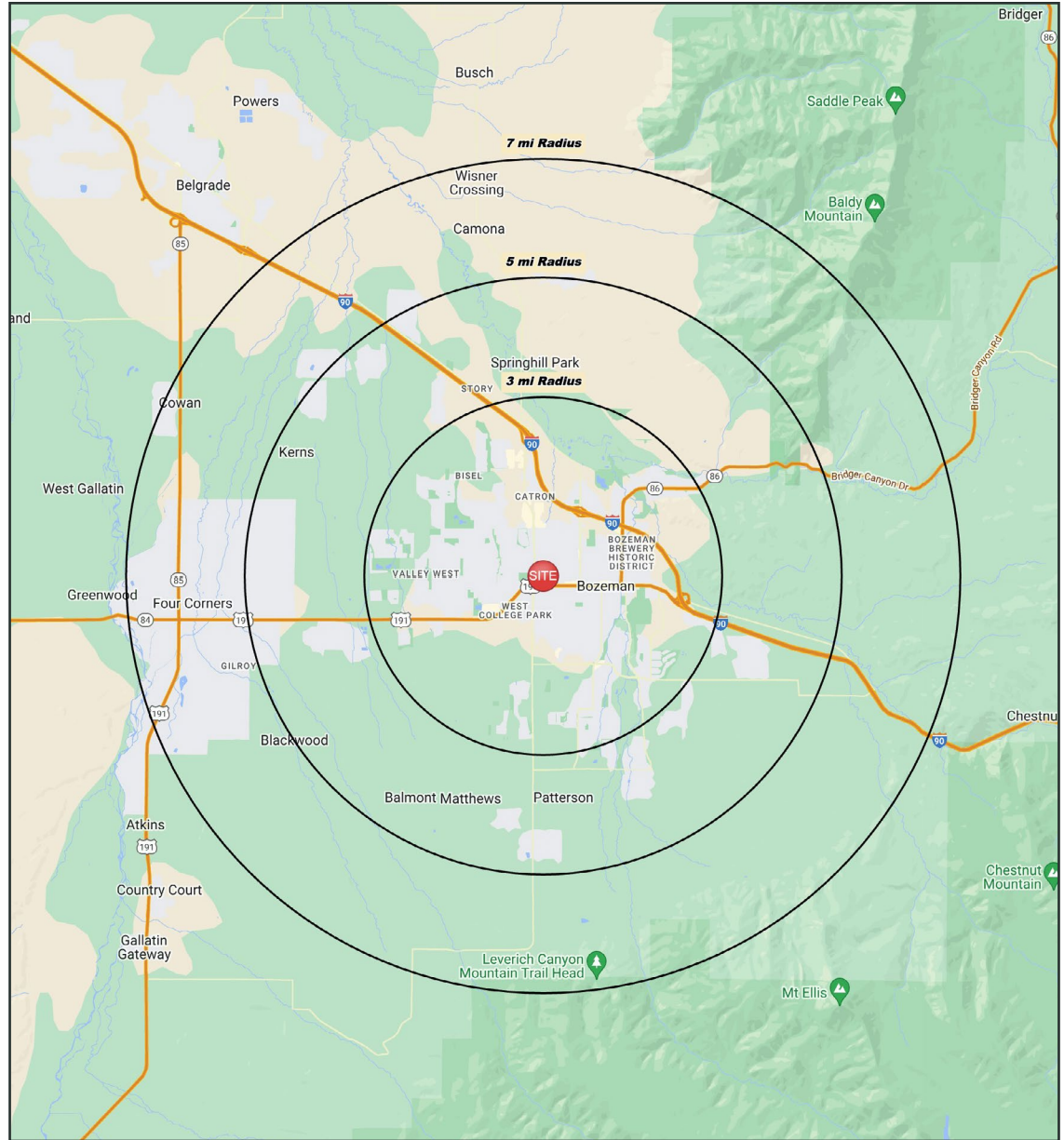
7 MILE RADIUS:



Total Population: 80,838
Households: 33,822
Daytime Population: 60,493
Median Age: 33.1



Average Household Income: \$135,361
Median Household Income: \$96,282



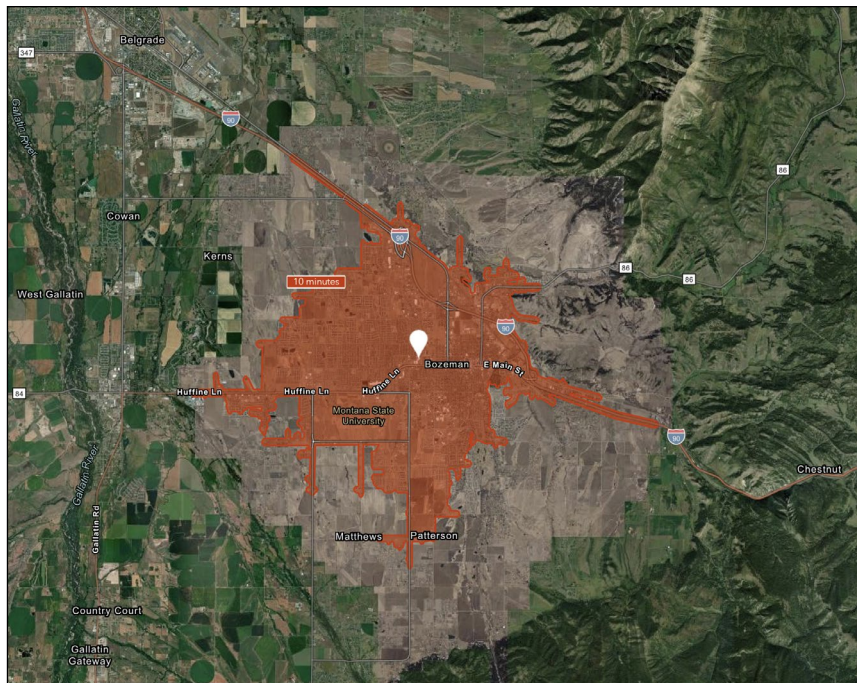
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10 MINUTE DRIVE TIME



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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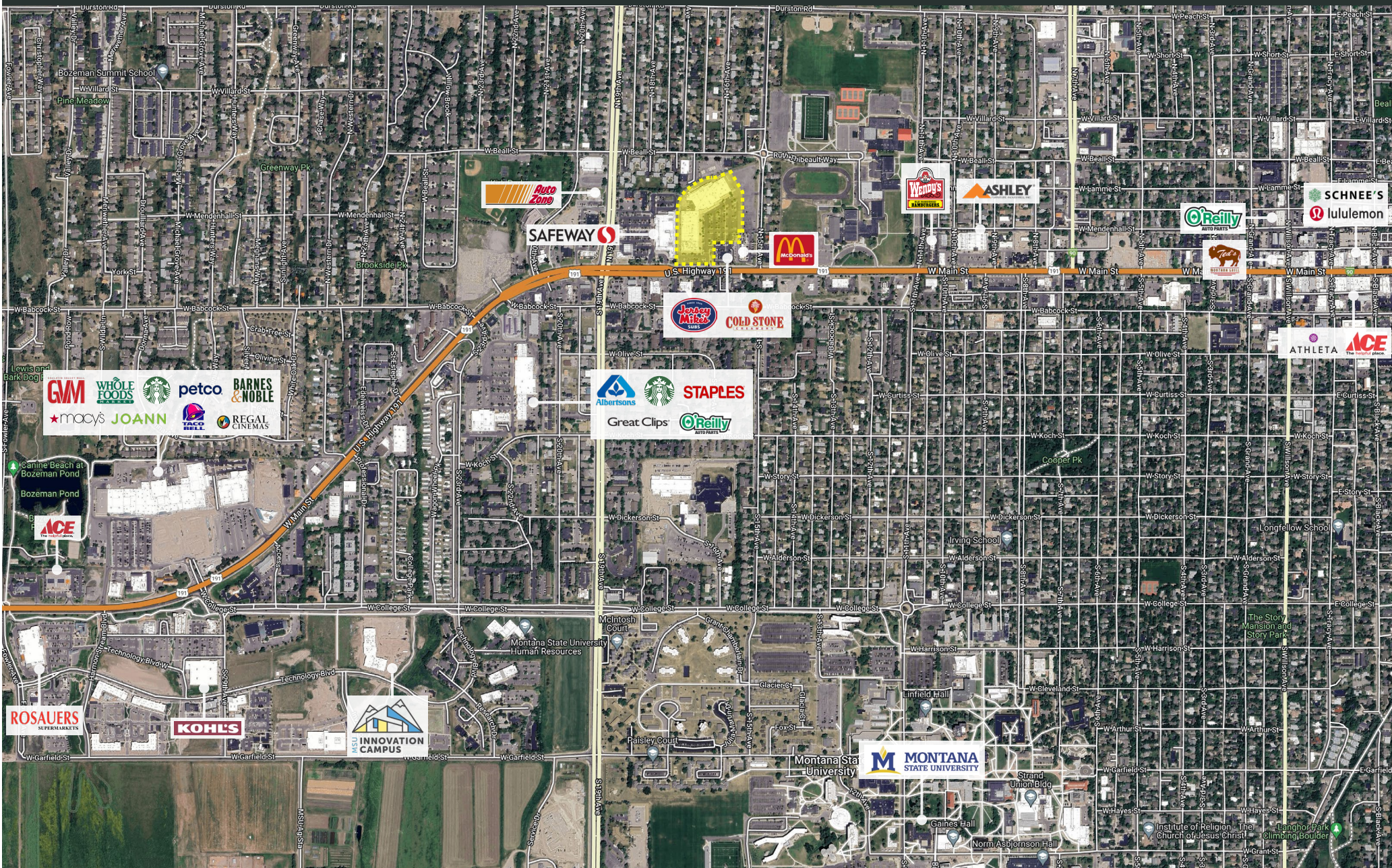


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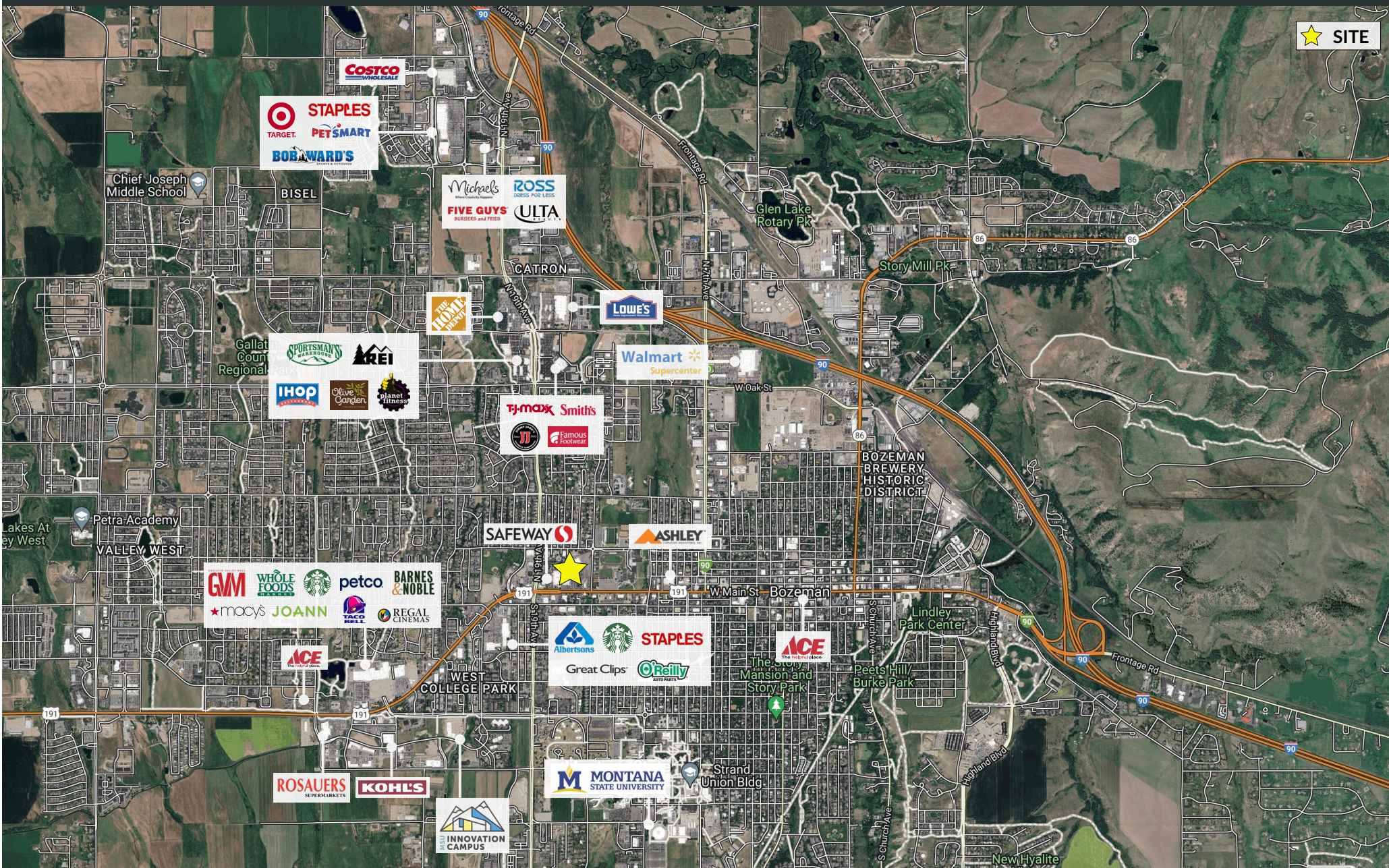


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