

FERGUSON FARM PAD SITES

770 & 795 BOARDWALK AVENUE | BOZEMAN, MT 59718

AVAILABLE 0.97 ACRES & 0.99 ACRES

ANCHORED BY



THE MARKET

PROPERTY INFORMATION

- 0.97 Acres & 0.99 Acres
- \$1,600,000
- 25,372 ADT. Centrally located in Bozeman's primary growth corridor. Bozeman's Economy is driven by a combination of technology, healthcare, education, & tourism- creating a robust retail environment. Ideal site for retailers & businesses looking for exceptional access & visibility.

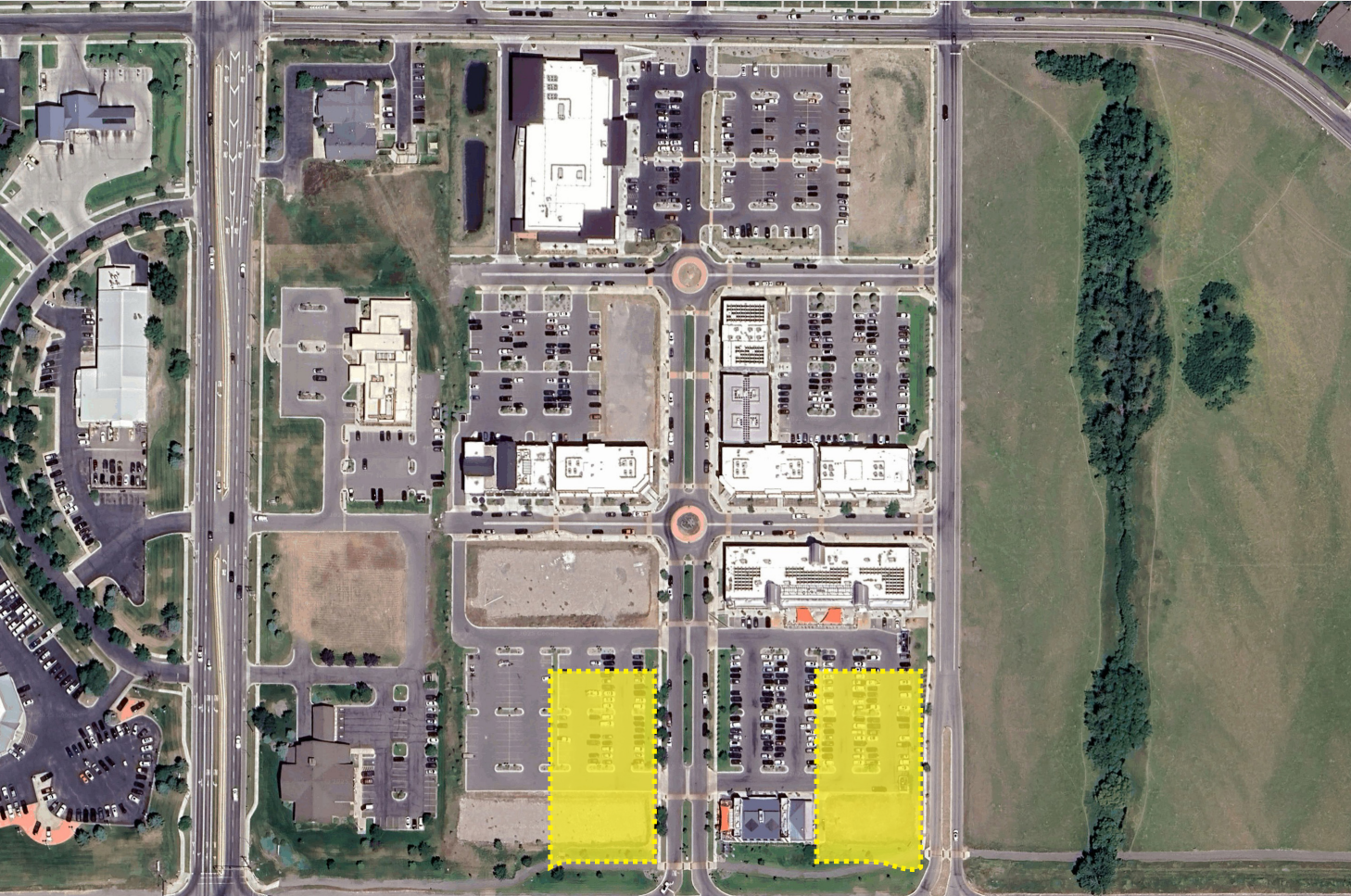
AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,223	48,995	73,897
MEDIAN HH INC	\$105,588	\$91,440	\$97,970
AVERAGE HH INC	\$120,989	\$120,207	\$133,441



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FOR MORE INFORMATION CONTACT:

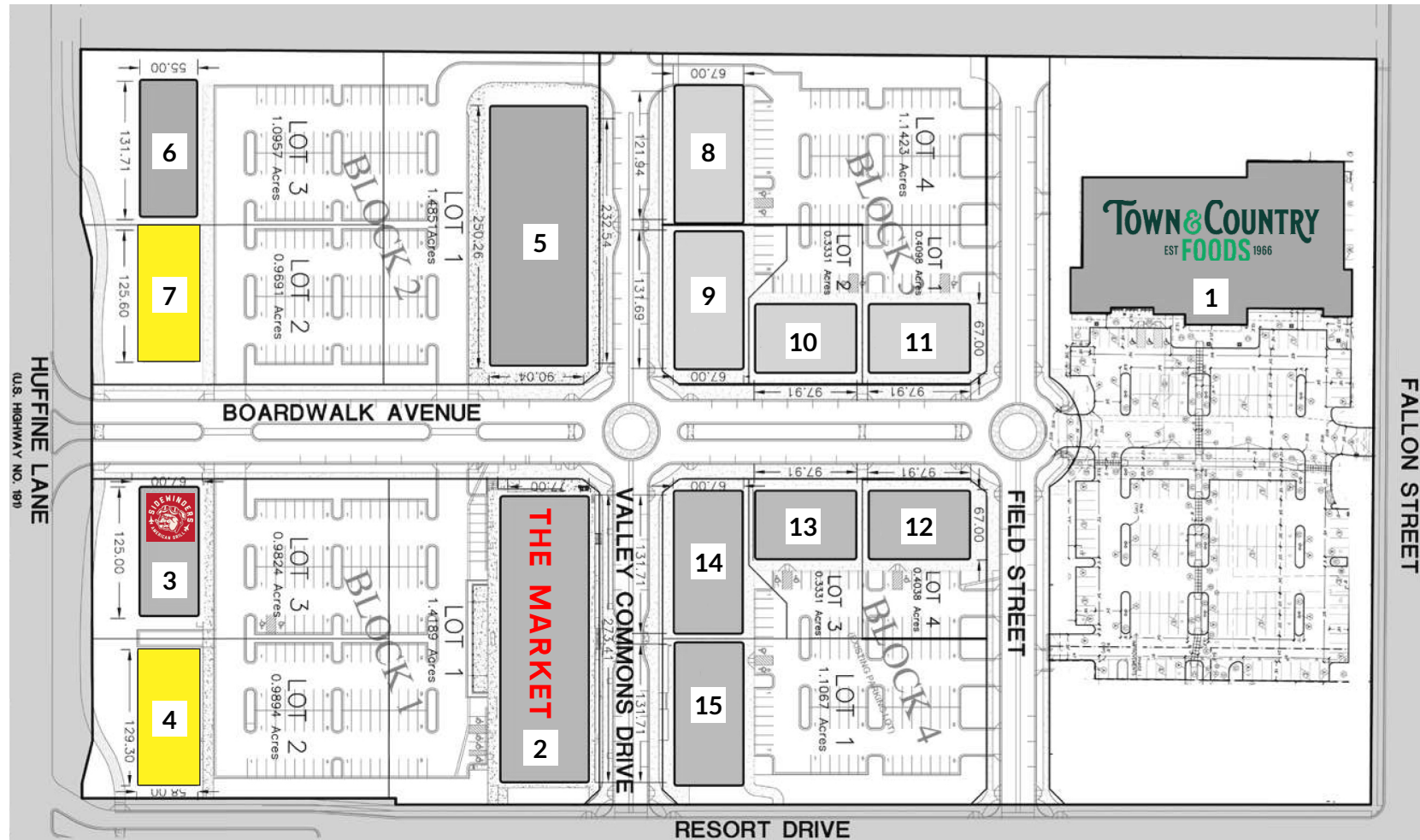
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TENANTS / AVAILABILITY

#	TENANT
1	Town & Country Foods
2	THE MARKET - Nordic Brew Works - The Viv - Catch - Garden Barn/Cat Cafe - Salchicha - Hatchi - Tanglewood - Foxtrot
3	Sidewinders
4	Available
5	Major Businesses Coming Soon
6	785 Boardwalk Ave
7	Available
8	SBDJ BUILDING - The Well Juicery - Bayliss Architects - CrossCountry Mortgage
9	Schedulicity
10	625 Boardwalk Ave
11	645 Boardwalk Ave
12	CCARA BUILDING - Charles Schwab - Carey Leep - Cottonwood Creek Dental
13	PALISADE BUILDING - Lone Peak Physical Therapy - New Wave Float Therapy
14	BOARDWALK BUILDING - Single Barrel Liquor & Bar - Bozeman Oral Surgery - Bozeman Primary Care - HUB - Crosscurrent Real Estate - Edward Jones - Evolve Hair Salon
15	FORTUNA BUILDING - Advance Performance and Rehabilitation Services - Chi Nail Bar - Bozeman Family Dentistry - Bechtle Architects - Big Sky Dermatology



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **7,223**

Households: **3,195**

Daytime Population: **3,437**

Median Age: **30.5**



Average Household Income: **\$120,989**

Median Household Income: **\$105,588**

3 MILE RADIUS:



Total Population: **48,995**

Households: **20,094**

Daytime Population: **29,999**

Median Age: **28.2**



Average Household Income: **\$120,207**

Median Household Income: **\$91,440**

5 MILE RADIUS:



Total Population: **73,897**

Households: **30,895**

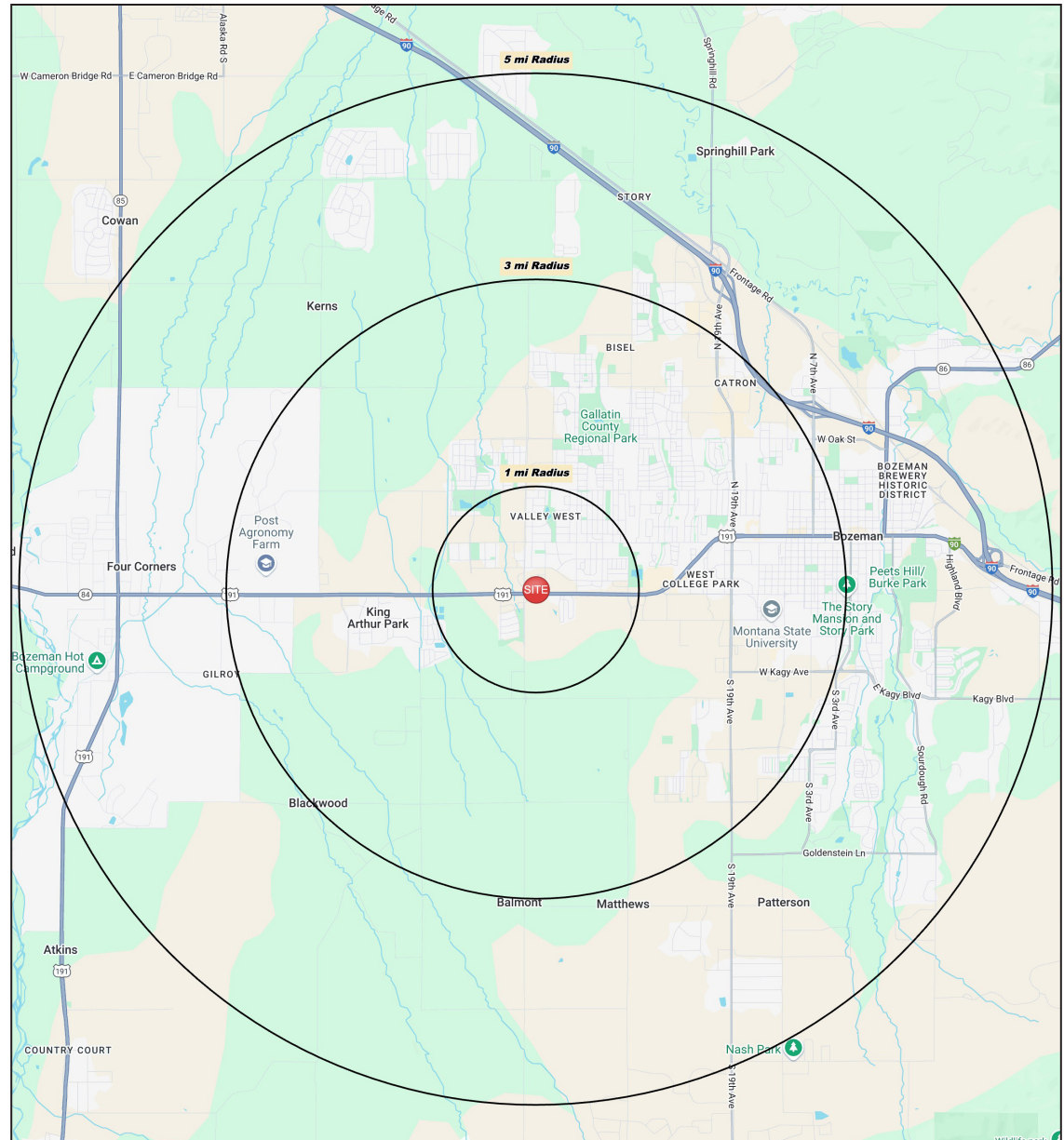
Daytime Population: **58,853**

Median Age: **31.8**



Average Household Income: **\$133,441**

Median Household Income: **\$97,970**



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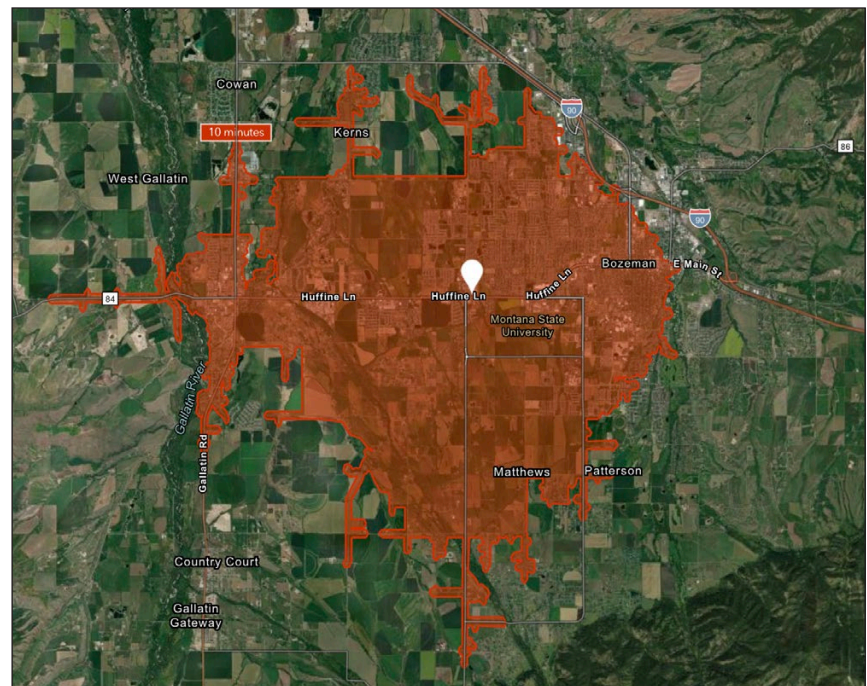
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10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$676,213,416

EDUCATION

Bachelor's Degree
or Higher



61%

OWNER OCCUPIED HOME VALUE

Average



\$863,602

KEY FACTS

61,513

Population

\$89,622

Median Household Income

29.2

Median Age

60,347

Daytime Population

TAPESTRY SEGMENTS

City Greens 8,514 households	Modern Minds 5,621 households	College Towns 2,980 households
Socioeconomic Traits Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.	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.	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 Married couples; singles living alone	Household Types Married couples; singles living alone	Household Types Singles living alone; singles with roommates
Typical Housing Single Family	Typical Housing Multi-Units	Typical Housing Multi-Units

ANNUAL HOUSEHOLD SPENDING

\$4,377

Eating
Out

\$2,636

Apparel &
Services

\$7,701

Groceries

\$258

Computer &
Hardware

\$7,507

Health
Care

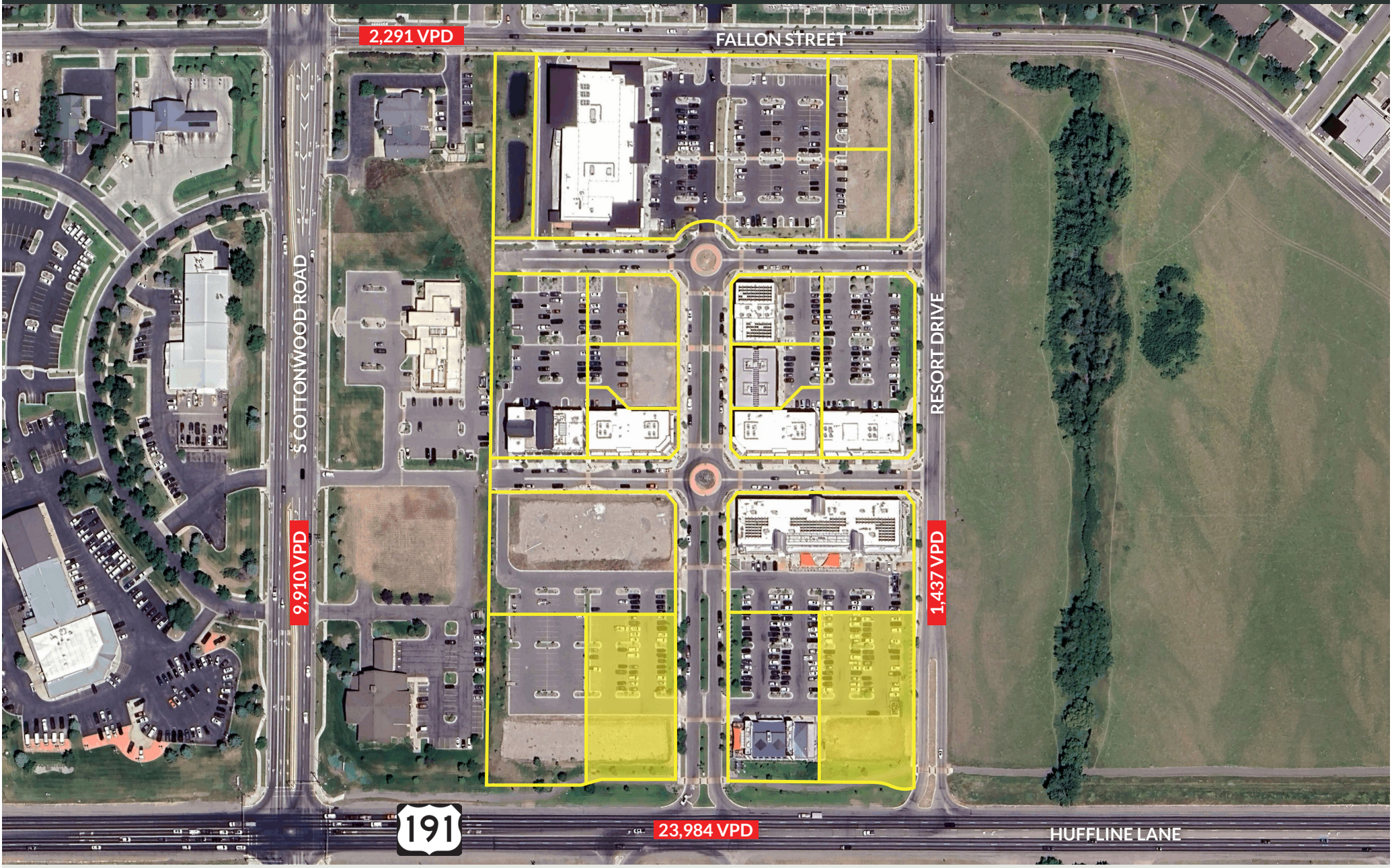


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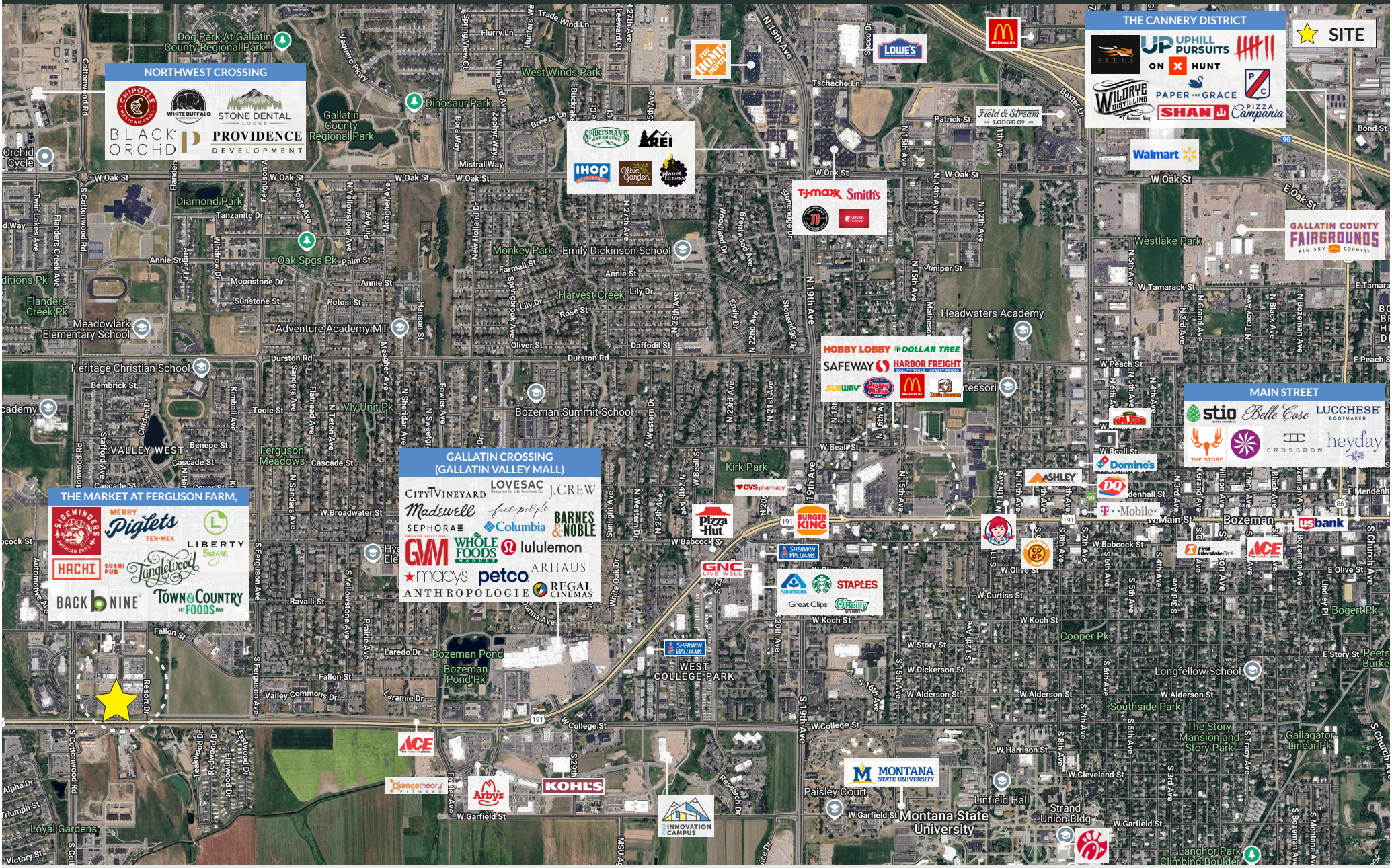


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