

BIG SKY NEW CONSTRUCTION RETAIL

283 SNOWY MOUNTAIN CIRCLE #7 | BIG SKY, MT

AVAILABLE 1,506 SF & 2,865 SF

NEARBY TENANTS



PROPERTY INFORMATION

- Rare Retail Opportunity in Big Sky Town Center
- Up to 4,371 sf available (Currently advertised as 2 individual units)
- Located within Blue Grouse Commercial Center
- Residential units available to potential tenants
- Nearby retailers include: Backcountry Safaris, Caliber Coffee Roasters, Gallatin Alpine Sports, Big Sky Print & Ship, & Santosha Wellness Center.

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,858	3,752	5,420
MEDIAN HH INC	\$130,309	\$122,650	\$113,698
AVERAGE HH INC	\$173,899	\$164,455	\$146,757



www.CharterRealty.com

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Located on Snowy Mountain Circle in the heart of Big Sky, this 4,371 SF commercial space offers a flexible layout ideal for a wide range of users—including retail, office, wellness, or medical concepts. Whether you're a growing brand, professional service provider, or specialty operator, this adaptable space can be tailored to suit your needs. The unit features an open floor plan, high ceilings, and large windows that bring in natural light. It can be demised to accommodate multiple configurations, making it a great option for tenants seeking efficiency and customization. As an added benefit, workforce housing is available for tenant employees, while inventory lasts—an increasingly rare advantage in the Big Sky market.

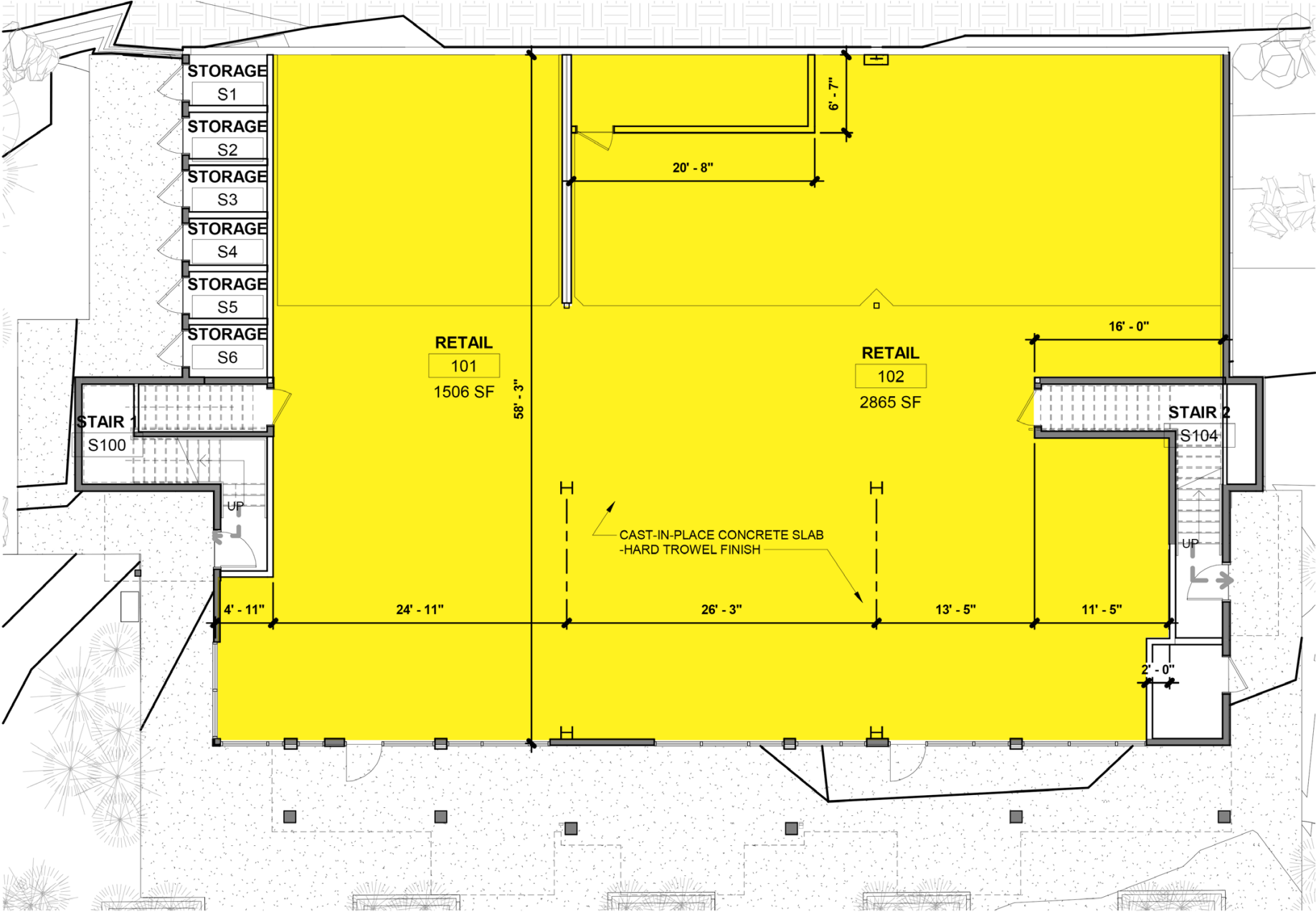


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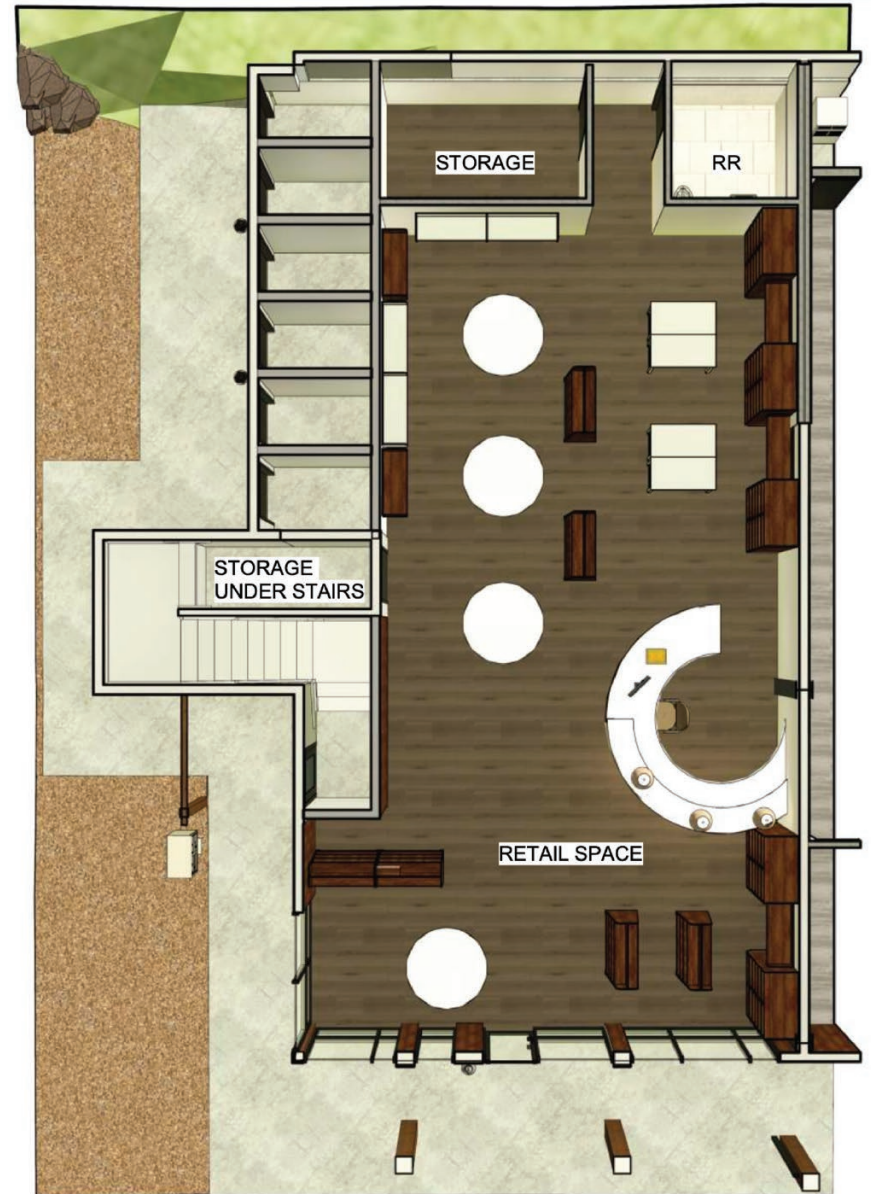
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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **2,858**

Households: **1,122**

Daytime Population: **991**

Median Age: **37.1**



Average Household Income: **\$173,899**

Median Household Income: **\$130,309**

3 MILE RADIUS:



Total Population: **3,752**

Households: **1,494**

Daytime Population: **1,488**

Median Age: **37.2**



Average Household Income: **\$164,455**

Median Household Income: **\$122,650**

5 MILE RADIUS:



Total Population: **5,420**

Households: **2,235**

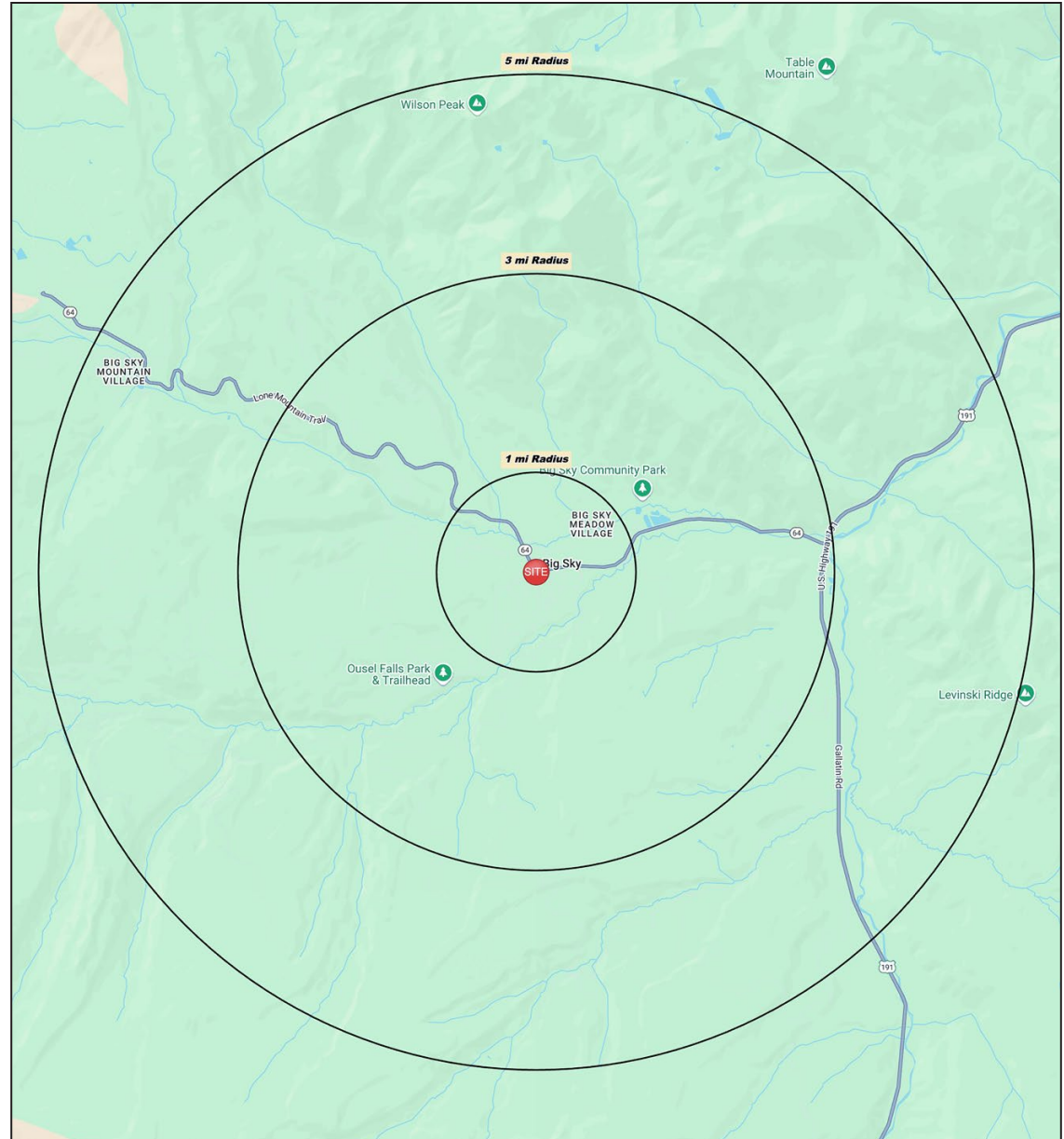
Daytime Population: **4,329**

Median Age: **38.9**



Average Household Income: **\$146,757**

Median Household Income: **\$113,698**



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Tucked into the soaring peaks of southwest Montana, Big Sky has evolved into one of North America's most exclusive alpine destinations. With its sweeping vistas, luxury resorts, and unrivaled access to outdoor adventure, Big Sky rivals iconic mountain enclaves like Aspen and Jackson Hole – but with a distinctly untamed Montana spirit.



Key Features

- ✓ **Elite Mountain Destination** – Home to Big Sky Resort, offering over 5,800 acres of skiable terrain and some of the longest vertical runs in North America.
- ✓ **Luxury at Altitude** – Anchored by the five-star Montage Big Sky, the ultra-private Yellowstone Club, and the forthcoming One&Only Moonlight Basin – the first U.S. location for the six-star global resort brand.
- ✓ **High-Profile Demographic** – A magnet for Fortune 500 executives, professional athletes, and discerning global travelers seeking privacy, prestige, and year-round adventure.
- ✓ **Explosive Growth, Limited Supply** – Booming demand for high-end real estate has fueled luxury development while maintaining a deliberate pace to preserve exclusivity.
- ✓ **Year-Round Playground** – World-class skiing, fly fishing, hiking, mountain biking, and golfing across an unspoiled alpine canvas.
- ✓ **Proximity to Yellowstone** – Just 50 miles from the entrance to Yellowstone National Park – with Bozeman Yellowstone International Airport less than 1.5 hours away.
- ✓ **Economic Powerhouse** – An estimated \$2.28 billion economic impact – representing over 4% of Montana's statewide GDP.
- ✓ **Private, Purpose-Built Communities** – Includes Spanish Peaks Mountain Club and the Yellowstone Club – complete with golf courses, ski-in/ski-out estates, and dedicated concierge services.
- ✓ **Discreet Luxury, Wild Surroundings** – Where luxury real estate meets wide-open landscapes – offering the rare blend of privacy, sophistication, and natural grandeur.

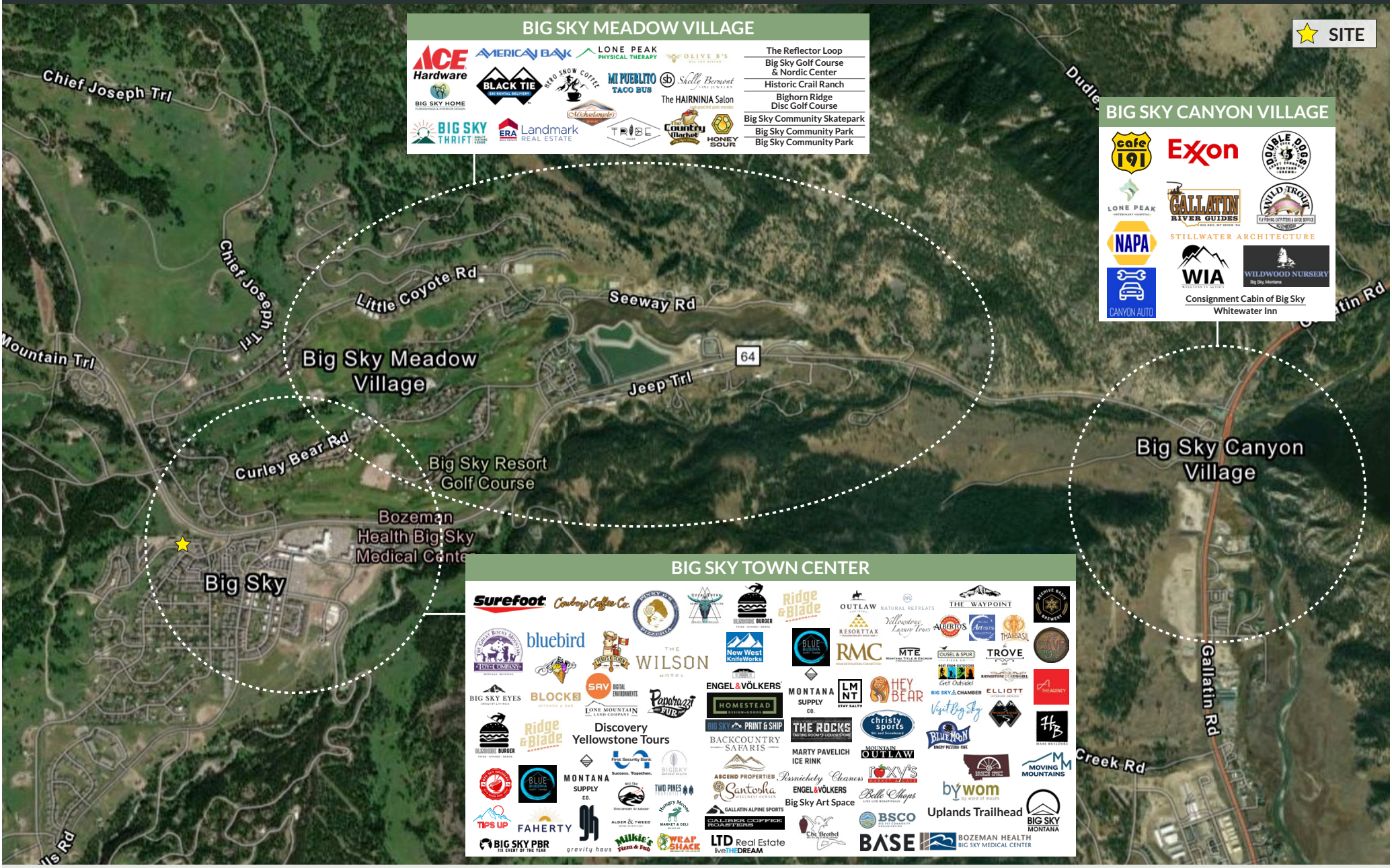


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