

FERGUSON FARM PAD SITES

770 & 795 BOARDWALK AVENUE | BOZEMAN, MT 59718

AVAILABLE 0.97 ACRES & 0.99 ACRES

ANCHORED BY



THE MARKET

PROPERTY INFORMATION

- East - 770 Boardwalk
(.99 Acre Site)- 8,384 SF Max Footprint. Up to 2 Stories
- West - 795 Boardwalk
(.97 Acre Site)- 8,066 SF Max Footprint. Up to 3 Stories
- \$1,600,000 each
- Traffic count: 25,272 VPD

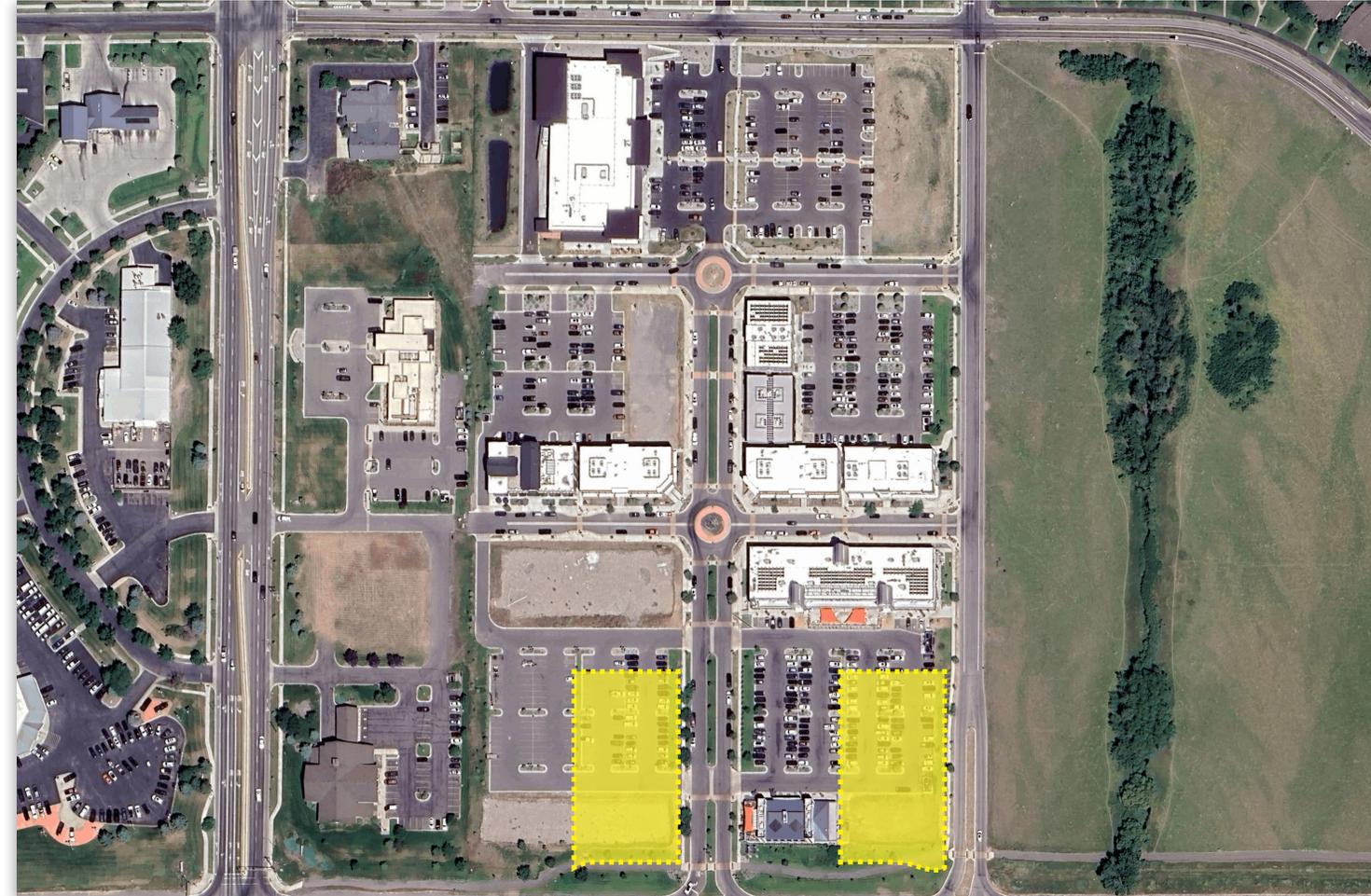
AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,916	47,159	73,072
MEDIAN HH INC	\$90,207	\$83,773	\$92,723
AVERAGE HH INC	\$114,012	\$115,894	\$130,072



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FOR MORE INFORMATION CONTACT:

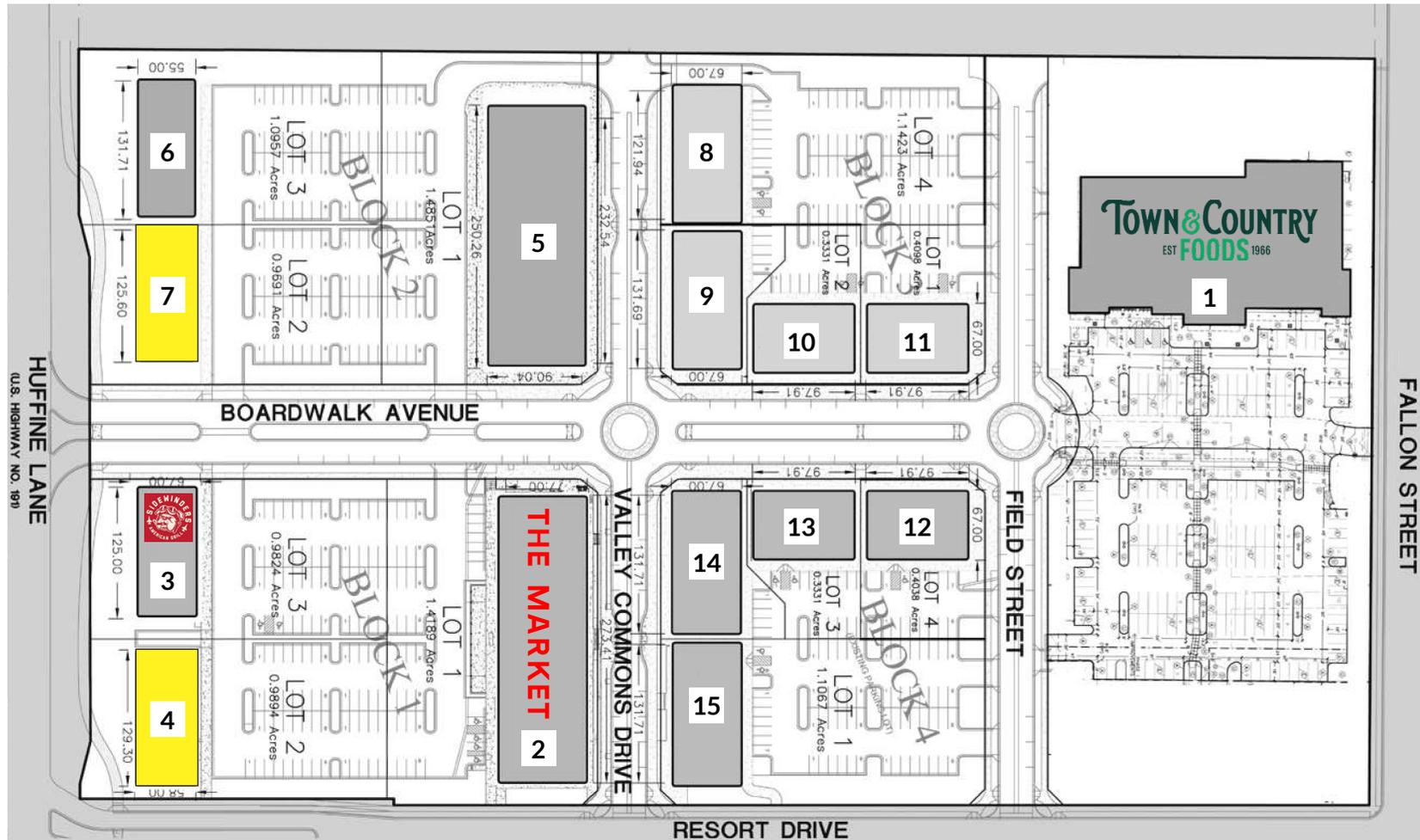
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TENANTS / AVAILABILITY

#	TENANT
1	Town & Country Foods
2	THE MARKET - Merry Piglets - Catch - Garden Barn/Cat Cafe - Salchicha - Hatchi - Tanglewood - Liberty Burger
3	Sidewinders
4	Available
5	Major Businesses Coming Soon
6	Future Retail/Office
7	Available
8	SBDJ BUILDING - The Well Juicery - Bayliss Architects - CrossCountry Mortgage - Back 9 Golf
9	Langlas & Associates
10	Future Retail/Office
11	Future Retail/Office
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: **6,916**

Households: **3,069**

Daytime Population: **2,487**

Median Age: **30.4**



Average Household Income: **\$114,012**

Median Household Income: **\$90,207**

3 MILE RADIUS:



Total Population: **47,159**

Households: **19,332**

Daytime Population: **24,479**

Median Age: **28.2**



Average Household Income: **\$115,894**

Median Household Income: **\$83,773**

5 MILE RADIUS:



Total Population: **73,072**

Households: **30,649**

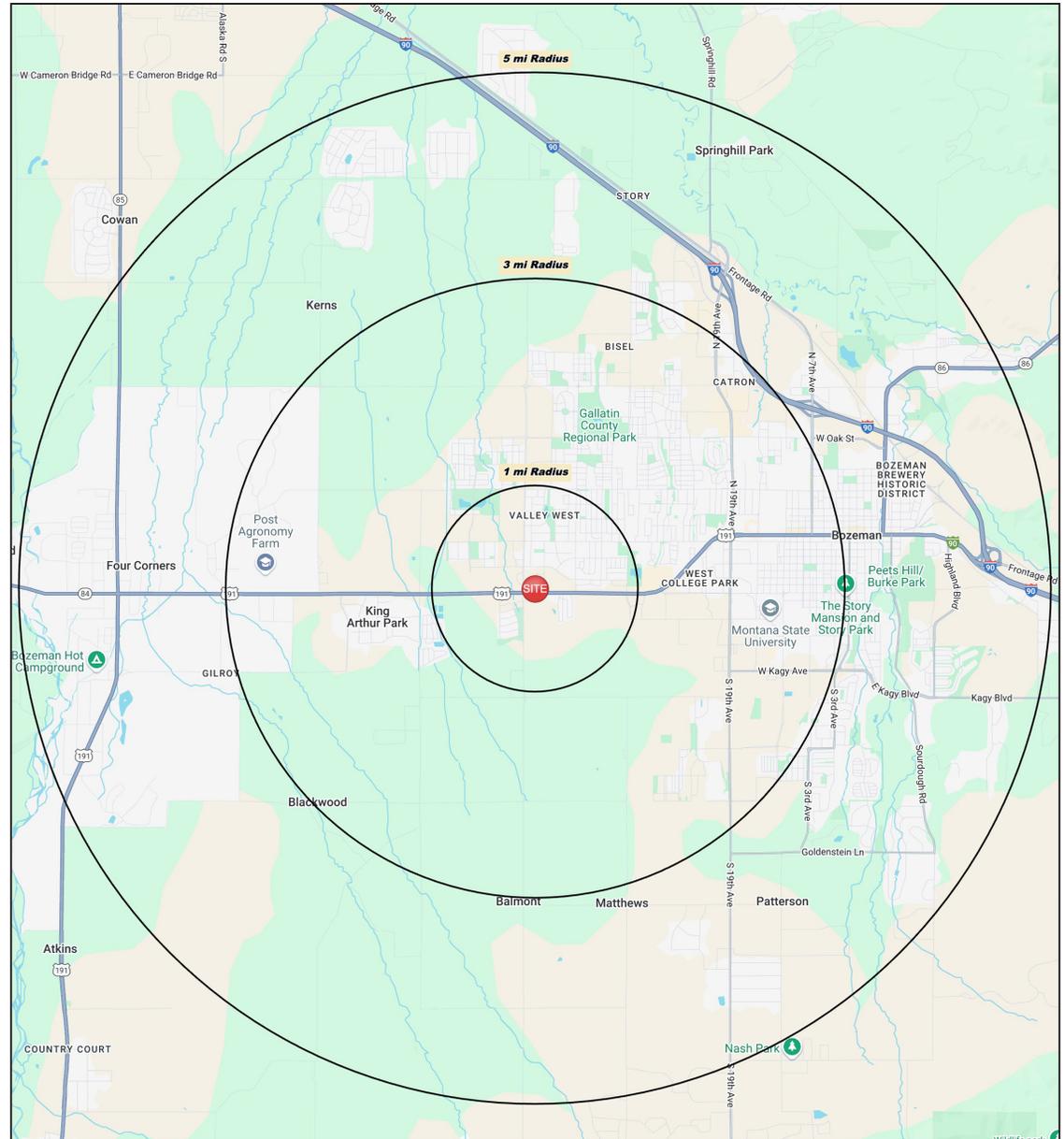
Daytime Population: **51,973**

Median Age: **31.8**



Average Household Income: **\$130,072**

Median Household Income: **\$92,723**



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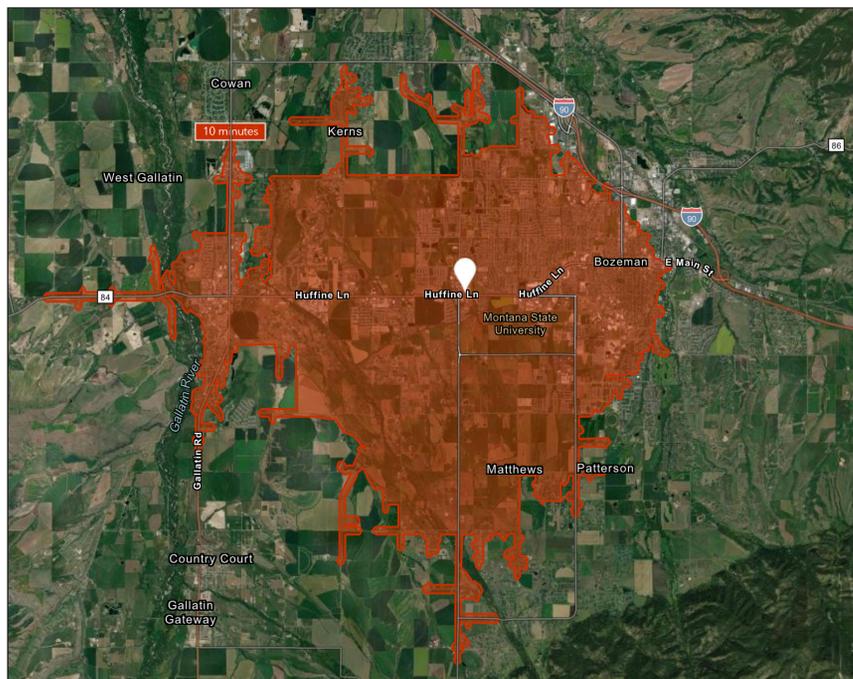
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10 MINUTE DRIVE TIME



KEY FACTS

60,511

Population

\$79,939

Median Household Income

29.1

Median Age

60,986

Daytime Population

TAPESTRY SEGMENTS

College Towns 9,180 Households	Bright Young Professionals 4,939 Households	Emerald City 3,319 Households
<p>Socioeconomic Traits</p> <p>About half the residents are enrolled in college, while the rest work for a college or the services that support it.</p>	<p>Socioeconomic Traits</p> <p>Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.</p>	<p>Socioeconomic Traits</p> <p>Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.</p>
<p>Household Types</p> <p>These are nonfamily households with many students living alone or with roommates for the first time.</p>	<p>Household Types</p> <p>Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.</p>	<p>Household Types</p> <p>Single-person and nonfamily types make up over half of all households.</p>
<p>Typical Housing</p> <p>Multi-unit Rentals; Single Family</p>	<p>Typical Housing</p> <p>Single Family; Multi-units</p>	<p>Typical Housing</p> <p>Single Family; Multi-units</p>

TOTAL RETAIL SALES

Includes F&B



\$607,124,869

EDUCATION

Bachelor's Degree or Higher



61%

OWNER OCCUPIED HOME VALUE

Average



\$713,270

ANNUAL HOUSEHOLD SPENDING

\$4,140

Eating Out

\$2,370

Apparel & Services

\$7,159

Groceries

\$287

Computer & Hardware

\$6,774

Health Care



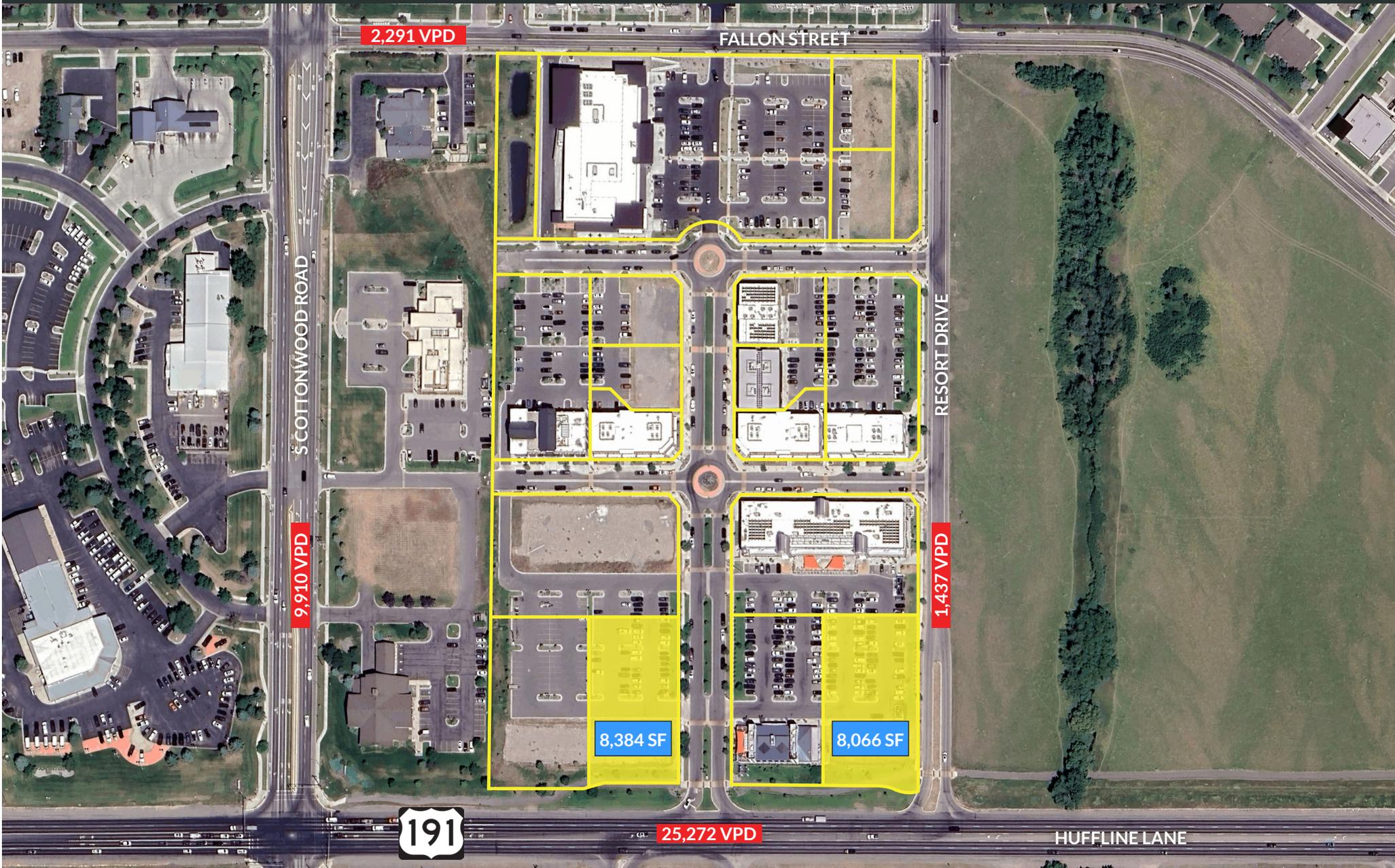
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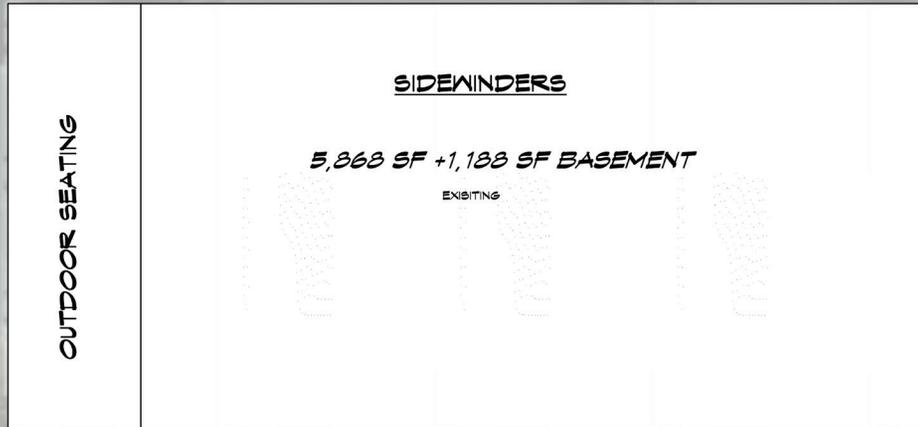
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770 BOARDWALK AVE



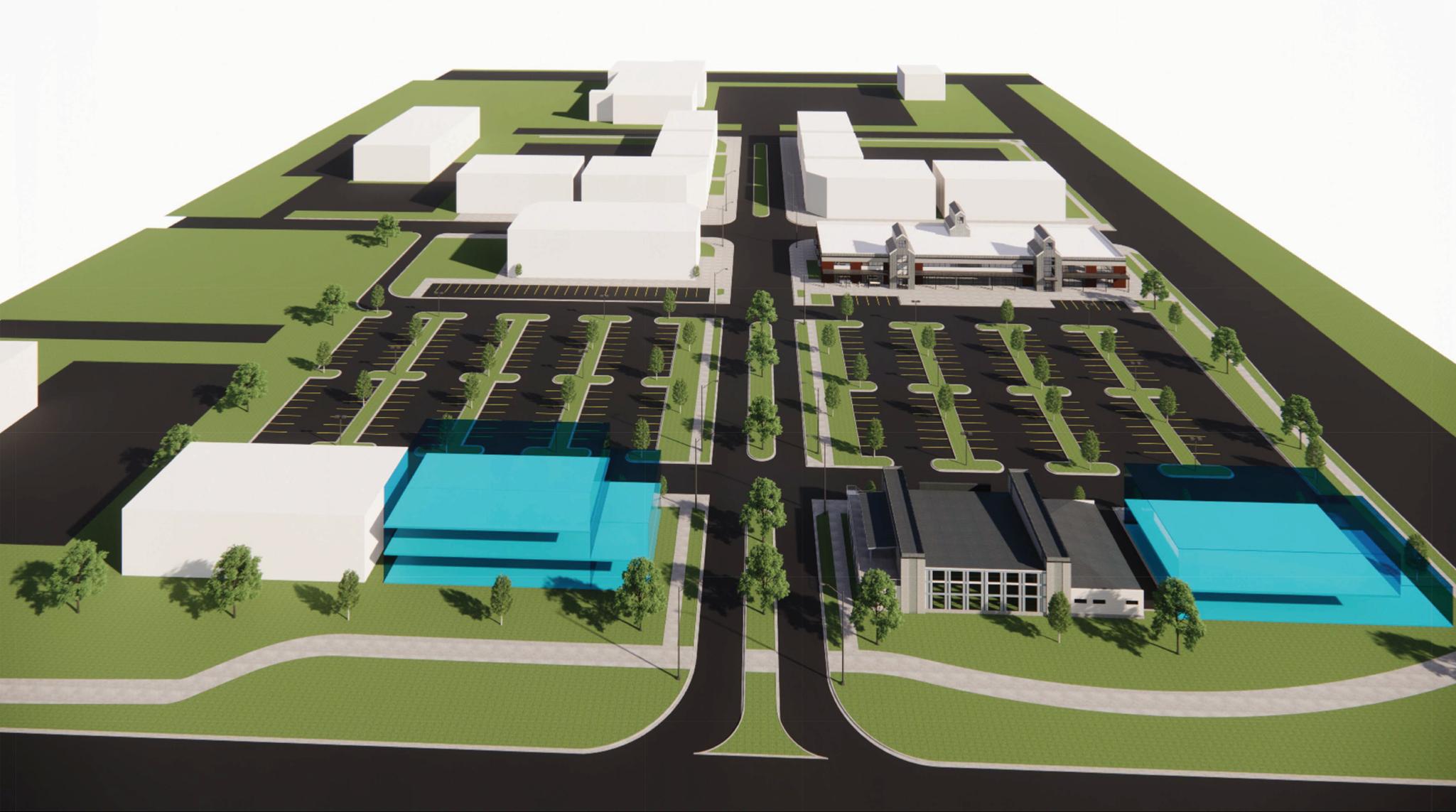
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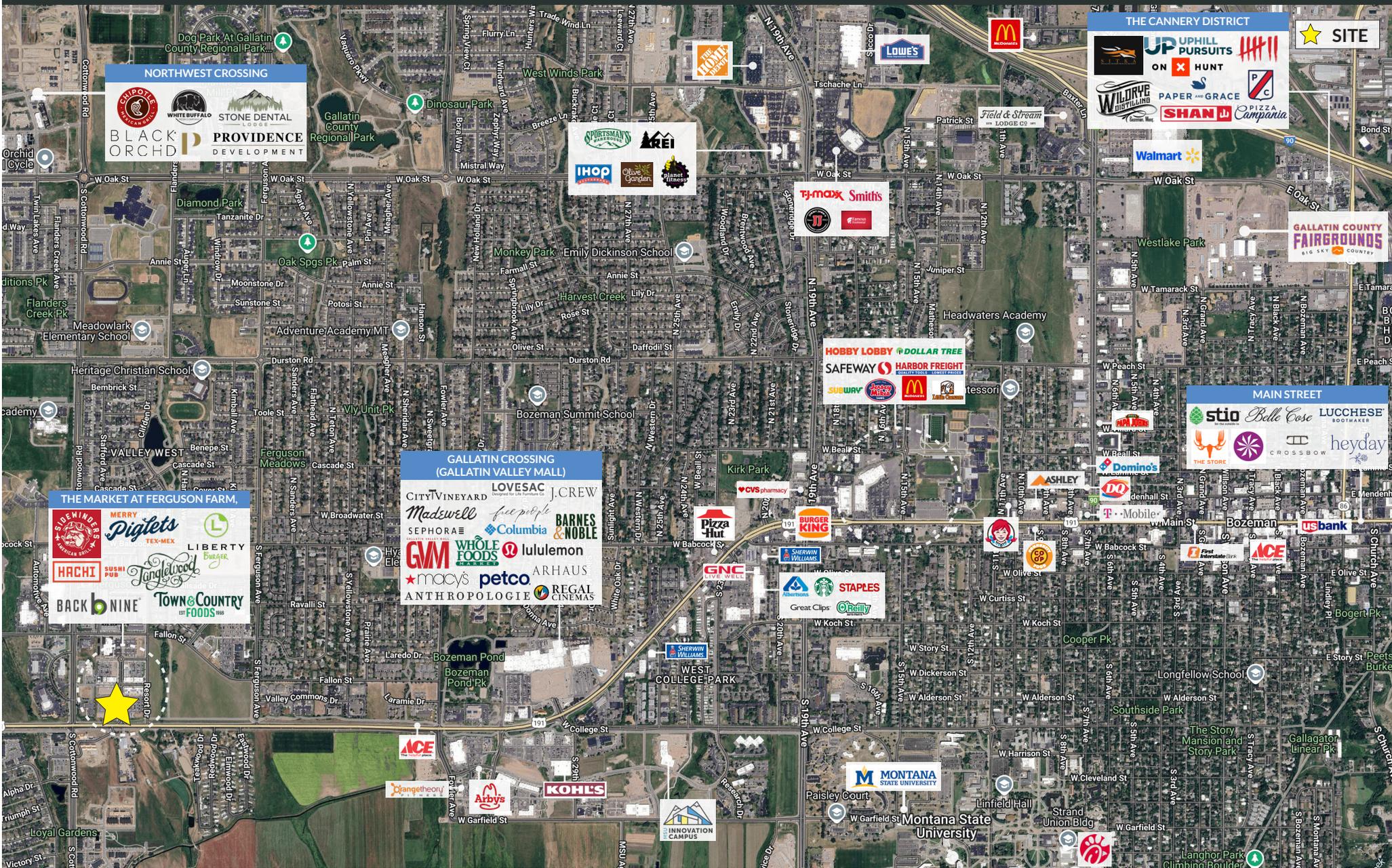


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