

BOZEMAN SQUARE

RETAIL/OFFICE/HOTEL/CIVIC

W OAK ST & NORTH 7TH AVENUE | BOZEMAN, MT 59715

AREA TENANTS

COSTCO
WHOLESALE



TJ-maxx

Walmart
Supercenter

WHOLE
FOODS
MARKET



PROPERTY INFORMATION

- Bozeman Square is a transformative, mixed-use redevelopment opportunity in the heart of Bozeman, Montana.
- Phase I is a lifestyle-driven project that will deliver a curated mix of national, regional, and local retailers and culinary operators.
- Phase II will consist of civic uses, performing arts, and a hospitality component.
- With connectivity to the planned redevelopment of the 60-acre Gallatin County Fairgrounds and proximity to Downtown Bozeman, the 16-acre mixed-use Cannery District development, and the historic Northeast neighborhood, Bozeman Square will offer a synergistic destination unlike any other in the region.

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	50,863	67,885	98,647
MEDIAN HH INC	\$81,507	\$92,141	\$96,025
AVERAGE HH INC	\$117,015	\$130,268	\$133,831



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FOR MORE INFORMATION CONTACT:

ANDREW INCHES | 406.581.6595 | Andrew@CharterRealty.com

CRAIG MUELLER | 561.371.8437 | CraigM@CharterRealty.com



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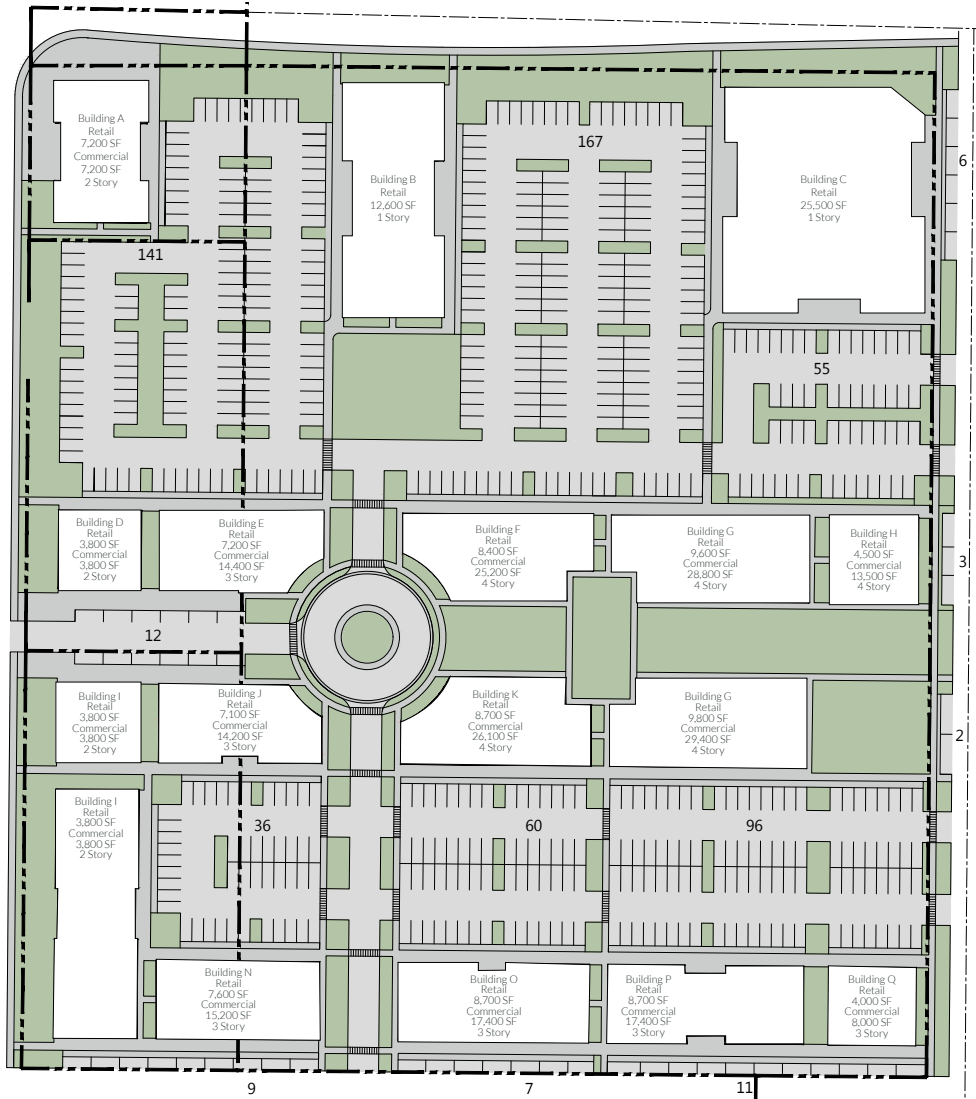
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SITE PLAN OPTION 1



SITE PLAN OPTION 2



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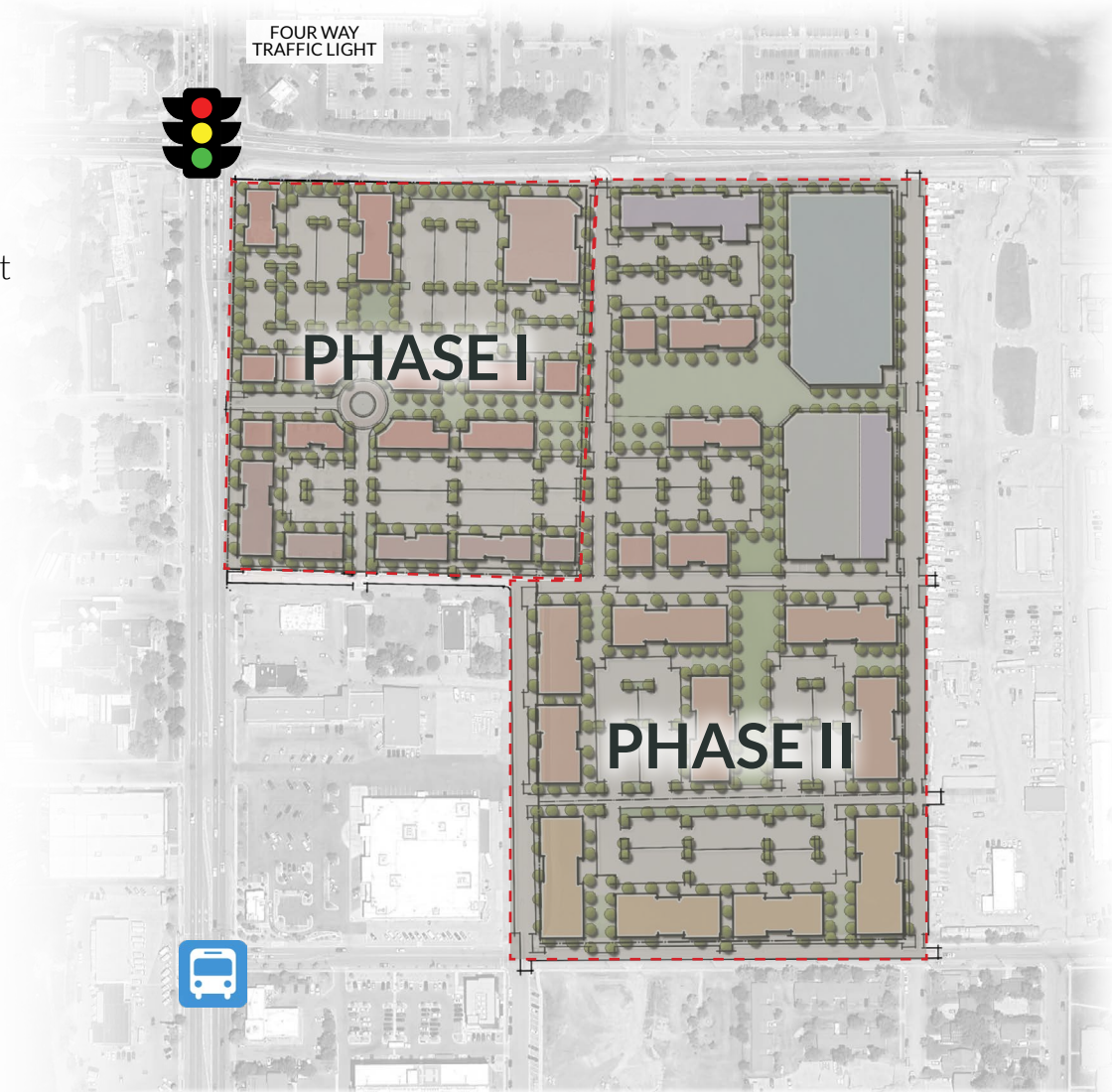
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VISION

Recent new entrants into the market illustrate the demand for quality retailers Bozeman. Bozeman Square can draw on this success, but in an infill location with a blank slate to conceive a mixed-use environment that will create a draw for retail shoppers beyond the retail component itself. Bozeman Square is envisioned as a vibrant, walkable mixed-use development that brings together:

- **Lifestyle Retail Village** with national brands and local boutiques
- **Outdoor Plazas** and public gathering areas featuring work from local/regional artists.
- **Restaurant Row** with high-end regional dining concepts
- **Hospitality** (e.g., boutique hotel, extended stay)
- **Food Hall** concept supporting local culinary entrepreneurs
- **Performing Arts & Civic Facilities** including a proposed convention center, performing arts and/or a museum.

The project creates synergy with the adjacent **Gallatin County Fairgrounds redevelopment**, offering an unmatched regional draw.



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TRADE AREA DEMOGRAPHICS

GALLATIN COUNTY POPULATION: 126,409

3 MILE RADIUS:



Total Population: **50,863**

Households: **21,610**

Daytime Population: **41,777**

Median Age: **29.5**



Average Household Income: **\$117,015**

Median Household Income: **\$81,507**

5 MILE RADIUS:



Total Population: **67,885**

Households: **28,650**

Daytime Population: **47,737**

Median Age: **31.6**



Average Household Income: **\$130,268**

Median Household Income: **\$92,141**

10 MILE RADIUS:



Total Population: **98,647**

Households: **40,853**

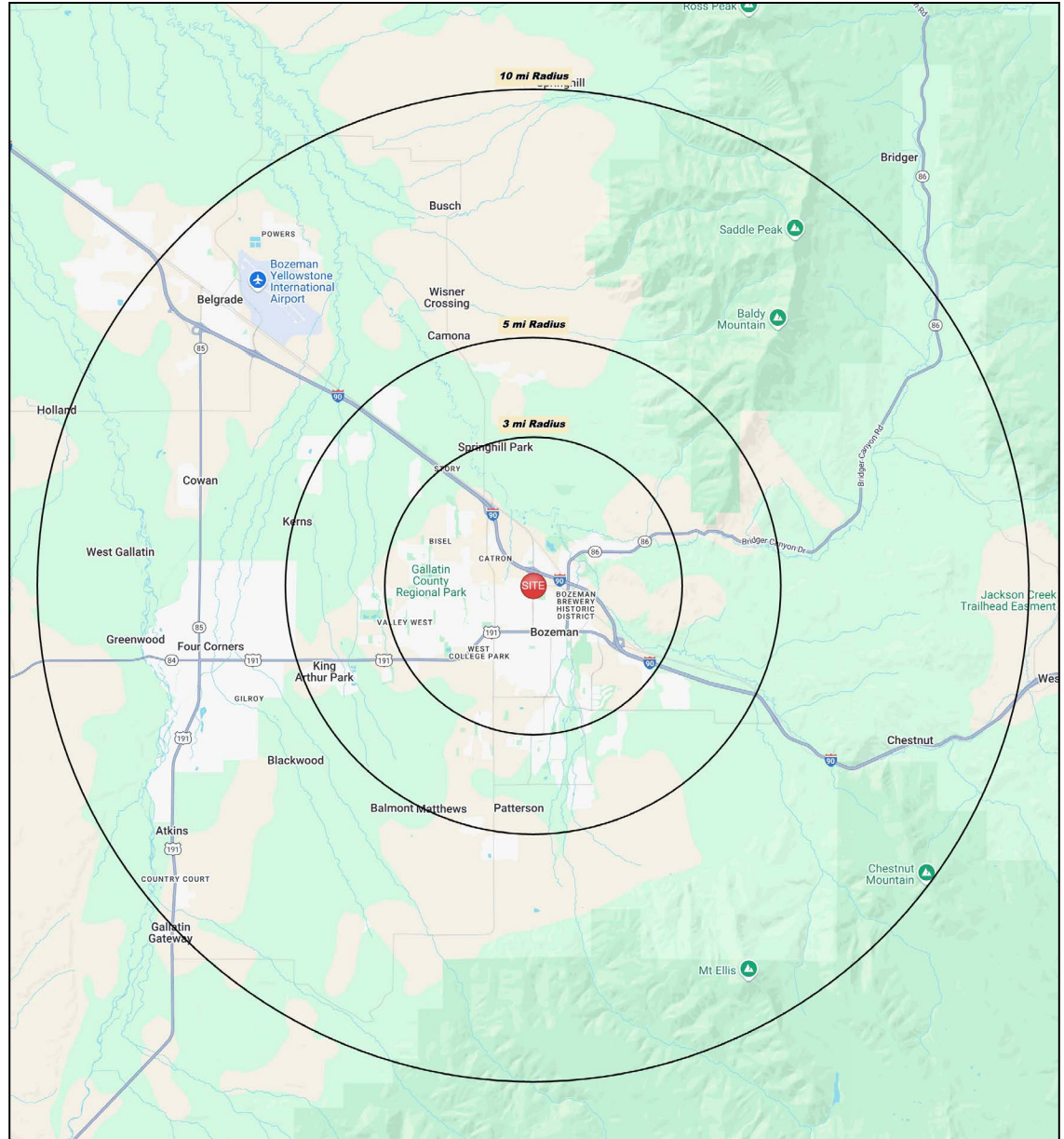
Daytime Population: **63,554**

Median Age: **33.5**



Average Household Income: **\$133,831**

Median Household Income: **\$96,025**



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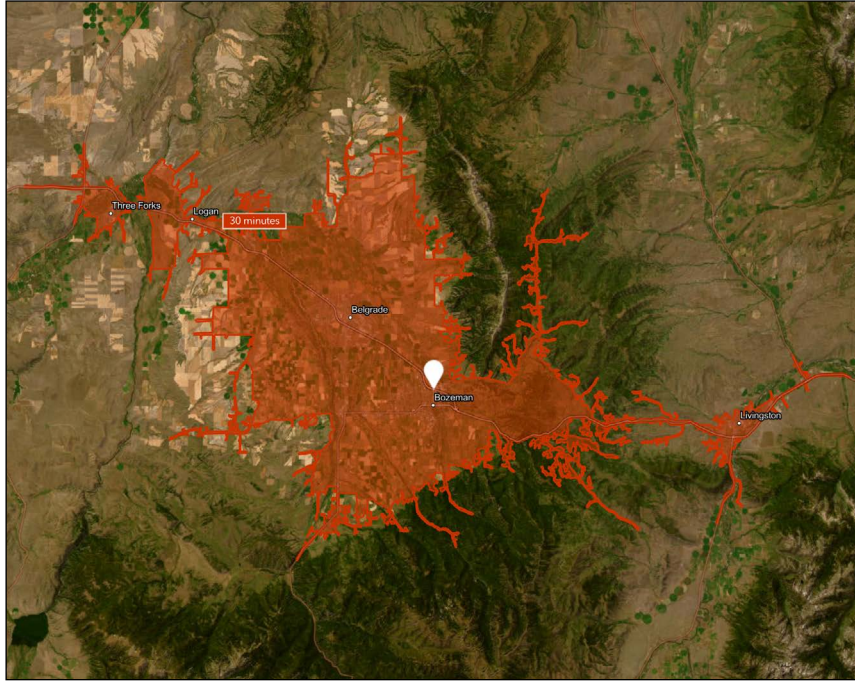
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30 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$1,376,495,166

EDUCATION

Bachelor's Degree
or Higher



53%

KEY FACTS

131,238

Population

34.1

Median Age

\$83,403

Median Household Income

129,854

Daytime Population

TAPESTRY SEGMENTS

Bright Young Professionals

9,415 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), w/ above-average concentrations of both single-parent & single-person households.

Typical Housing

Single Family; Multi-units

College Towns

9,277 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

Middleburg

4,000 Households

Socioeconomic Traits

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%

Household Types

Young couples, many with children; average household size is 2.75.

Typical Housing

Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,331

Eating
Out

\$2,385

Apparel &
Services

\$7,701

Groceries

\$282

Computer &
Hardware

\$7,294

Health
Care



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