

N 19TH RETAIL OPPORTUNITY

CATTAIL STREET | BOZEMAN, MT 59718

AVAILABLE 32,815 SF & 32,713 SF LOTS

AREA TENANTS



STAPLES

ROSS
DRESS FOR LESS



WinCo
FOODS

PETSMART

COSTCO
WHOLESALE



PROPERTY INFORMATION

- Lots 14A (32,815 sf) and 15A (32,713 sf) totaling approximately 1.51 Acres
- Exceptional retail development opportunity just off Bozeman's primary retail corridor, North 19th Avenue (37,160 ADT).
- This 1.51-acre lot sits in the heart of Bozeman's thriving commercial hub, surrounded by national retailers including Target, Ross, Bob Ward's, and WinCo Foods.
- Ideal for a variety of retail or service uses with high visibility and easy access. Don't miss this rare chance to plant your flag in one of Montana's fastest-growing markets.

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	41,780	69,286	85,499
MEDIAN HH INC	\$91,638	\$96,661	\$99,267
AVERAGE HH INC	\$123,830	\$131,858	\$136,948



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www.CharterRealty.com

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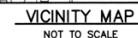
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3 MILE RADIUS:



Total Population: **41,780**

Households: 19,042

Daytime Population: 34,523

Median Age: 30.6



Average Household Income: **\$123,830**

Median Household Income: \$91,638

5 MILE RADIUS:



Total Population: 69,286

Households: 29,134

Daytime Population: 54,507

Median Age: 31.5



Average Household Income: **\$131,858**

Median Household Income: \$96,661

7 MILE RADIUS:



Total Population: 85,499

Households: 35,505

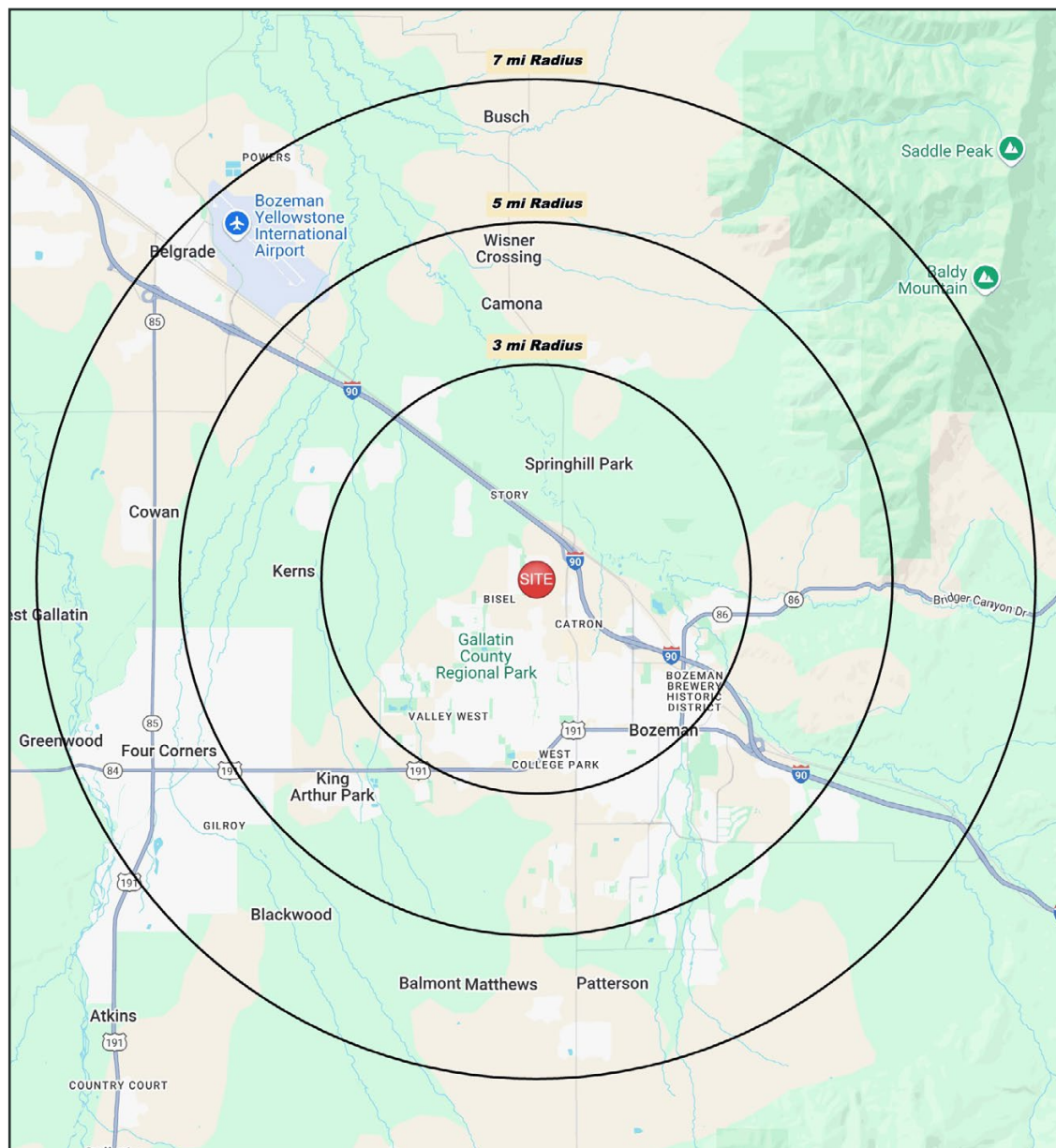
Daytime Population: 66,301

Median Age: 33.0



Average Household Income: \$136,948

Median Household Income: \$99,267



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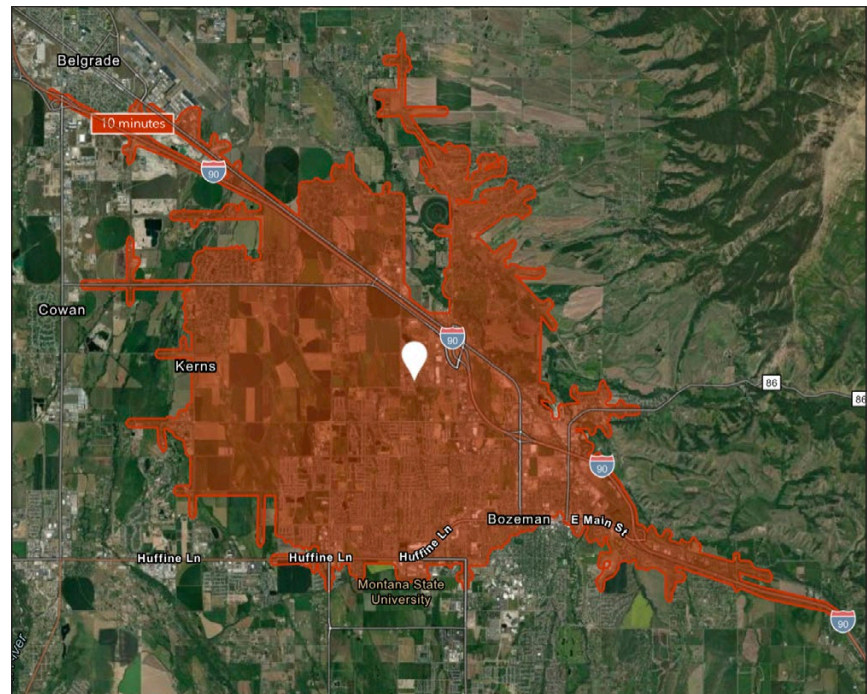
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10 MINUTE DRIVE TIME



KEY FACTS

43,846

Population

\$80,028

Median Household Income

31.6

Median Age

46,745

Daytime Population

TAPESTRY SEGMENTS

College Towns

7,141 Households

Socioeconomic Traits

About half the residents are enrolled in college, while the rest work for a college or the services that support it.

Household Types

These are nonfamily households with many students living alone or with roommates for the first time.

Typical Housing

Multi-unit Rentals; Single Family

Bright Young Professionals

5,796 Households

Socioeconomic Traits

Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.

Household Types

Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.

Typical Housing

Single Family; Multi-units

Emerald City

1,783 Households

Socioeconomic Traits

Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.

Household Types

Single-person and nonfamily types make up over half of all households.

Typical Housing

Single Family; Multi-units

TOTAL RETAIL SALES

Includes F&B



\$454,700,576

EDUCATION

Bachelor's Degree
or Higher



58%

OWNER OCCUPIED HOME VALUE

Average



\$686,293

ANNUAL HOUSEHOLD SPENDING

\$4,050

Eating
Out

\$2,258

Apparel &
Services

\$7,061

Groceries

\$269

Computer &
Hardware

\$6,522

Health
Care



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