



RESTAURANT | ENTERTAINMENT | EVENT VENUE

75770 GALLATIN ROAD, BOZEMAN, MT



THE
JUMP



THE JUMP

BOZEMAN, MT

PROPERTY INFORMATION

Lot Size

2.3 Acres

....

Building Size

±10,000 SF

....

Zoning

No Covenants

....

Traffic Count

15,895 ADT

....

Access

Direct Highway Access

....

**All Beverage Liquor License with
Gambling & Catering endorsement**

LIST PRICE

\$4,250,000

(Includes: Real estate, building improvements, FF&E,
Full Liquor and Gambling licenses)

TOTAL VENUE OF CURRENT USE

Restaurant/Dance Hall/Lounge/Casino

Private Event Capabilities

2 kitchens, 2 bars

Drive-thru with menu board and ordering system

Built-in wood fired pizza oven

Total Capacity 400

RESTAURANT & BAR

Seats **120 guests** with
full open dance floor

....

Seats **180** total floor usage

....

Jereco designed sound system for profes-
sional production stage performances

LOUNGE & BILLIARD ROOM

Additional lounge space
with seating for **50**

BILLIARD ROOM

2 full-size pool tables

CASINO

Casino/Lounge with **20 machine capacity**.
Currently running **16 machines** with
separate bar.

ENTERTAINMENT CAPABILITIES

State-of-the-art
Jereco Studio-designed AV system

....

8 Large Screen TVs with AV connectivity

....

Custom-designed **professional
sound system for:**
Live Music, DJs, and House Music





EVENT SPACES OUTDOOR

Full scale outdoor event capabilities with
production state hookups.

.....

Capacity: 1,500+ guests

.....

On-site parking included



DEMOGRAPHICS AT 5, 7, 10 AND 15 MILE RADIUS

5 MILE RADIUS:



Total Population: **4,408**

Households: **1,759**

Daytime Population: **2,376**

Median Age: **41.0**



Average Household Income: **\$160,940**

Median Household Income: **\$103,892**

7 MILE RADIUS:



Total Population: **13,498**

Households: **5,329**

Daytime Population: **9,099**

Median Age: **39.4**



Average Household Income: **\$160,133**

Median Household Income: **\$113,405**

10 MILE RADIUS:



Total Population: **66,347**

Households: **26,795**

Daytime Population: **39,805**

Median Age: **32.0**



Average Household Income: **\$136,073**

Median Household Income: **\$99,935**

15 MILE RADIUS:



Total Population: **107,111**

Households: **43,782**

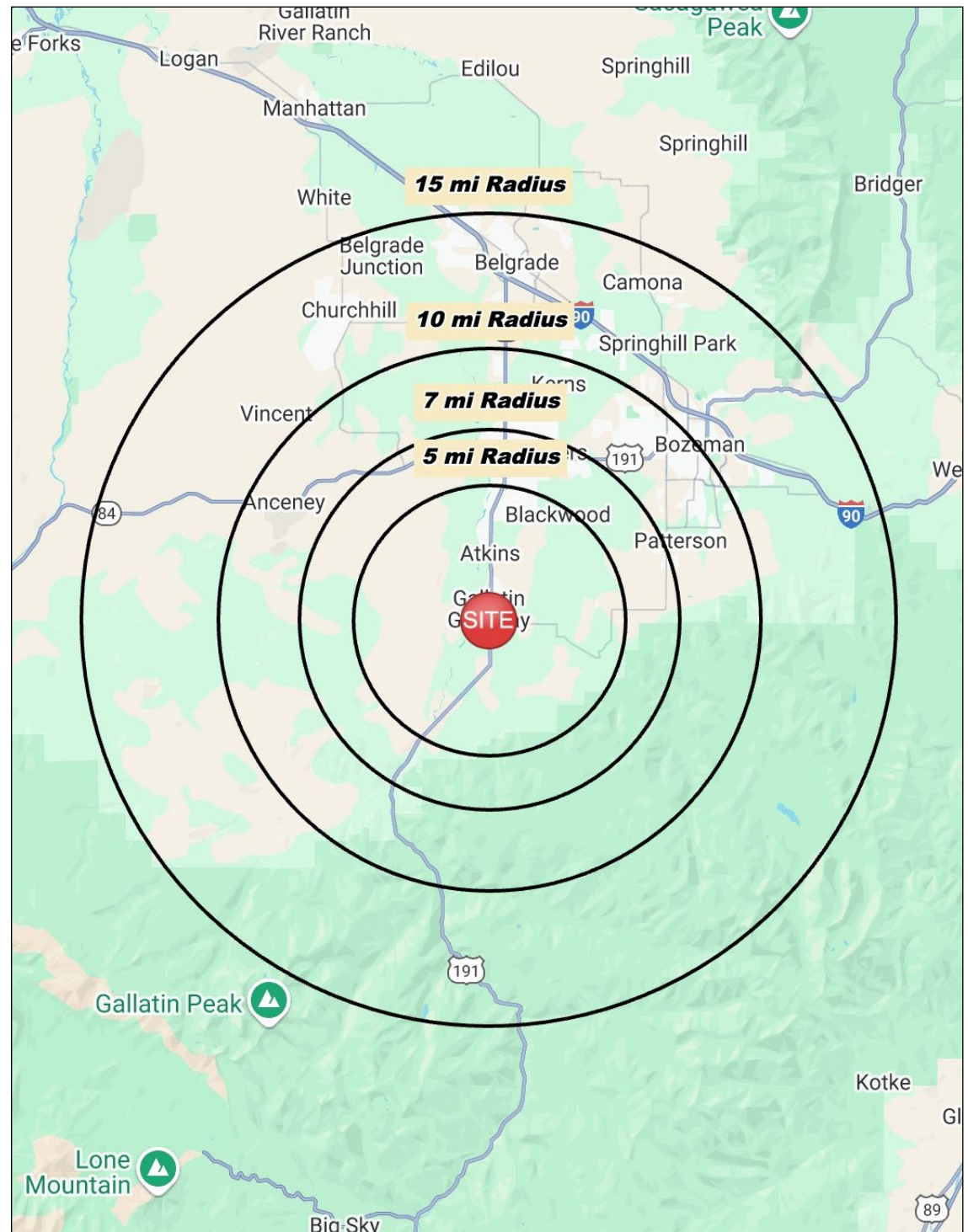
Daytime Population: **76,776**

Median Age: **33.7**

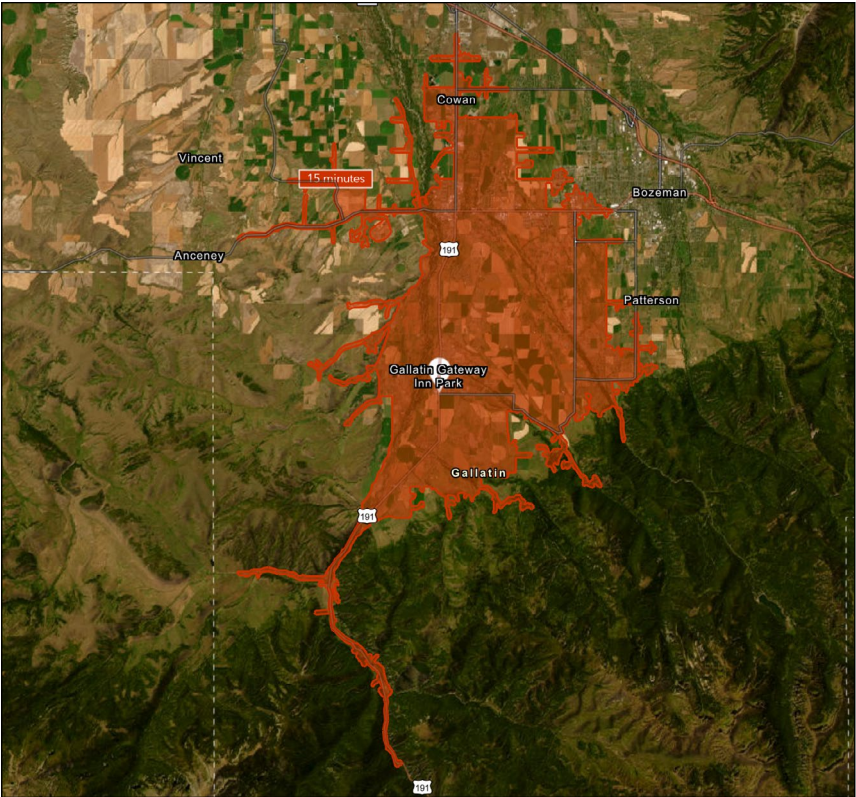


Average Household Income: **\$135,877**

Median Household Income: **\$99,054**



15 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$251,181,191

EDUCATION

Bachelor's Degree
or Higher



55%

OWNER OCCUPIED HOME VALUE

Average



\$1,000,235

KEY FACTS

19,358

Population

37.8

Median Age

\$115,836

Median Household Income

18,492

Daytime Population

TAPESTRY SEGMENTS

Flourishing Families <i>1,837 households</i>	City Greens <i>1,322 households</i>	Dreambelt <i>1,180 households</i>
Socioeconomic Traits Suburban families, mostly aged 35–64, live in growing Southern and Midwestern areas. They're often married, employed professionally, middle-income, self-employed, own 1990s homes, and commute long distances with multiple vehicles.	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.	Socioeconomic Traits These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.
Household Types Married couples	Household Types Married couples; singles living alone	Household Types Married couples
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$5,317

Eating
Out

\$3,159

Apparel &
Services

\$9,315

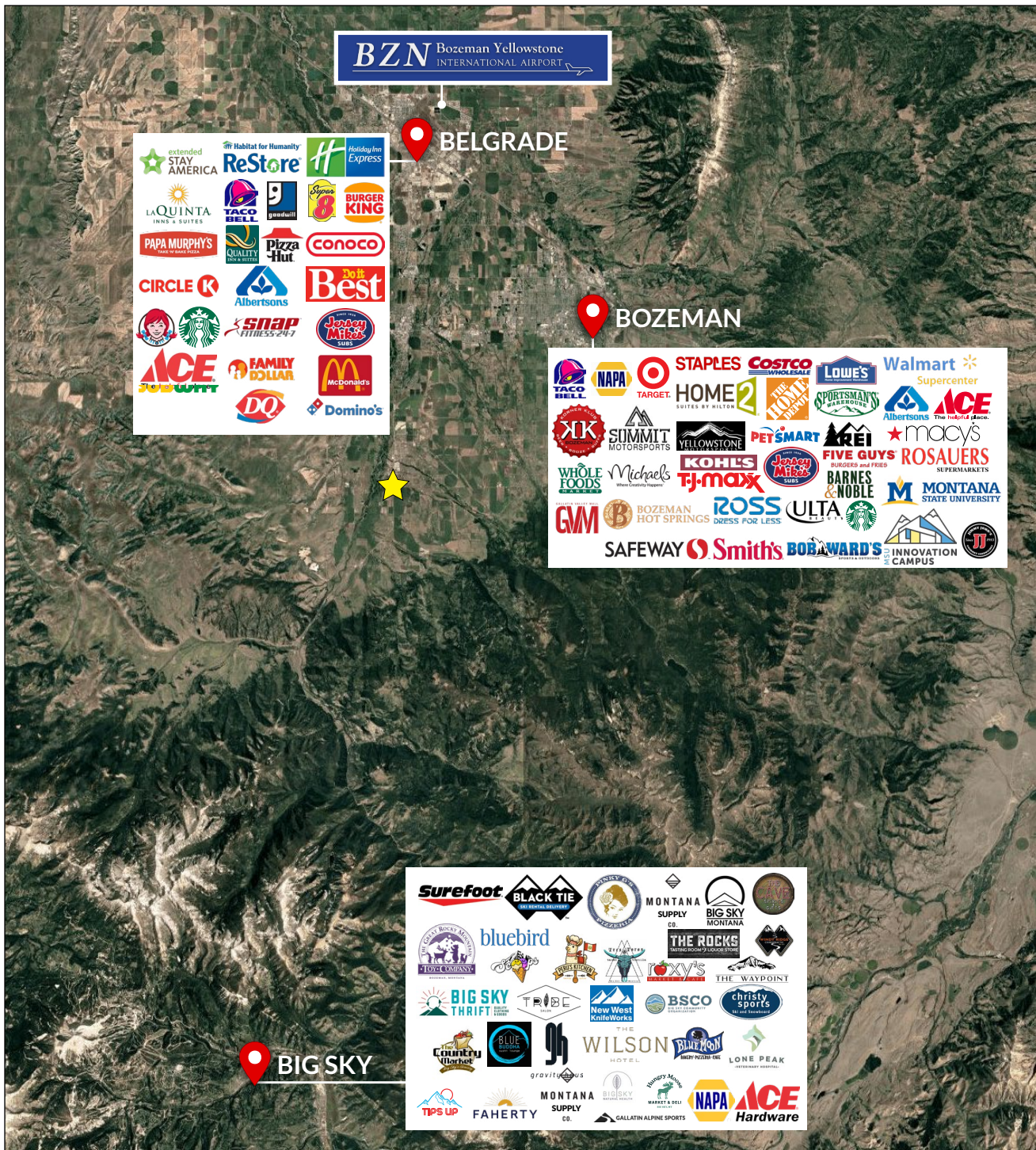
Groceries

\$299

Computer &
Hardware

\$9,798

Health
Care



LOCATION HIGHLIGHTS

Strategically located to serve:

Gallatin County
Big Sky
Bozeman
Belgrade

INFRASTRUCTURE

Autonomous water and sewer systems

....

Fiber optic connectivity

....

DEQ-approved with **multiple**
food retail concessions approved

THE FOOD



THE JUMP



CHARTER REALTY

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