

BOZEMAN RETAIL / OFFICE

81211 GALLATIN ROAD | BOZEMAN, MT 59715

AVAILABLE 2,024 SF - 8,187 SF

ANCHORED BY



SIERRA
PACIFIC
WINDOWS



STUDIO H
DESIGN

DISTRICT LOOM



PROPERTY INFORMATION

- Centrally located just south of 4 Corners
- Highway 191 provides access to Big Sky
- 19,137 ADT
- Bozeman's economy is driven by a combination of technology, healthcare, education, & tourism - creating a robust retail environment.

SPACE DETAILS

- 8,187 SF Total GLA
- 3,287 SF Retail End Cap
- 2,876 SF Warehouse
- 2,024 SF Office

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	8,487	23,314	63,956
MEDIAN HH INC	\$119,780	\$114,287	\$96,556
AVERAGE HH INC	\$158,345	\$141,074	\$126,985



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81211 Gallatin Road offers an exceptional opportunity for retail, office, and warehouse users in a high-traffic location. Spanning 8,187 SF, this versatile property features: Retail End Cap (3,287 SF): Prominent frontage with an office loft, ideal for customer-facing businesses. Warehouse / Office (4,900 SF): Includes (2,024 SF) of dedicated office space and 2,876 SF of functional warehouse space. Ample Parking & Easy Access: Convenient entry from Gallatin Road with generous on-site parking. With outstanding visibility and flexible configurations, this property is perfect for a variety of businesses looking to establish a strong presence in the Bozeman market. Each space can be leased individually. Lease rate represents the Retail End Cap & office.



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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **8,487**

Households: **3,298**

Daytime Population: **6,706**

Median Age: **39.4**



Average Household Income: **\$158,345**

Median Household Income: **\$119,780**

5 MILE RADIUS:



Total Population: **23,314**

Households: **9,683**

Daytime Population: **13,023**

Median Age: **34.8**



Average Household Income: **\$141,074**

Median Household Income: **\$114,287**

7 MILE RADIUS:



Total Population: **63,956**

Households: **25,899**

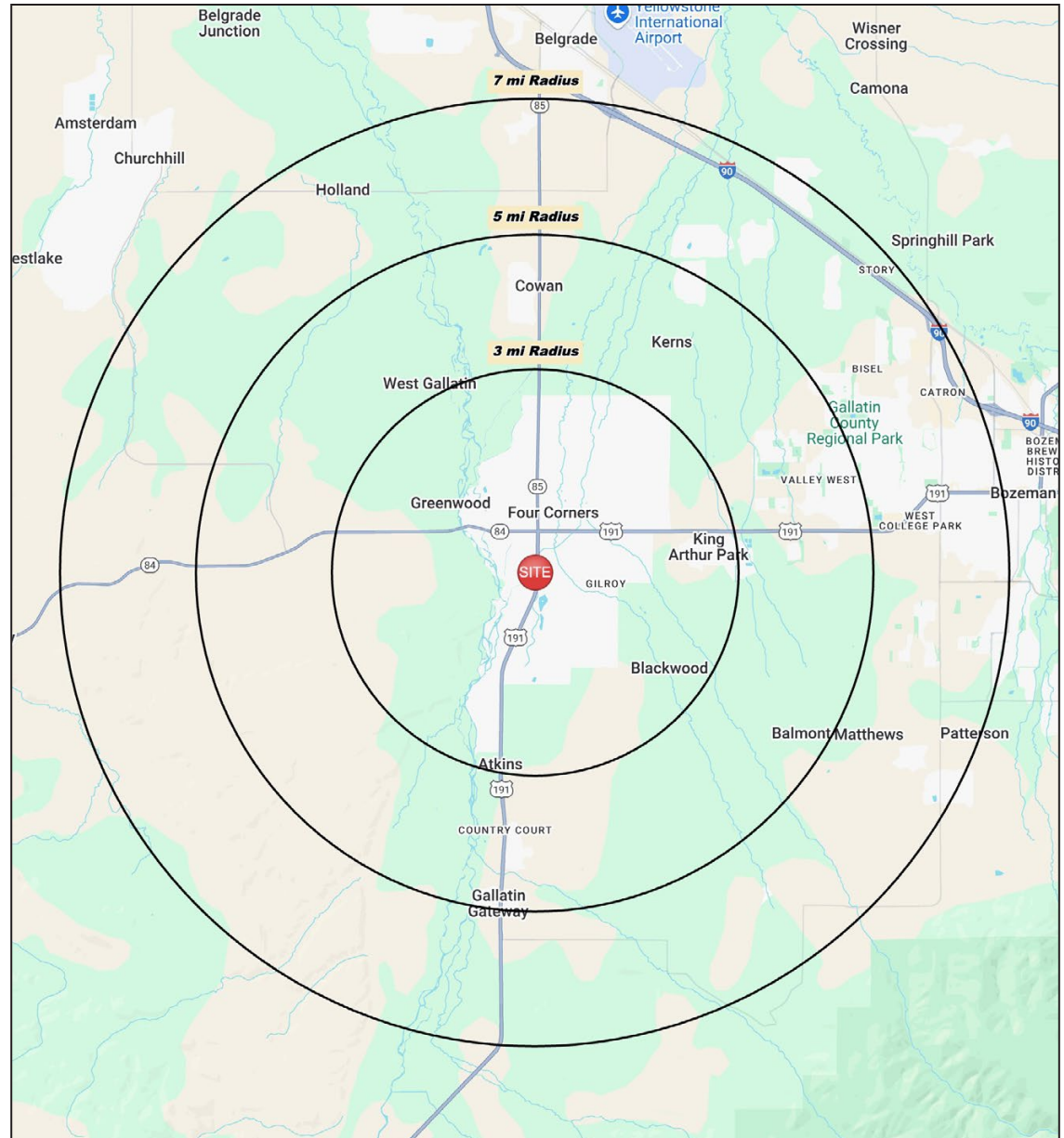
Daytime Population: **39,251**

Median Age: **31.0**



Average Household Income: **\$126,985**

Median Household Income: **\$96,556**



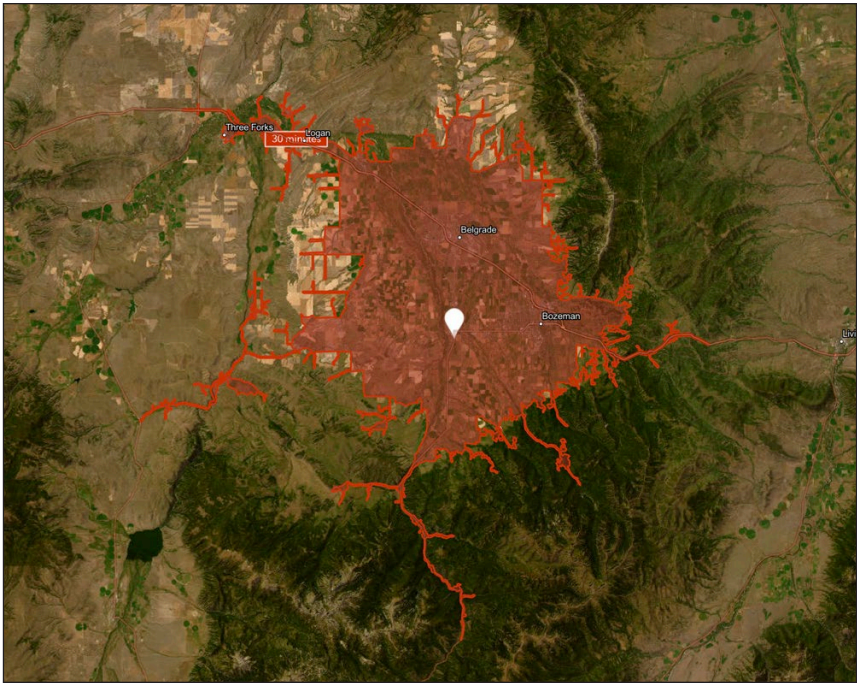
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30 MINUTE DRIVE TIME



KEY FACTS

122,506

Population

33.5

Median Age

\$99,542

Median Household Income

121,699

Daytime Population

TAPESTRY SEGMENTS

College Towns

8,682 households

Socioeconomic Traits

These university-focused communities across metros and suburbs include many students, recent immigrants, and degree holders. Most work part-time nearby in service or government jobs, rent multifamily or campus housing, and live in both large and smaller cities.

Household Types

Singles living alone; singles with roommates

Typical Housing

Multi-Units

Modern Minds

7,076 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

Flourishing Families

5,070 households

Socioeconomic Traits

Suburban families, mostly aged 35–64, live in growing Southern and Midwestern areas. They're often married, employed professionally, middle-income, self-employed, own 1990s homes, and commute long distances with multiple vehicles.

Household Types

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,444,304,514

EDUCATION

Bachelor's Degree
or Higher



55%

OWNER OCCUPIED HOME VALUE

Average



\$943,272

ANNUAL HOUSEHOLD SPENDING

\$4,761

Eating
Out

\$2,851

Apparel &
Services

\$8,380

Groceries

\$274

Computer &
Hardware

\$8,489

Health
Care



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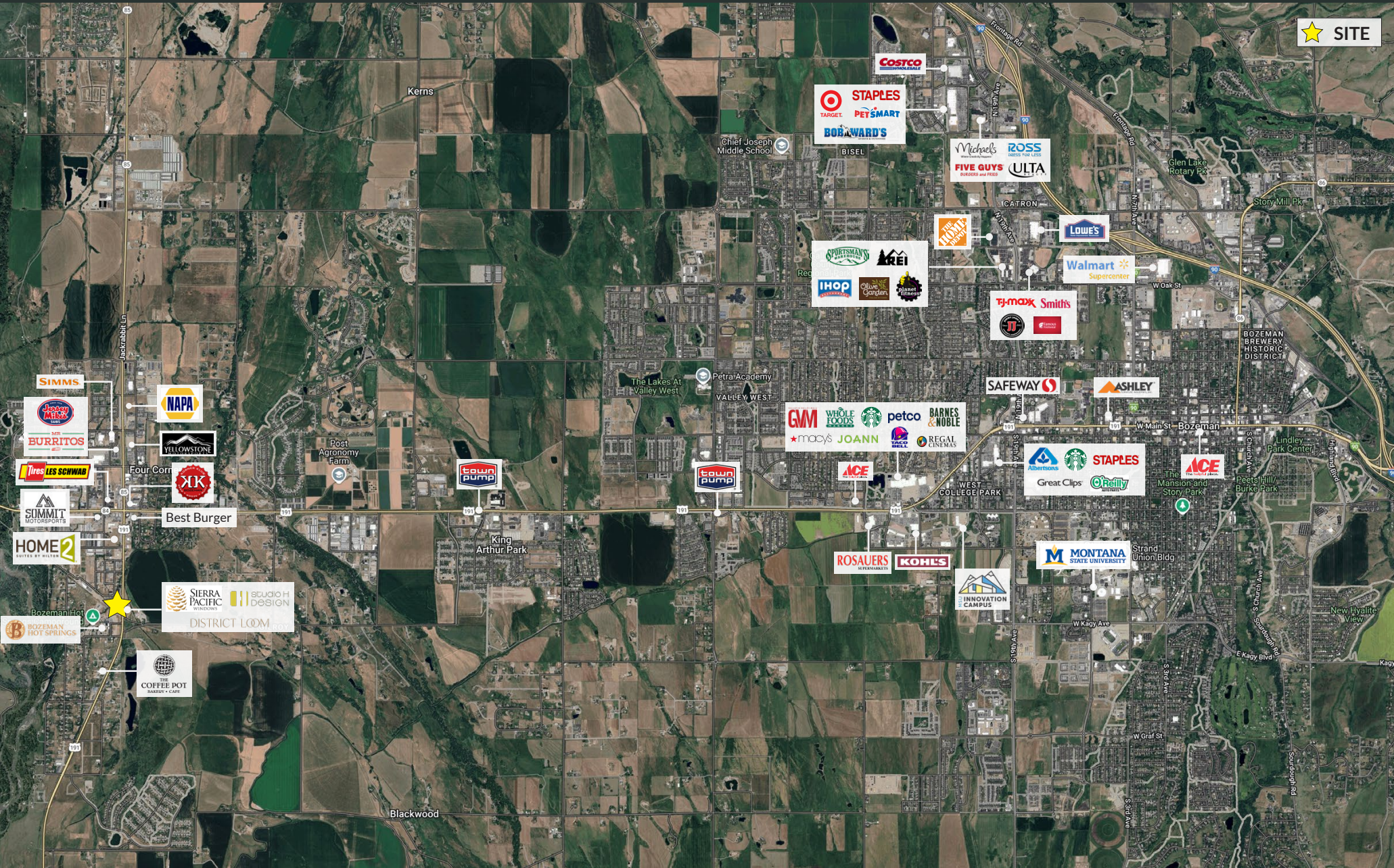
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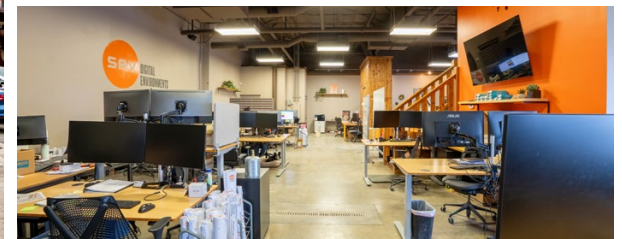
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