



 **YELLOWSTONE**  
LANDING

303 BELGRADE BLVD, BELGRADE, MT

APARTMENTS FOR LEASE



## PROPERTY INFORMATION

Great highway exposure and access

• • • •

At NEW exit ramp of Interstate 90

• • • •

Directly across from



• • • •

Available pad sites, hotel sites, retail spaces and distribution sites

• • • •

50+ acre mixed use development across from Montana's busiest airport

• • • •

Located at the gate way to - Yellowstone National Par  
- Big Sky & Bridger ski Areas

• • • •

Airport is about to undergo Another Expansion

• • • •

Construction has began

• • • •

1,000 Workforce Housing Beds Coming Soon

## SPACE DETAILS

- Pad sites with & without Drive Thru's

• • • •

- Retail space    - Hotel opportunities    - Large Box Retail

# PROPERTY AERIAL SITE PLAN



# TRADE AREA DEMOGRAPHICS

## 3 MILE RADIUS:



Total Population: **17,471**

Households: **6,863**

Daytime Population: **9,799**

Median Age: **34.1**



Average Household Income: **\$127,281**

Median Household Income: **\$95,150**

## 5 MILE RADIUS:



Total Population: **26,686**

Households: **10,321**

Daytime Population: **14,066**

Median Age: **35.9**



Average Household Income: **\$133,045**

Median Household Income: **\$99,636**

## 7 MILE RADIUS:



Total Population: **58,963**

Households: **24,041**

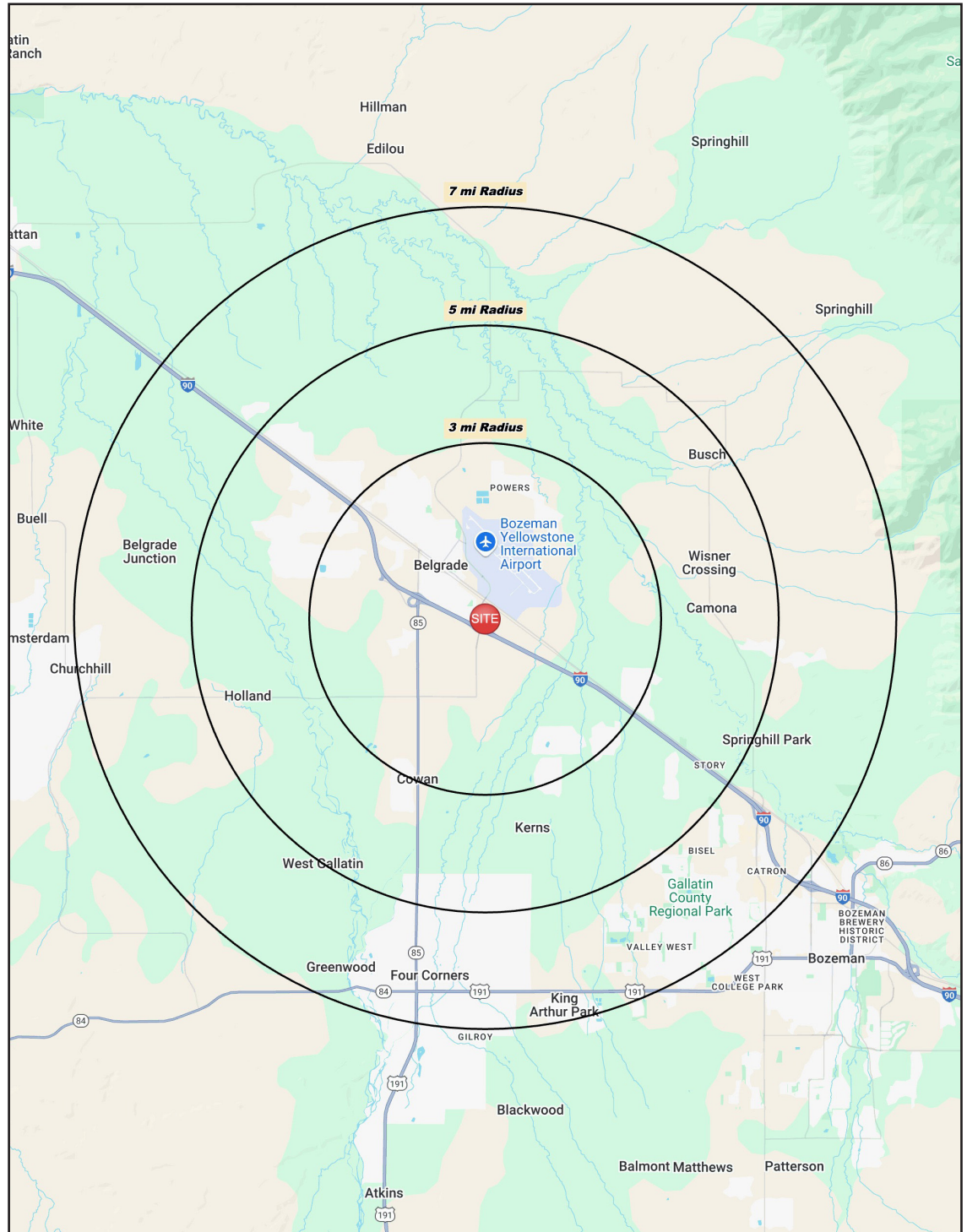
Daytime Population: **31,403**

Median Age: **34.6**

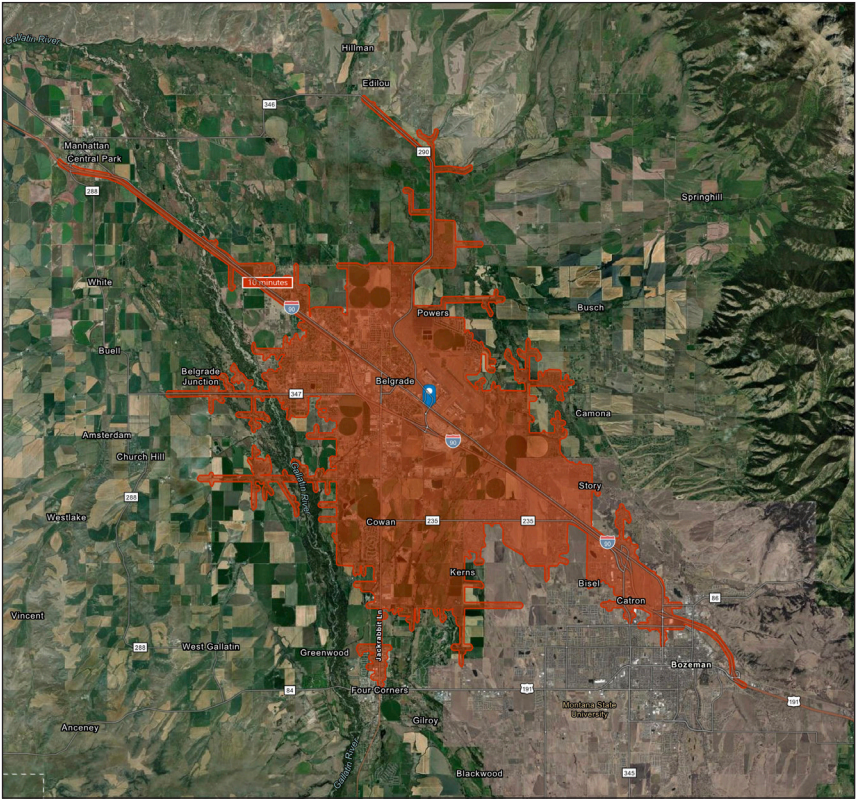


Average Household Income: **\$131,418**

Median Household Income: **\$102,389**



# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$282,253,669

## EDUCATION

Bachelor's Degree  
or Higher



40%

## OWNER OCCUPIED HOME VALUE

Average



\$514,559

## KEY FACTS

27,280

Population

\$82,755

Median Household Income

35.4

Median Age

27,203

Daytime Population

## TAPESTRY SEGMENTS

Bright Young Professionals 5,000 Households	Up and Coming Families 2,812 Households	Middleburg 1,714 Households
<b>Socioeconomic Traits</b> Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.	<b>Socioeconomic Traits</b> One of the fastest-growing markets. 67% have some college education or degree(s). Hardworking labor force with a participation rate of 71%.	<b>Socioeconomic Traits</b> Younger market but growing in size & assets. 65% w/ a high school diploma or some college. Labor force participation typical of a younger population at 66.7%
<b>Household Types</b> Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.	<b>Household Types</b> Young families.	<b>Household Types</b> Young couples, many with children; average household size is 2.75.
<b>Typical Housing</b> Single Family; Multi-units	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family

## ANNUAL HOUSEHOLD SPENDING

\$4,301

Eating  
Out

\$2,486

Apparel &  
Services

\$7,459

Groceries

\$299

Computer &  
Hardware

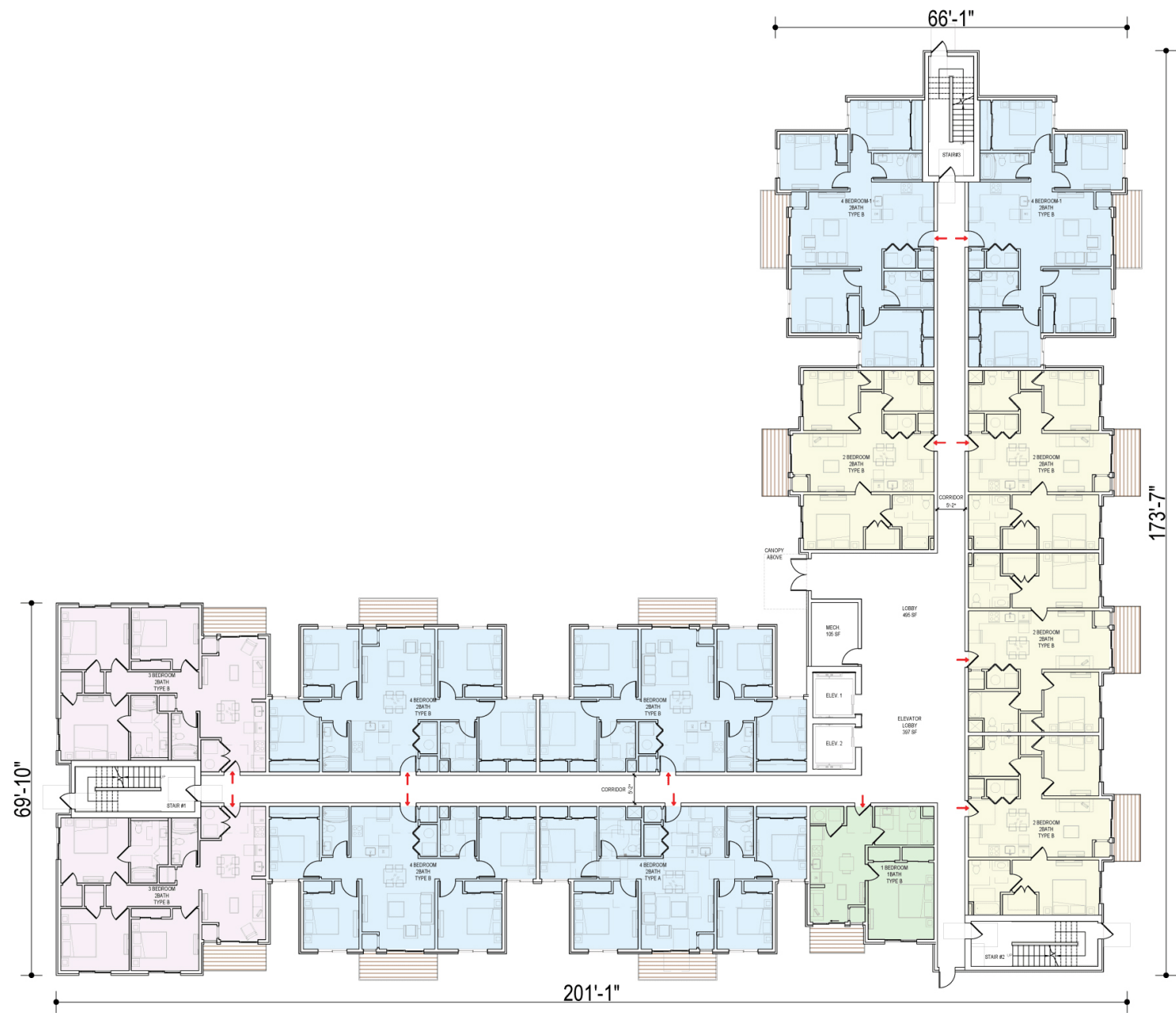
\$8,081

Health  
Care

# PROPERTY OVERVIEW RENDERING



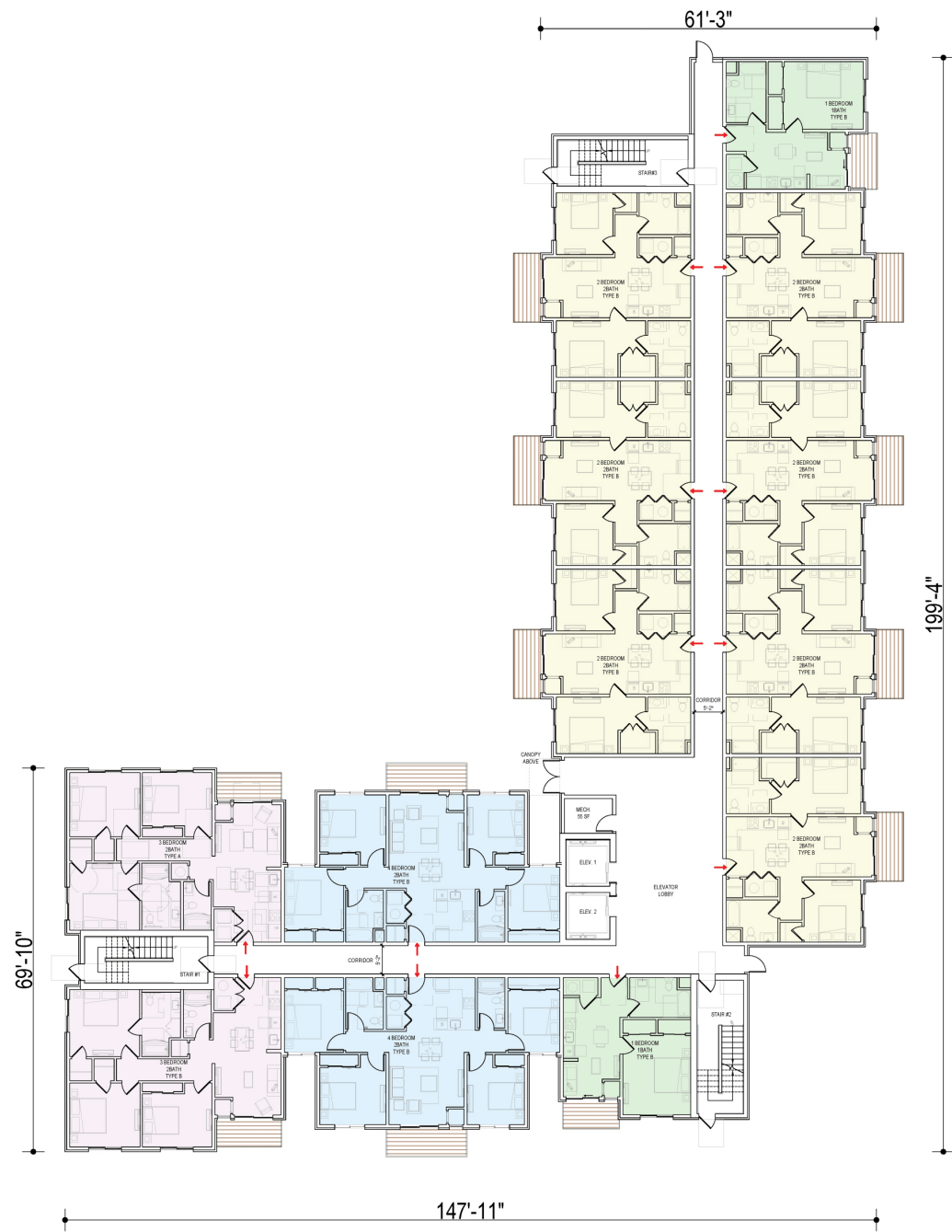
# BUILDING 1 FLOOR PLAN



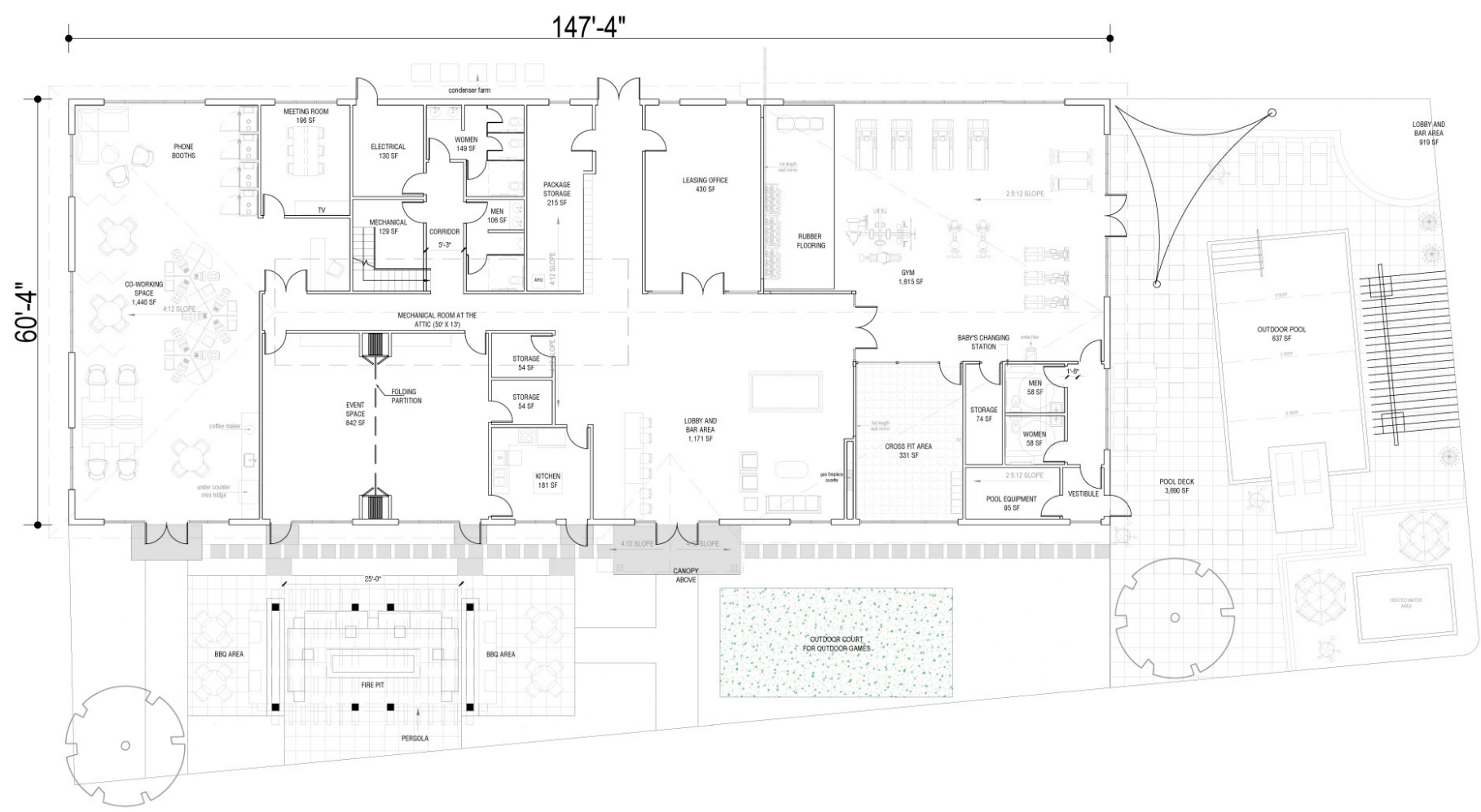
# BUILDING 3 FLOOR PLAN



# BUILDING 4 FLOOR PLAN



# CLUBHOUSE FLOOR PLAN



# RENDERINGS





# YELLOWSTONE LANDING



CHARTER REALTY

Dan Zelson | (203) 227-2922 | [Dan@CharterRealty.com](mailto:Dan@CharterRealty.com)

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

Yellowstone Landing | 303 Belgrade Blvd, Belgrade, MT 79714