

# BOZEMAN RETAIL / OFFICE

81211 GALLATIN ROAD | BOZEMAN, MT 59715

**AVAILABLE 2,024 SF - 8,187 SF**

ANCHORED BY



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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## FOR MORE INFORMATION CONTACT:

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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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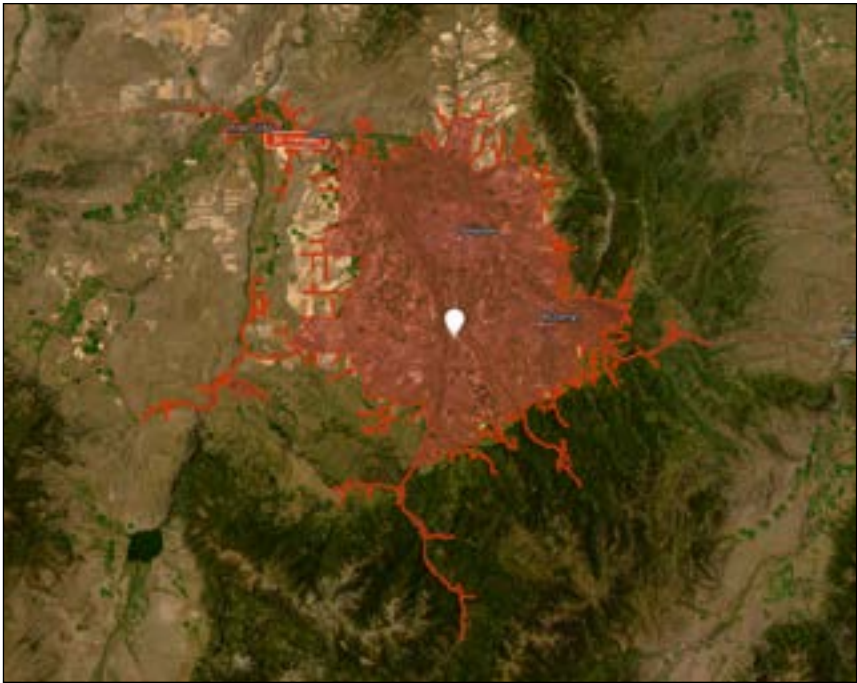
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10 MINUTE DRIVE TIME



## KEY FACTS

120,199

Population

33.3

Median Age

\$85,406

Median Household Income

119,725

Daytime Population

## TAPESTRY SEGMENTS

| Bright Young Professionals<br>9,415 Households  | College Towns<br>9,277 Households   | Emerald City<br>3,932 Households   |
|---|---|--|
| <b>Socioeconomic Traits</b><br>Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work. | <b>Socioeconomic Traits</b><br>About half the residents are enrolled in college, while the rest work for a college or the services that support it. | <b>Socioeconomic Traits</b><br>Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median. |
| <b>Household Types</b><br>Household type is primarily couples, married (or unmarried), w/ above-average concentrations of both single-parent & single-person households.        | <b>Household Types</b><br>These are nonfamily households with many students living alone or with roommates for the first time.                      | <b>Household Types</b><br>Single-person and nonfamily types make up over half of all households.   |
| <b>Typical Housing</b><br>Single Family; Multi-units  | <b>Typical Housing</b><br>Multi-unit Rentals; Single Family   | <b>Typical Housing</b><br>Single Family; Multi-units   |

## TOTAL RETAIL SALES

Includes F&B



\$1,251,029,607

## EDUCATION

Bachelor's Degree or Higher



55%

## OWNER OCCUPIED HOME VALUE

Average



\$735,816

## ANNUAL HOUSEHOLD SPENDING

\$4,496

Eating Out

\$2,455

Apparel & Services

\$7,934

Groceries

\$291

Computer & Hardware

\$7,440

Health Care



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