

# 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](http://www.CharterRealty.com)

## FOR MORE INFORMATION CONTACT:

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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.

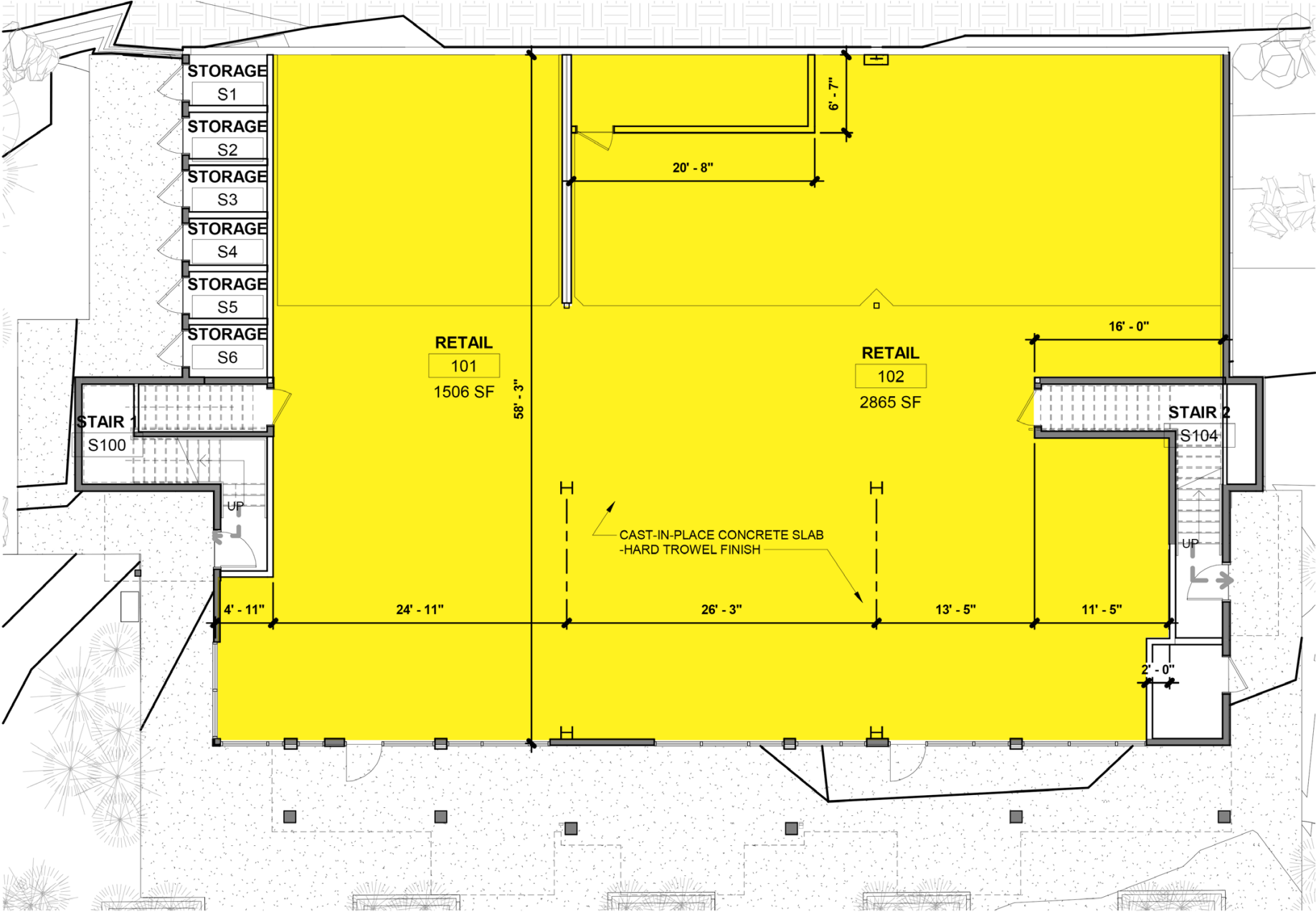


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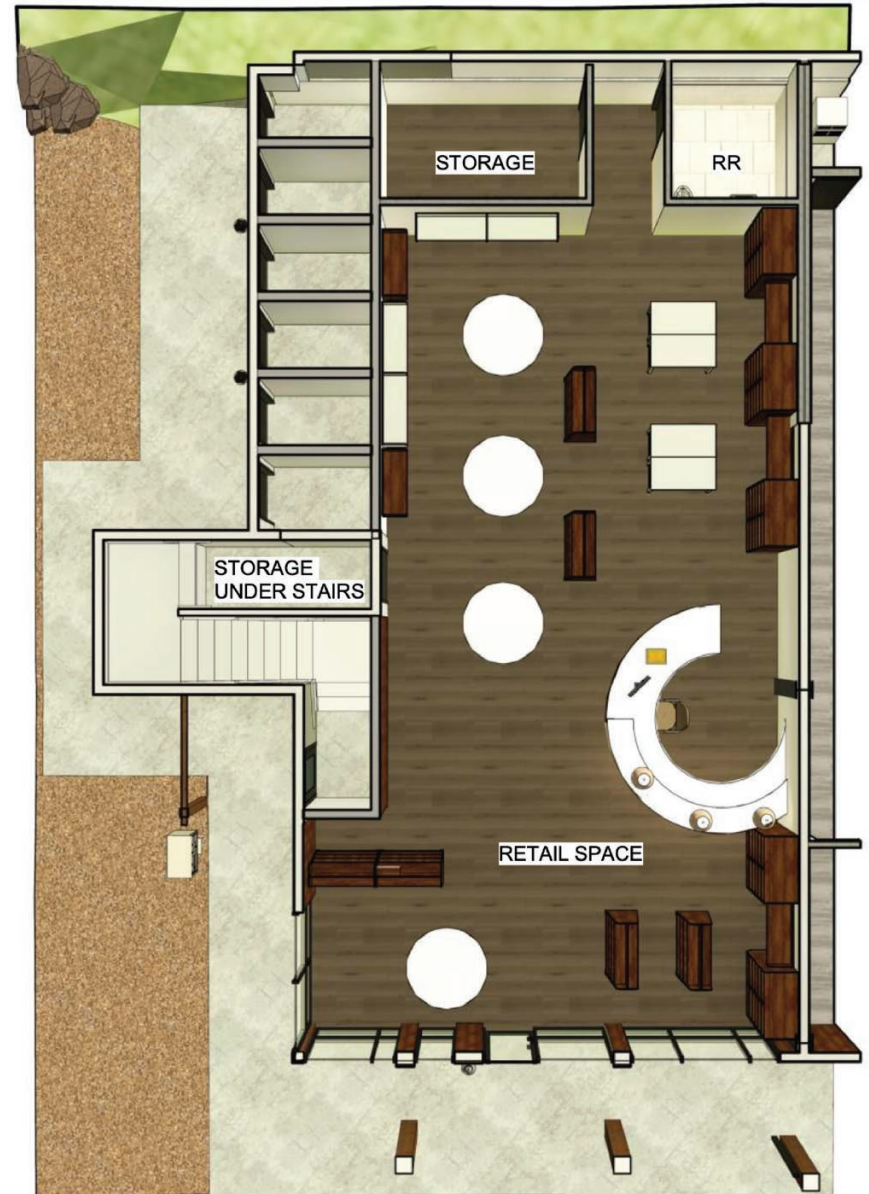
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## TRADE AREA DEMOGRAPHICS

### 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**

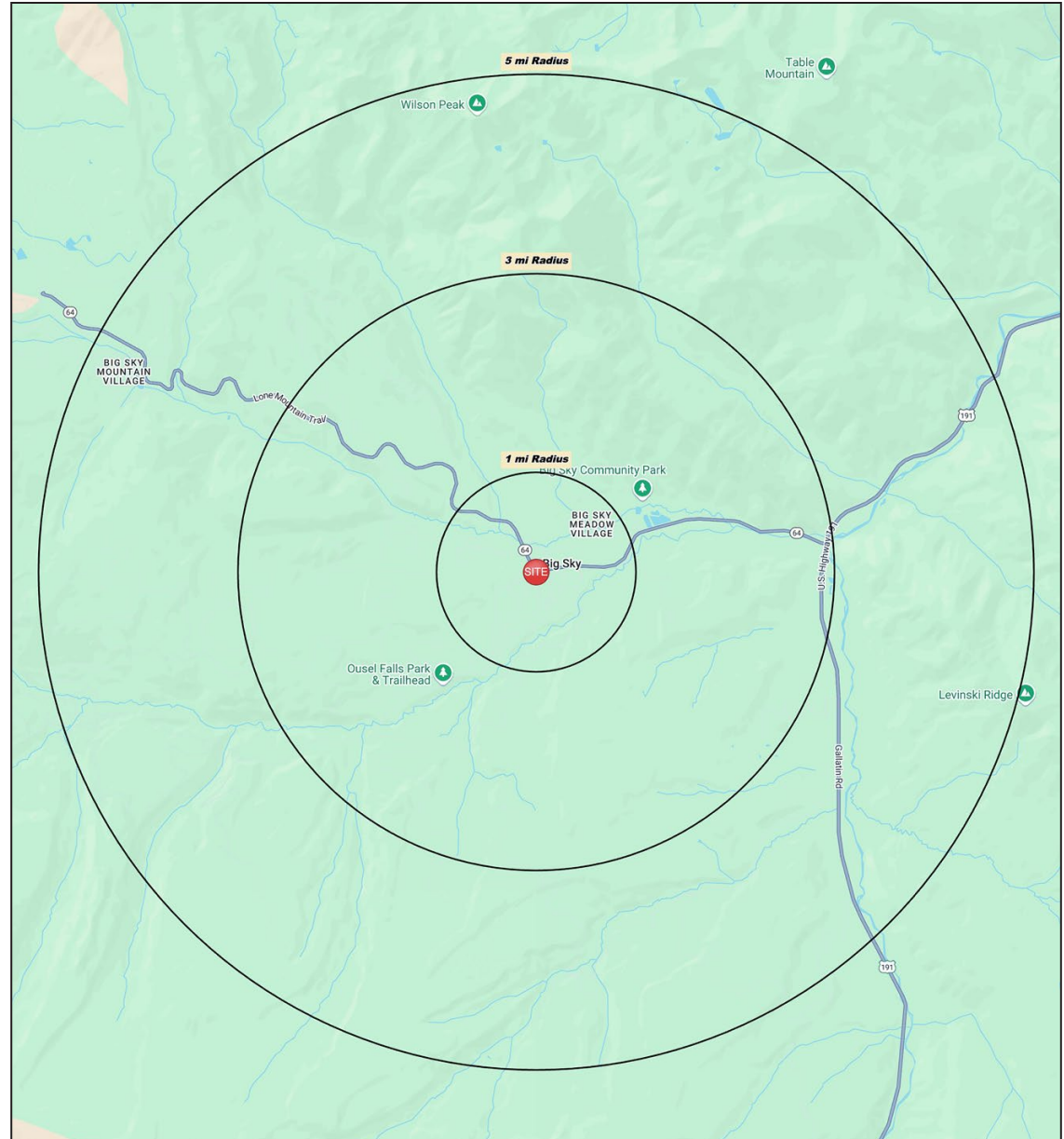
Daytime Population: **4,329**

Median Age: **38.9**



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

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



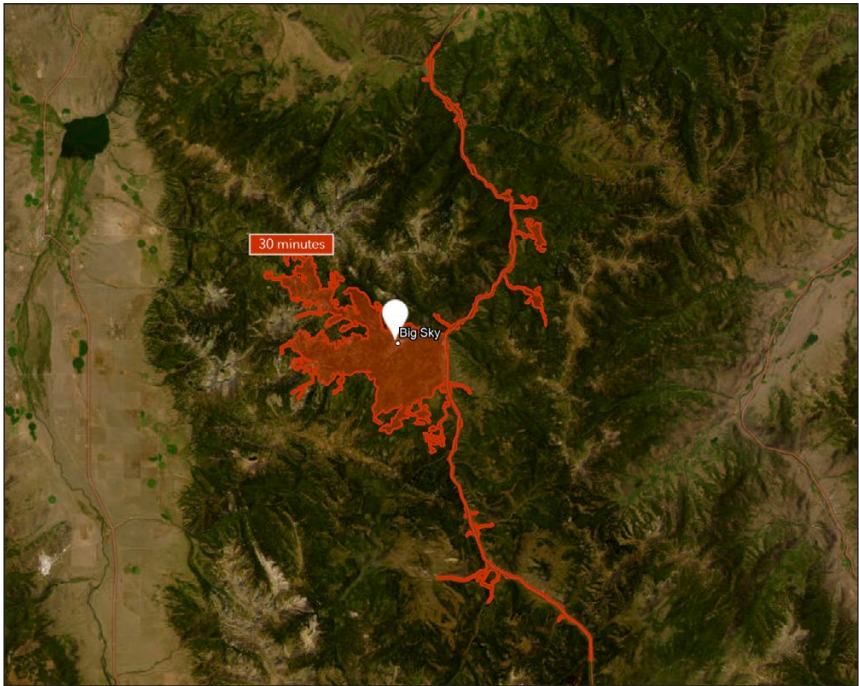
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# BIG SKY NEW CONSTRUCTION RETAIL

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30 MINUTE DRIVE TIME



## KEY FACTS

3,743

Population

\$125,807

Median Household Income

40.5

Median Age

4,302

Daytime Population

## TAPESTRY SEGMENTS

Urban Chic

1,082 households

### Socioeconomic Traits

Primarily in coastal suburbs, these affluent, educated families—often with young children—work in professional fields. Many own high-value homes, earn additional investment income, and have strong net worth and retirement savings.

### Household Types

Married couples;  
singles living alone

### Typical Housing

Single Family

Rural Resort Dwellers

216 households

### Socioeconomic Traits

Spread nationwide, especially in resort areas, these older, married-couple households often work skilled trades. Many own second homes for recreation. Long commutes and higher-than-average self-employment and veteran populations are common.

### Household Types

Married couples with no kids

### Typical Housing

Single Family

City Greens

147 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

## TOTAL RETAIL SALES

Includes F&B



\$46,698,941

## EDUCATION

Bachelor's Degree  
or Higher



57%

## OWNER OCCUPIED HOME VALUE

Average



\$1,236,881

## ANNUAL HOUSEHOLD SPENDING

\$5,202

Eating  
Out

\$3,009

Apparel &  
Services

\$9,064

Groceries

\$281

Computer &  
Hardware

\$9,340

Health  
Care



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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

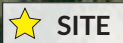
- ✓ **Elite Mountain Destination** – Home to Big Sky Resort, offering over 5,800 acres of skiable terrain and some of the longest vertical runs in North America.
- ✓ **Luxury at Altitude** – Anchored by the five-star Montage Big Sky, the ultra-private Yellowstone Club, and the forthcoming One&Only Moonlight 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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