

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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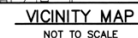
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TRADE AREA DEMOGRAPHICS

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**

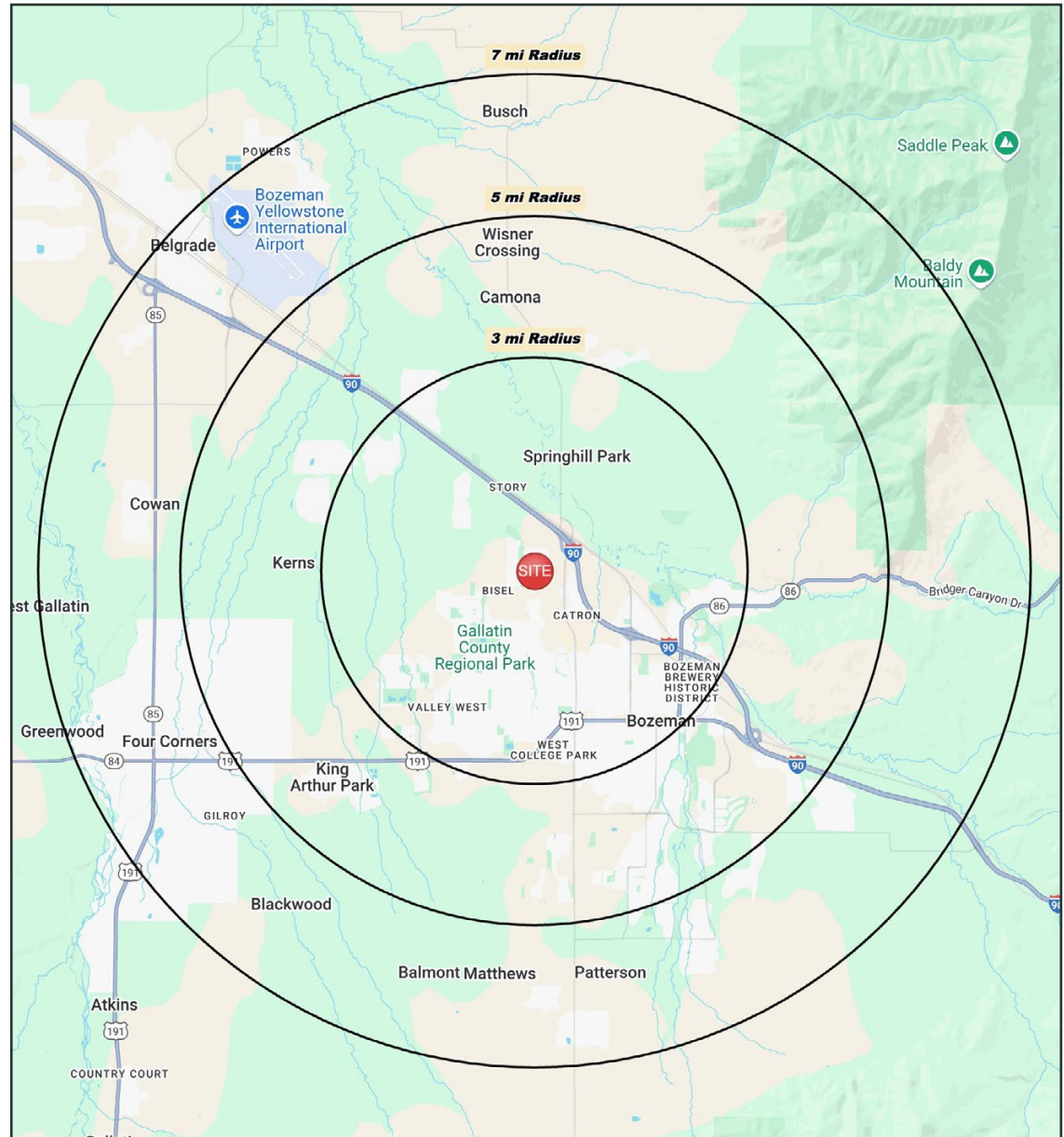
Daytime Population: **66,301**

Median Age: **33.0**



Average Household Income: **\$136,948**

Median Household Income: **\$99,267**



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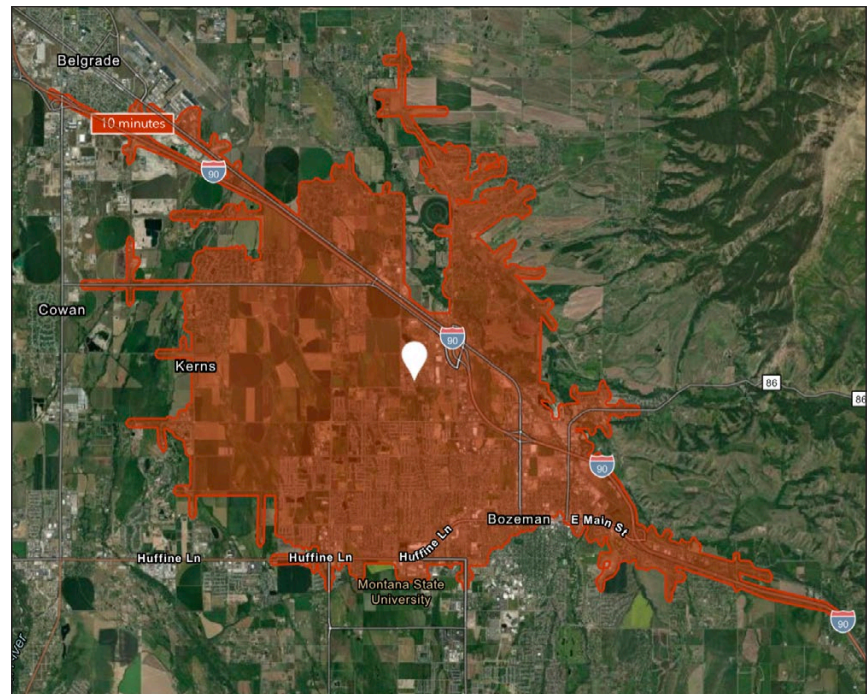
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10 MINUTE DRIVE TIME



KEY FACTS

44,445

Population

\$89,662

Median Household Income

32.1

Median Age

47,265

Daytime Population

TAPESTRY SEGMENTS

Modern Minds

6,261 households

Socioeconomic Traits

Primarily in city outskirts and suburbs, this fast-growing segment includes educated young adults, many foreign-born. They work in diverse industries, earn upper-tier incomes, and live in newer homes with multiple vehicles.

Household Types

Married couples;
singles living alone

Typical Housing

Multi-Units

College Towns

5,188 households

Socioeconomic Traits

These university-focused communities across metros and suburbs include many students, recent immigrants, and degree holders. Most work part-time nearby in service or government jobs, rent multifamily or campus housing, and live in both large and smaller cities.

Household Types

Singles living alone; singles with
roommates

Typical Housing

Multi-Units

Emerging Hub

1,996 households

Socioeconomic Traits

These growing urban communities consist mostly of young, single professionals and students. Many work remotely in professional fields, rent apartments, and frequently relocate. Walking or biking is sometimes possible.

Household Types

Singles living alone; married
couples with no kids

Typical Housing

Multi-Units

TOTAL RETAIL SALES

Includes F&B



\$521,137,201

EDUCATION

Bachelor's Degree
or Higher



57%

OWNER OCCUPIED HOME VALUE

Average



\$831,560

ANNUAL HOUSEHOLD SPENDING

\$4,288

Eating
Out

\$2,592

Apparel &
Services

\$7,571

Groceries

\$251

Computer &
Hardware

\$7,429

Health
Care



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