

PERSONAL WAREHOUSE

105 DEPOT DRIVE | BELGRADE, MT 59714

11 UNITS | UNDER CONSTRUCTION

ANCHORED BY



PROPERTY INFORMATION

- For Sale / For Lease
- At exit ramp of Interstate 90
- Ideal for Small Business, Personal Use
- Insulated Masonry Construction
- Mezzanines
- Finished Private Restrooms
- Walkout or Juliet Balconies Available
- Polished Concrete Floors
- Interior Painted and Finished Walls
- 24/7 Access, Wide Paved Aisles
- Insulated Roof and HVAC Ducting

AVAILABLE SPACE

- Unit 10: 4,200 sf
- Unit 102: 4,200 sf
- Unit 201: 1,500 sf
- Unit 202: 3,000 sf
- Unit 203: 3,000 sf
- Unit 204: 1,250 sf
- Unit 301: 1,653 sf
- Unit 303: 1,653 sf
- Unit 304: 1,653 sf
- Unit 305: 1,292 sf
- Unit 306: 1,292 sf

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	17,204	26,497	52,672
MEDIAN HH INC	\$93,022	\$98,645	\$104,010
AVERAGE HH INC	\$123,170	\$131,610	\$133,596



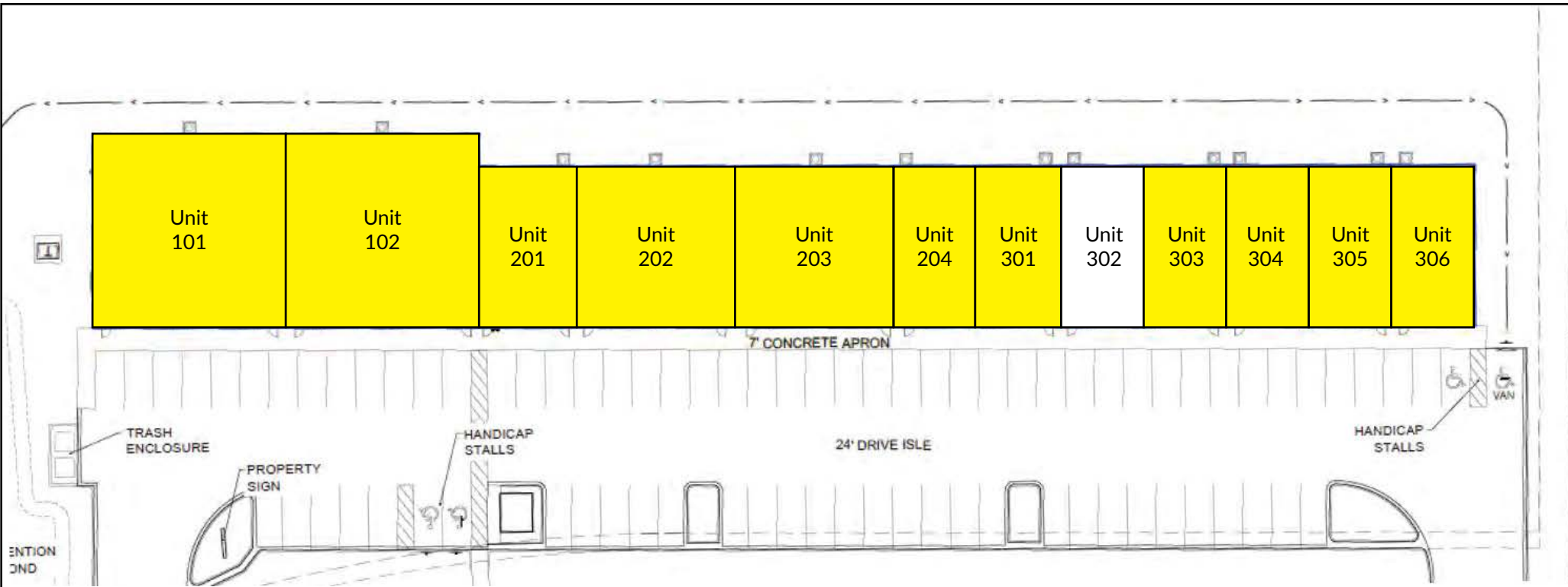
www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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Available

#	Legend	Sq. Ft.	List Price
101	Fully Finished, Front Loaded, Finished Walls	4,200	\$1,710,000.00
102	Fully Finished, Front Loaded, Finished Walls	4,200	\$1,717,500.00
201	Restroom Only, No Mezzanine, Finished Walls	1,500	\$682,500.00
202	Fully Finished, Front Loaded, Finished Walls	3,000	\$1,232,500.00
203	Fully Finished, Front Loaded, Finished Walls	3,000	\$1,225,000.00
204	Restroom Only, No Mezzanine, Finished Walls	1,250	\$612,500.00

301	Fully Finished, Finished Walls	1,653	\$665,122.50
302	SOLD	1,653	\$672,622.50
303	Restroom Only, Front Loaded, Finished Walls	1,653	\$678,037.50
304	Fully Finished, Front Loaded, Finished Walls	1,653	\$678,037.50
305	Restroom Only, No Mezzanine, Finished Walls	1,292	\$626,377.50
306	Fully Finished, Finished Walls	1,292	\$665,122.50



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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: 17,204

Households: 6,732

Daytime Population: 9,601

Median Age: 33.6



Average Household Income: \$123,170

Median Household Income: \$93,022

5 MILE RADIUS:



Total Population: 26,497

Households: 10,230

Daytime Population: 14,000

Median Age: 35.9



Average Household Income: \$131,610

Median Household Income: \$98,645

7 MILE RADIUS:



Total Population: 52,672

Households: 21,360

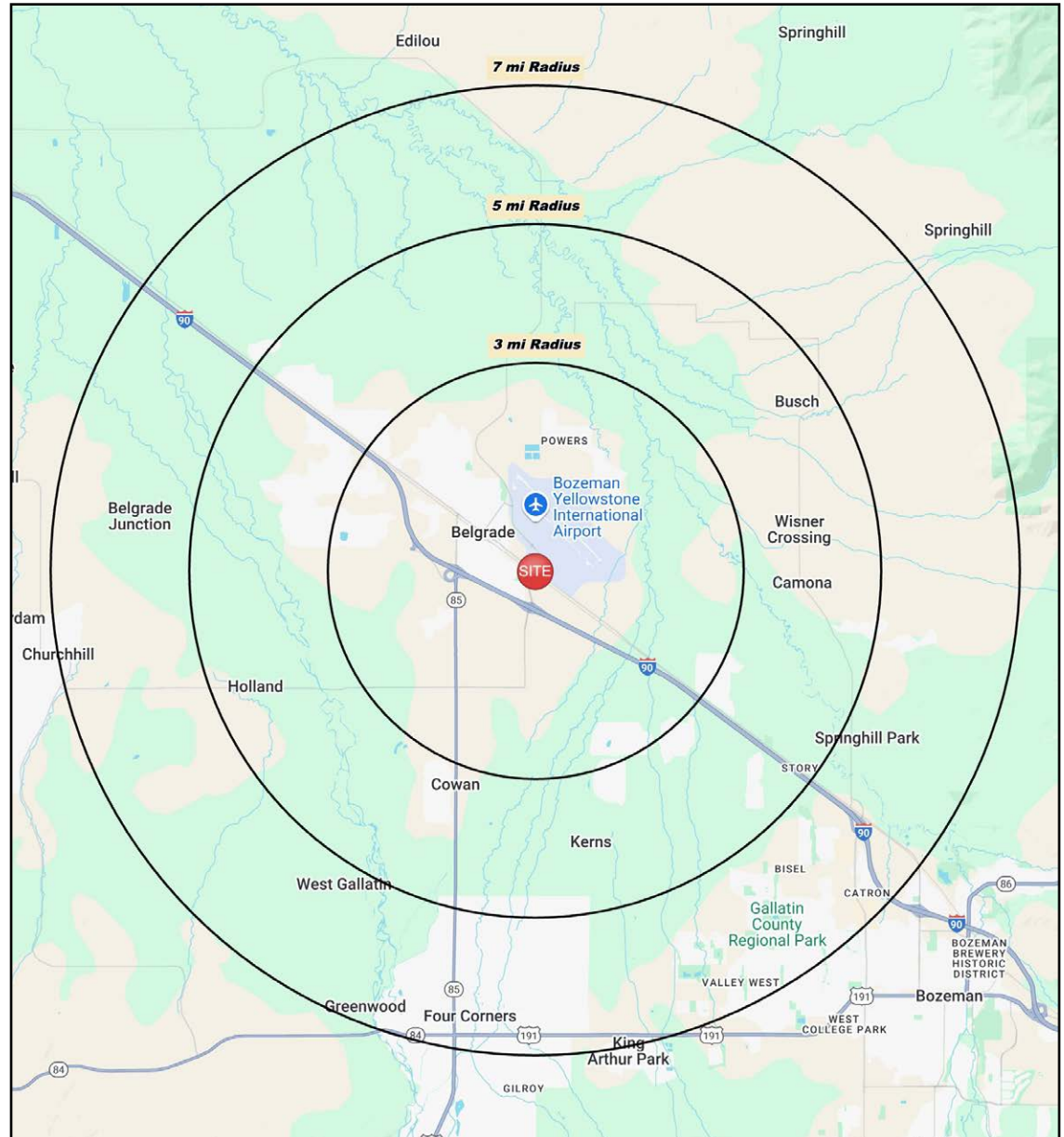
Daytime Population: 28,005

Median Age: 34.9



Average Household Income: \$133,596

Median Household Income: \$104,010



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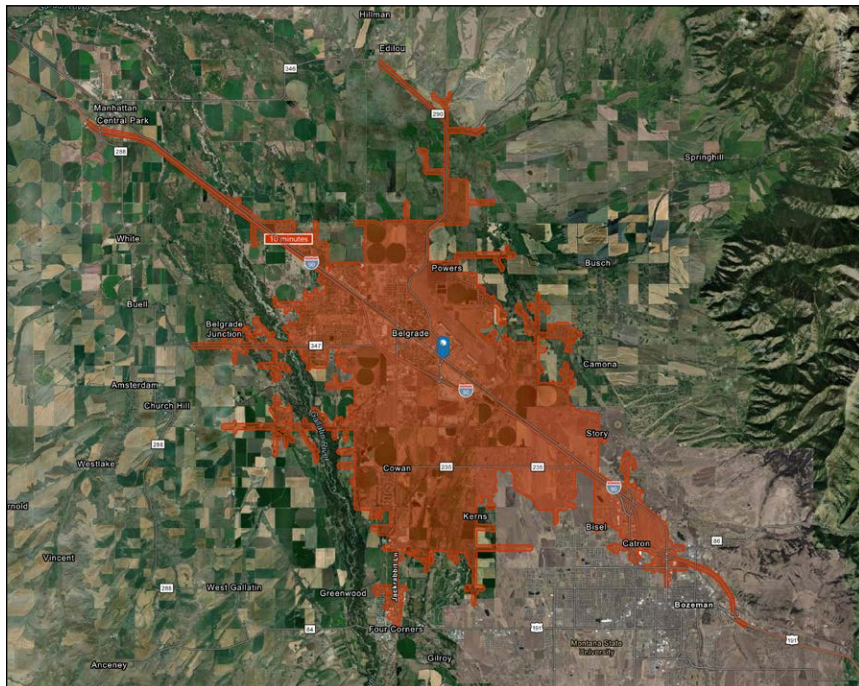
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10 MINUTE DRIVE TIME



KEY FACTS

27,471

Population

34.9

Median Age

\$97,273

Median Household Income

26,230

Daytime Population

TAPESTRY SEGMENTS

Moderate Metros <i>2,323 households</i>	Modern Minds <i>2,182 households</i>	Dreambelt <i>1,484 households</i>
Socioeconomic Traits In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.	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.	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; singles living alone	Household Types Married couples; singles living alone	Household Types Married couples
Typical Housing Single Family	Typical Housing Multi-Units	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$303,343,538

EDUCATION

Bachelor's Degree or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$889,744

ANNUAL HOUSEHOLD SPENDING

\$4,537

Eating Out

\$2,724

Apparel & Services

\$7,965

Groceries

\$257

Computer & Hardware

\$8,230

Health Care



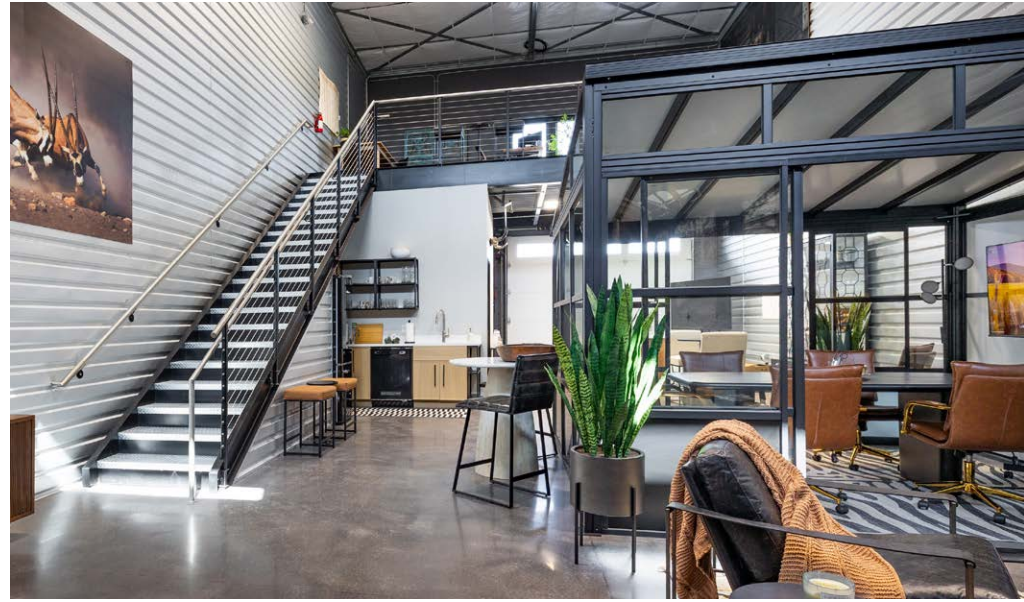
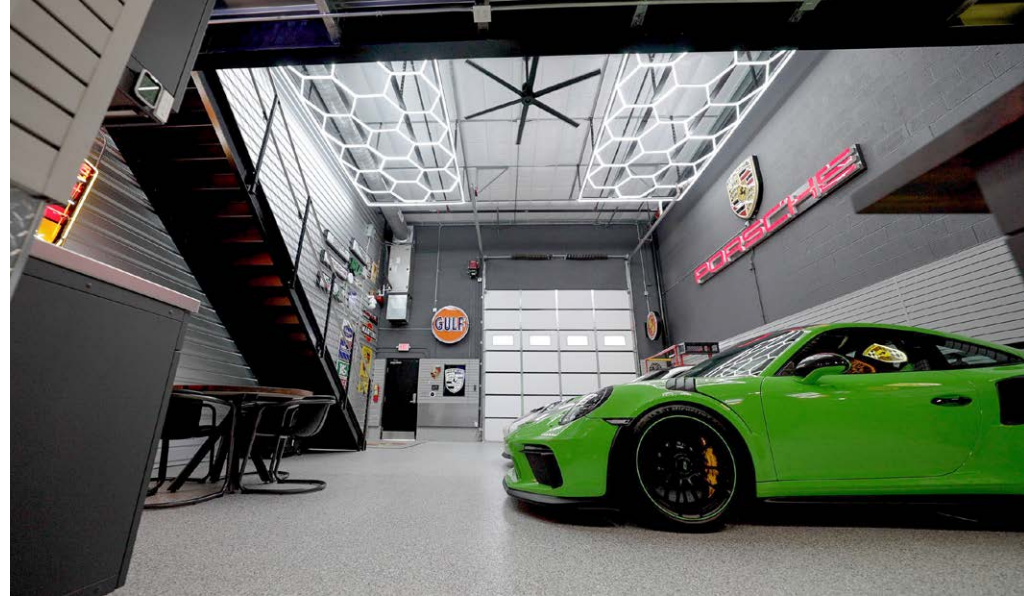
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BZN Bozeman Yellowstone
INTERNATIONAL AIRPORT



1,000 Workforce Housing Under Construction



13,091 VPD

7,839 VPD

PROPOSED
320 Affordable Housing Units

1,000
Workforce
Housing



STEAK RESTAURANT
COMING

26,090 VPD



COMING



EXIT 299

FUTURE DEVELOPMENT

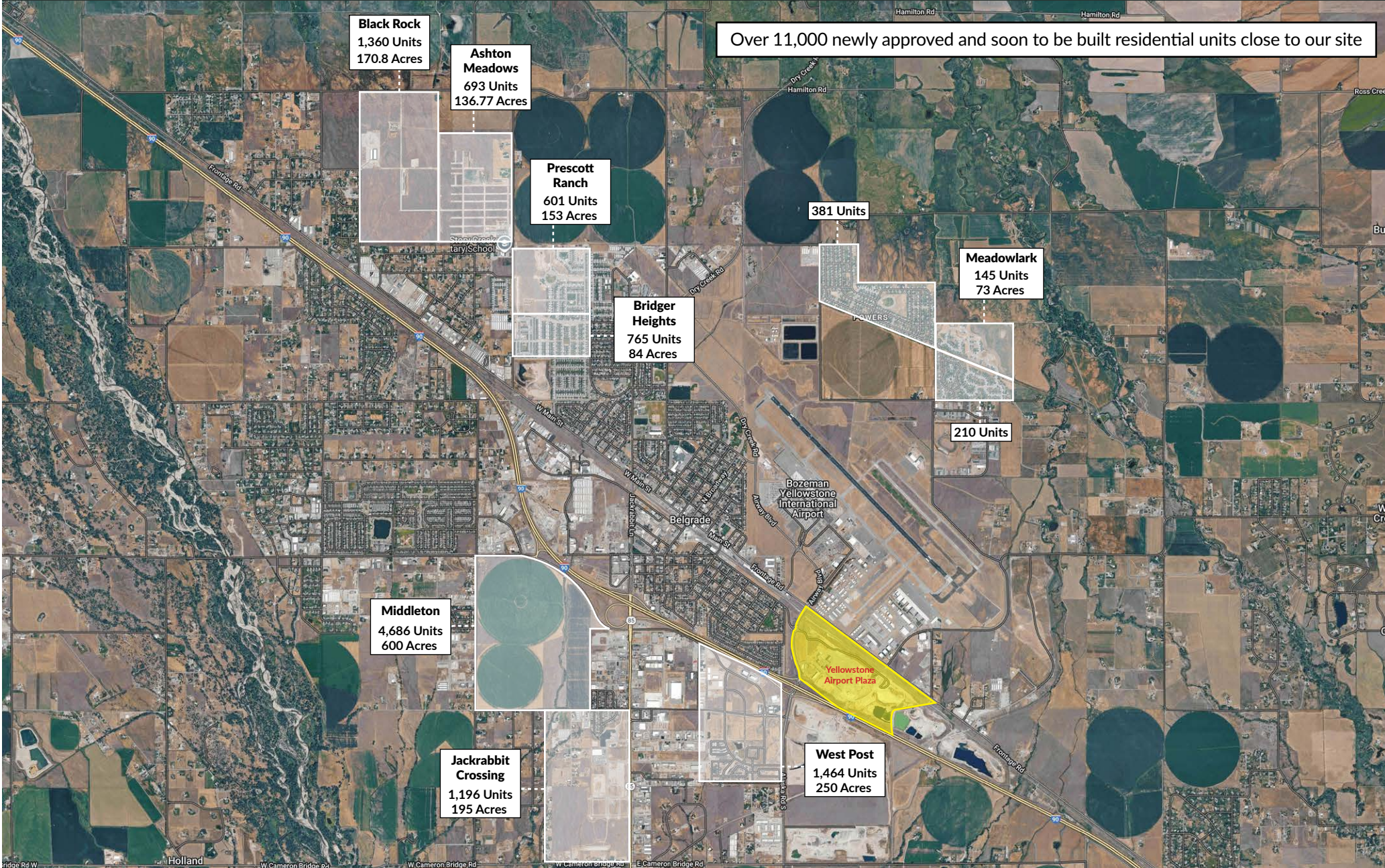


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