

# BOZEMAN RETAIL / OFFICE

81211 GALLATIN ROAD | BOZEMAN, MT 59715

AVAILABLE 2,024 SF - 8,187 SF

ANCHORED BY



## 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	8,369	22,526	63,051
MEDIAN HH INC	\$121,288	\$107,213	\$91,340
AVERAGE HH INC	\$158,341	\$136,654	\$123,889



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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: **8,369**

Households: **3,272**

Daytime Population: **5,771**

Median Age: **39.2**



Average Household Income: **\$158,341**

Median Household Income: **\$121,288**

### 5 MILE RADIUS:



Total Population: **22,526**

Households: **9,381**

Daytime Population: **10,243**

Median Age: **34.7**



Average Household Income: **\$136,654**

Median Household Income: **\$107,213**

### 7 MILE RADIUS:



Total Population: **63,051**

Households: **25,582**

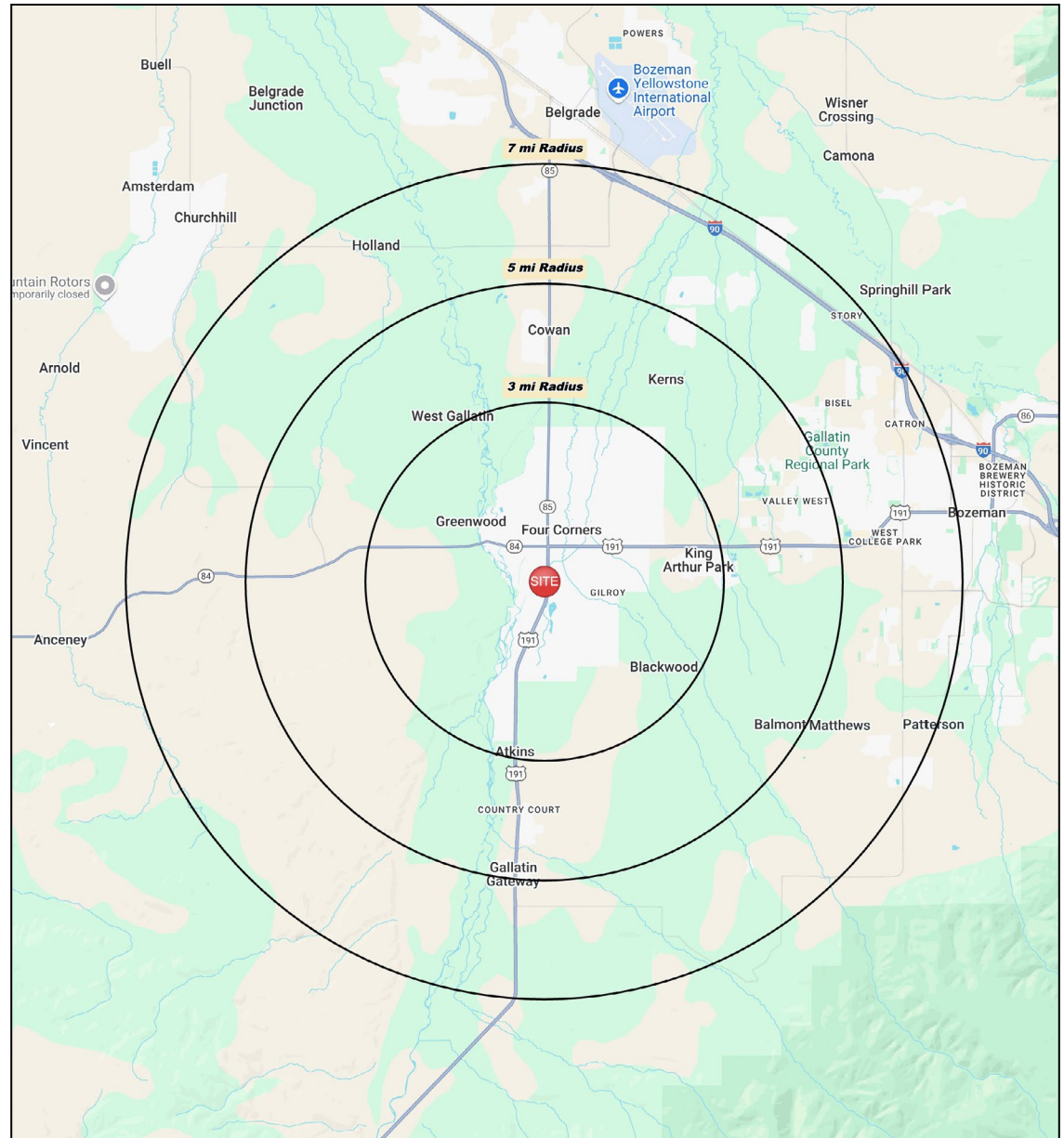
Daytime Population: **32,998**

Median Age: **31.0**



Average Household Income: **\$123,889**

Median Household Income: **\$91,340**



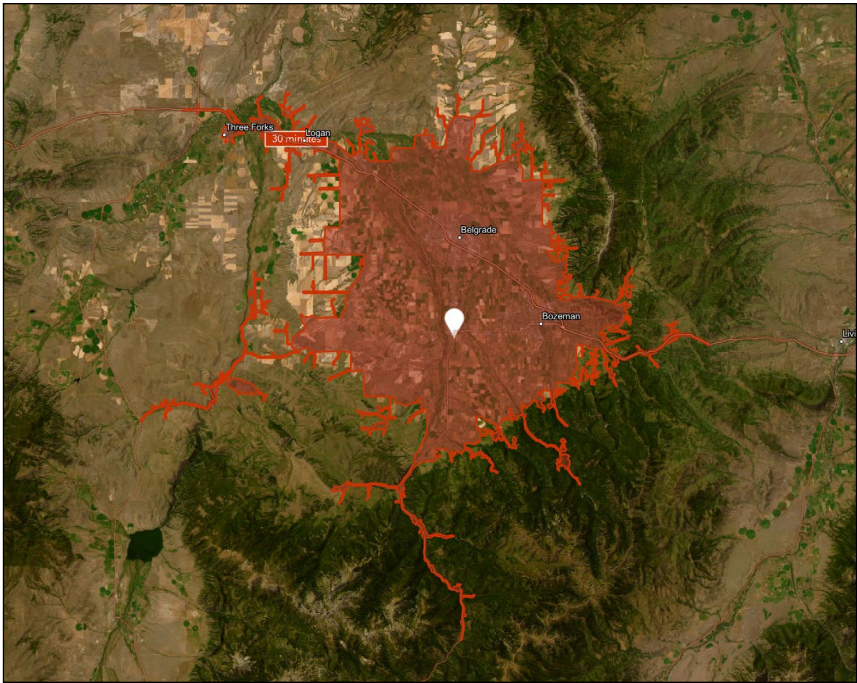
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10 MINUTE DRIVE TIME



## KEY FACTS

120,199

Population

\$85,406

Median Household Income

33.3

Median Age

119,725

Daytime Population

## TAPESTRY SEGMENTS

Bright Young Professionals 9,415 Households	College Towns 9,277 Households	Emerald City 3,932 Households
<b>Socioeconomic Traits</b> 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> 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> 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> Household type is primarily couples, married (or unmarried), w/ above-average concentrations of both single-parent & single-person households.	<b>Household Types</b> These are nonfamily households with many students living alone or with roommates for the first time.	<b>Household Types</b> Single-person and nonfamily types make up over half of all households.
<b>Typical Housing</b> Single Family; Multi-units	<b>Typical Housing</b> Multi-unit Rentals; Single Family	<b>Typical Housing</b> 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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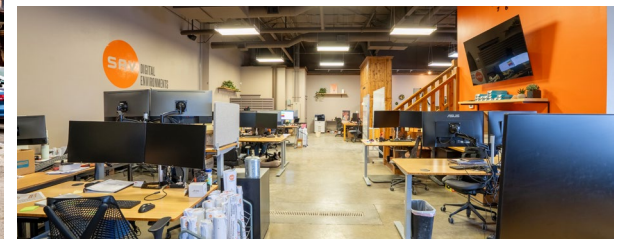


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