

FERGUSON FARM PAD SITES

770 & 795 BOARDWALK AVENUE | BOZEMAN, MT 59718

AVAILABLE 0.97 ACRES

ANCHORED BY

TOWN & COUNTRY
FOODS
EST. 1966



THE MARKET

PROPERTY INFORMATION

- 0.97 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.

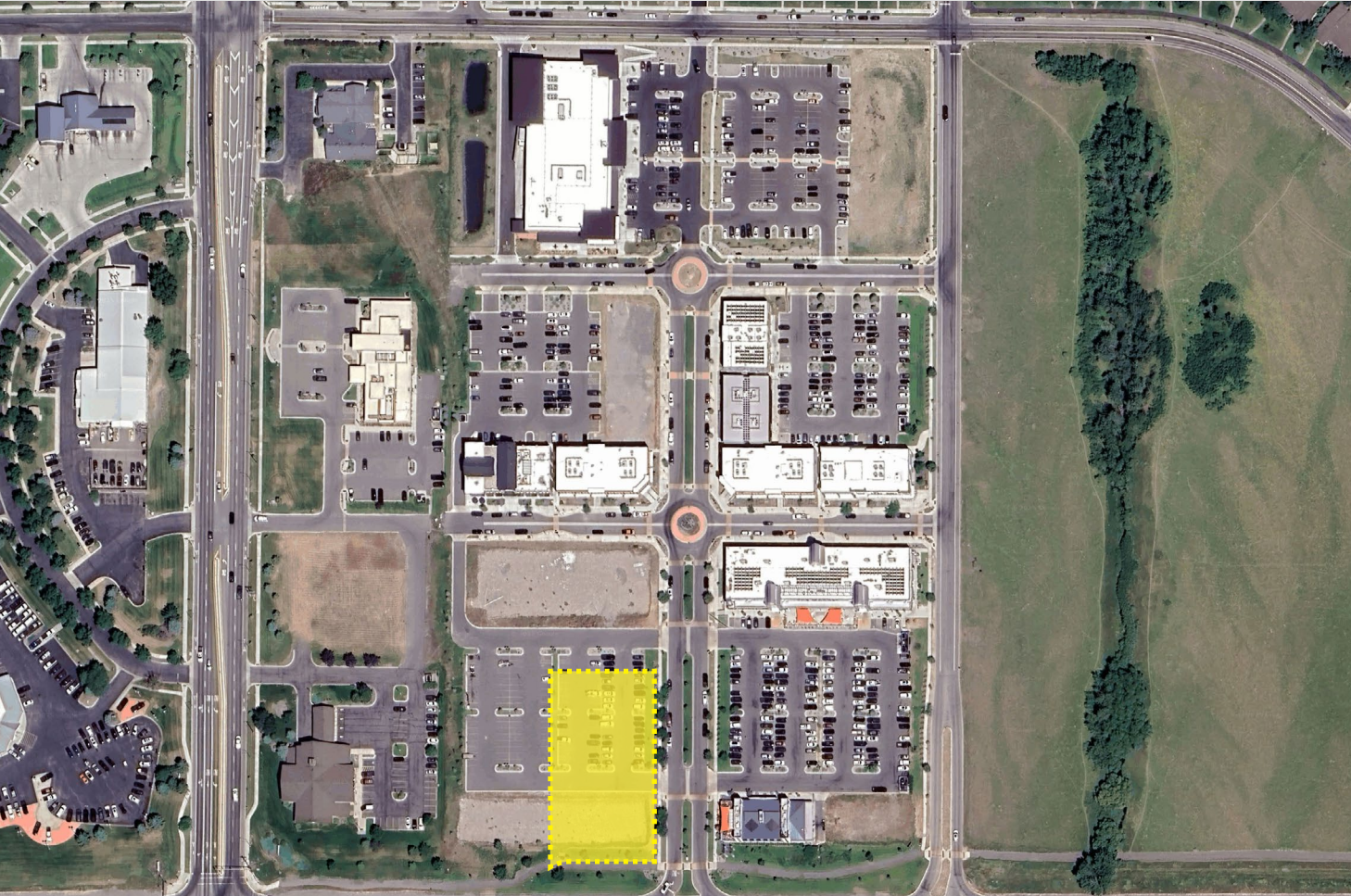
AREA DEMOGRAPHICS

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



www.CharterRealty.com

DELANEY & COMPANY



FOR MORE INFORMATION CONTACT:

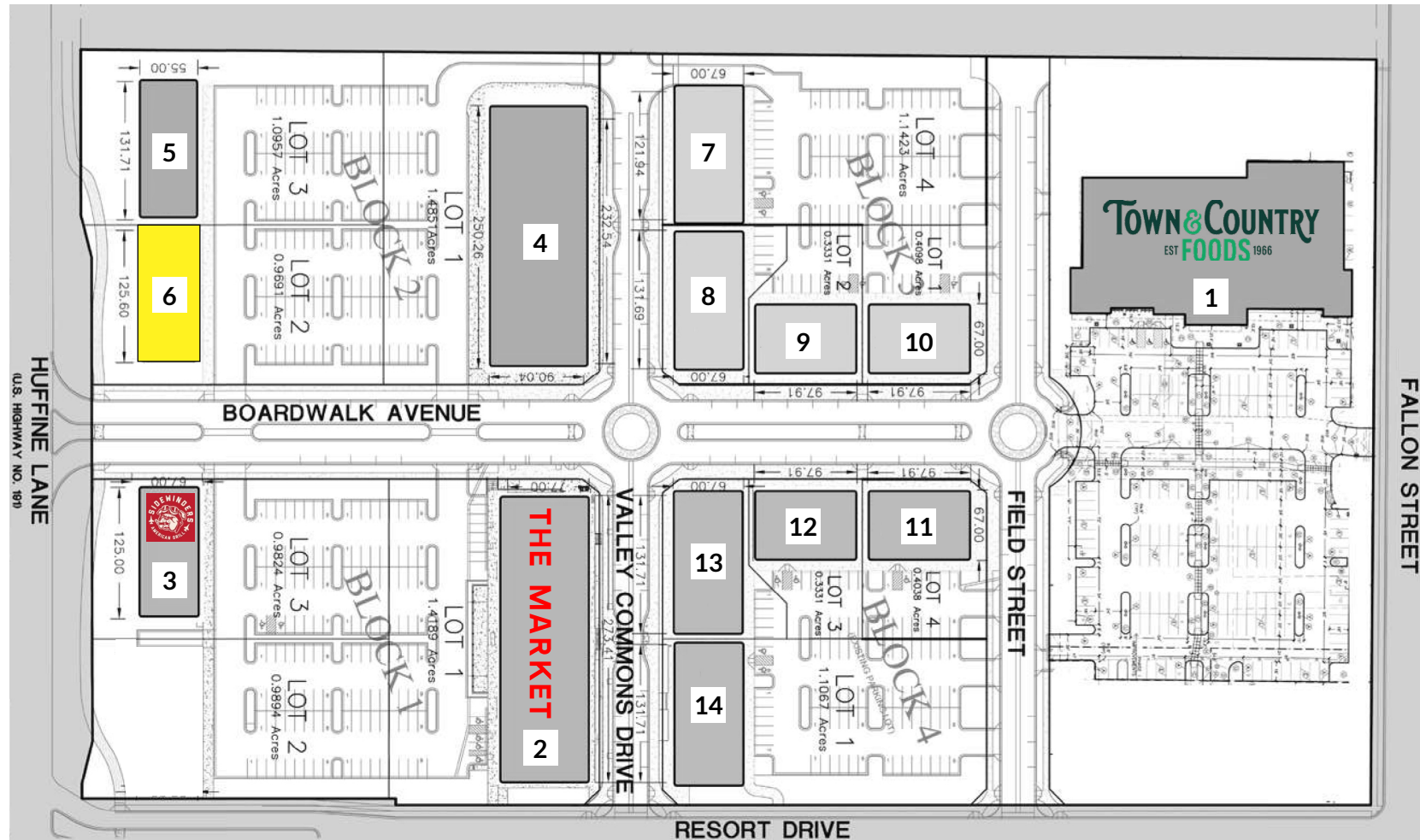
ANDREW INCHES | 406.581.6595 | Andrew@CharterRealty.com
CRAIG MUELLER | 561.371.8437 | CraigM@CharterRealty.com
ILEANA INDRELAND | 406.580.1973 | Ileana@DelaneyCo.com
MIKE DELANEY | 406.586.3132 | Delaney@DelaneyCo.com

FERGUSON FARM PAD SITES

770 & 795 BOARDWALK AVENUE | BOZEMAN, MT 59718

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	Major Businesses Coming Soon
5	785 Boardwalk Ave
6	Available
7	SBDJ BUILDING - The Well Juicery - Bayliss Architects - CrossCountry Mortgage
8	Schedulicity
9	625 Boardwalk Ave
10	645 Boardwalk Ave
11	CCARA BUILDING - Charles Schwab - Carey Leep - Cottonwood Creek Dental
12	PALISADE BUILDING - Lone Peak Physical Therapy - New Wave Float Therapy
13	BOARDWALK BUILDING - Single Barrel Liquor & Bar - Bozeman Oral Surgery - Bozeman Primary Care - HUB - Crosscurrent Real Estate - Edward Jones - Evolve Hair Salon
14	FORTUNA BUILDING - Advance Performance and Rehabilitation Services - Chi Nail Bar - Bozeman Family Dentistry - Bechtle Architects - Big Sky Dermatology



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

DELANEY & COMPANY

FERGUSON FARM PAD SITES

770 & 795 BOARDWALK AVENUE | BOZEMAN, MT 59718

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**

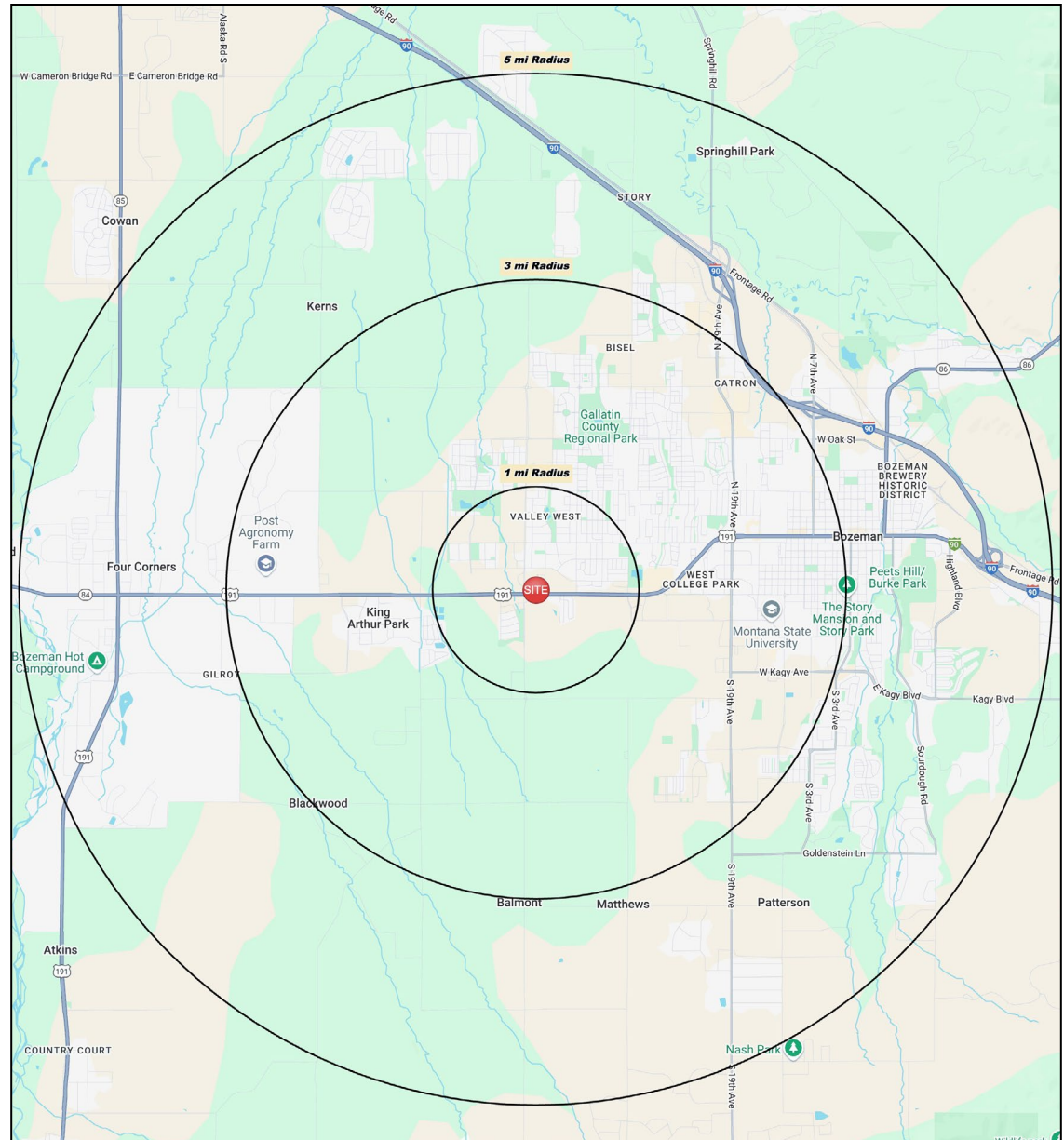
Daytime Population: **58,853**

Median Age: **31.8**



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

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



CHARTER REALTY

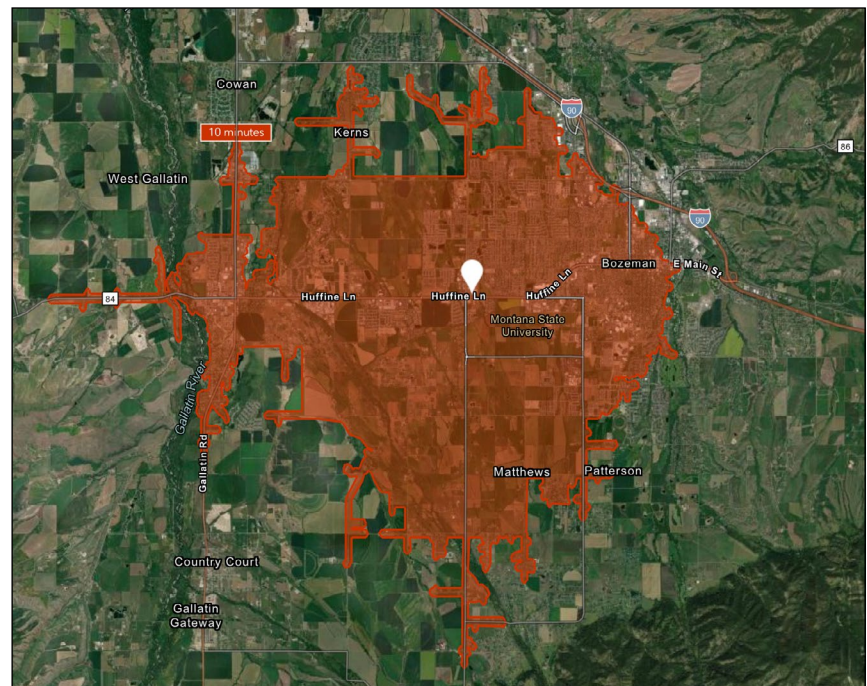
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

DELANEY & COMPANY

FERGUSON FARM PAD SITES

770 & 795 BOARDWALK AVENUE | BOZEMAN, MT 59718

10 MINUTE DRIVE TIME



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

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.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

Modern Minds

5,621 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

College Towns

2,980 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

TOTAL RETAIL SALES

Includes F&B



\$676,213,416

EDUCATION

Bachelor's Degree
or Higher



61%

OWNER OCCUPIED HOME VALUE

Average



\$863,602

ANNUAL HOUSEHOLD SPENDING

\$4,377

Eating
Out

\$2,636

Apparel &
Services

\$7,701

Groceries

\$258

Computer &
Hardware

\$7,507

Health
Care

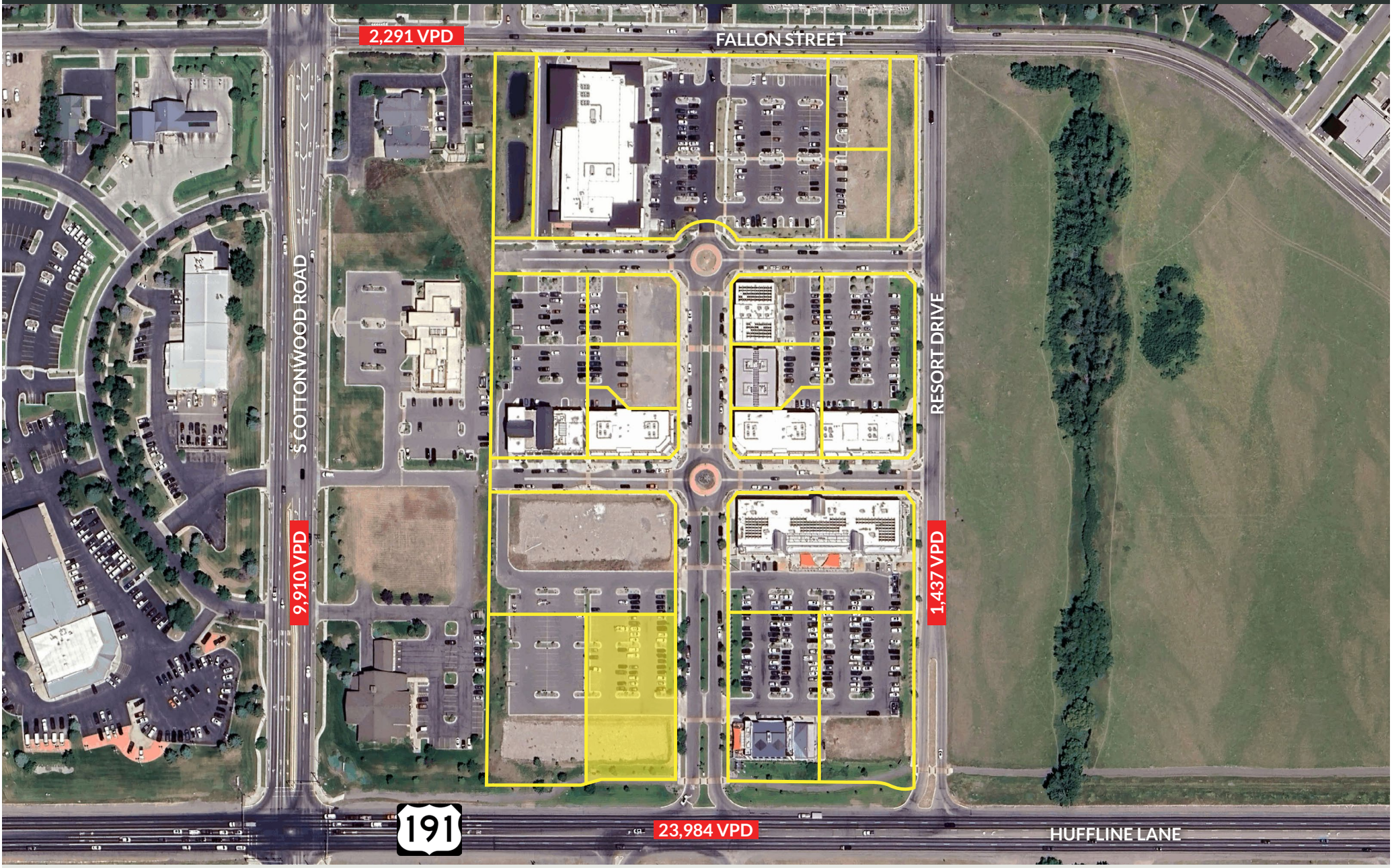


CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

DELANEY & COMPANY

FERGUSON FARM PAD SITES

770 & 795 BOARDWALK AVENUE | BOZEMAN, MT 59718

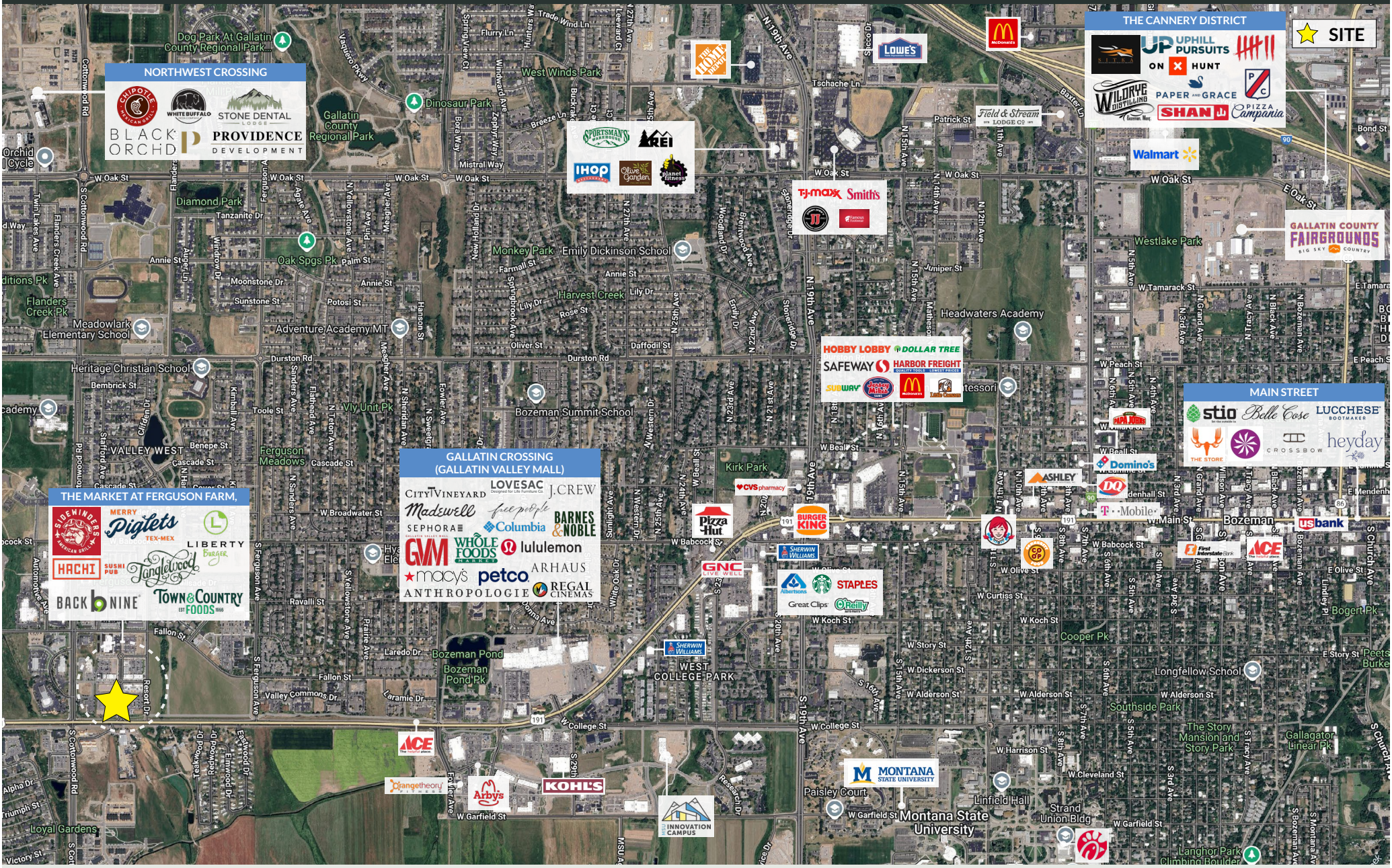


CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

DELANEY & COMPANY

FERGUSON FARM PAD SITES

770 & 795 BOARDWALK AVENUE | BOZEMAN, MT 59718



CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

DELANEY & COMPANY

FERGUSON FARM PAD SITES

770 & 795 BOARDWALK AVENUE | BOZEMAN, MT 59718



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

DELANEY & COMPANY