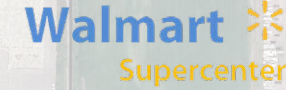


FORMER FAMOUS DAVE'S

RESTAURANT/ENTERTAINMENT

BOZEMAN SQUARE | 1230 N 7TH AVE | BOZEMAN, MT 59715

AREA TENANTS



PROPERTY INFORMATION

- ±6,500 SF freestanding building
- Existing commercial kitchen and bar infrastructure
- Built-out dining area with high seating capacity
- Ample on-site parking
- Prominent frontage on N 7th Avenue
- Immediate access to Oak Street and I-90

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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www.CharterRealty.com

FORMER FAMOUS DAVE'S

RESTAURANT/ENTERTAINMENT
BOZEMAN SQUARE | 1230 N 7TH AVENUE | BOZEMAN, MT 59715

Exceptional opportunity to lease a ±6,500 SF freestanding restaurant building positioned along North 7th Avenue & West Oak St, one of Bozeman's highest-traffic corridors.

Located within the future Bozeman Square redevelopment, this property offers immediate functionality, strong street presence, ample parking, and long-term upside in a rapidly evolving retail district.

This is a rare chance to secure a highly visible standalone building in the center of Bozeman's next major mixed-use node.



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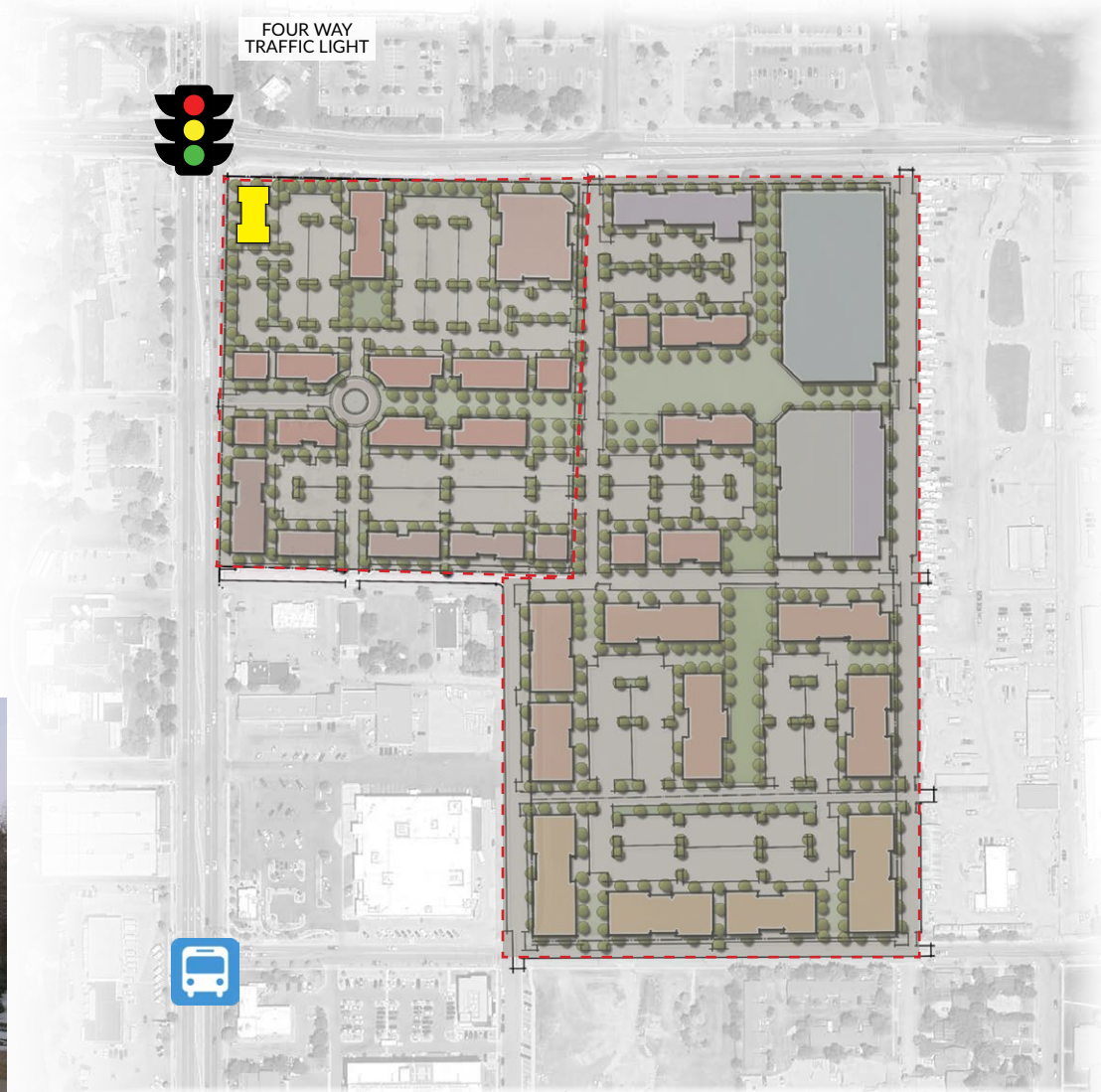
LOCATION ADVANTAGE

North 7th Avenue continues to solidify as one of Bozeman's dominant retail corridors, serving both local residents and regional traffic. The property benefits from:

- Strong daily traffic counts
- Proximity to national retailers
- Rapid surrounding residential growth
- Central positioning within a 31-acre mixed-use redevelopment

IDEAL FOR

- Full-service restaurant operators
- Entertainment-driven concepts
- Regional or national QSR brands seeking scale
- High-volume food & beverage users



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FORMER FAMOUS DAVE'S

RESTAURANT/ENTERTAINMENT

BOZEMAN SQUARE | 1230 N 7TH AVENUE | BOZEMAN, MT 59715

★ SITE



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FORMER FAMOUS DAVE'S

RESTAURANT/ENTERTAINMENT

BOZEMAN SQUARE | 1230 N 7TH AVENUE | BOZEMAN, MT 59715

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**

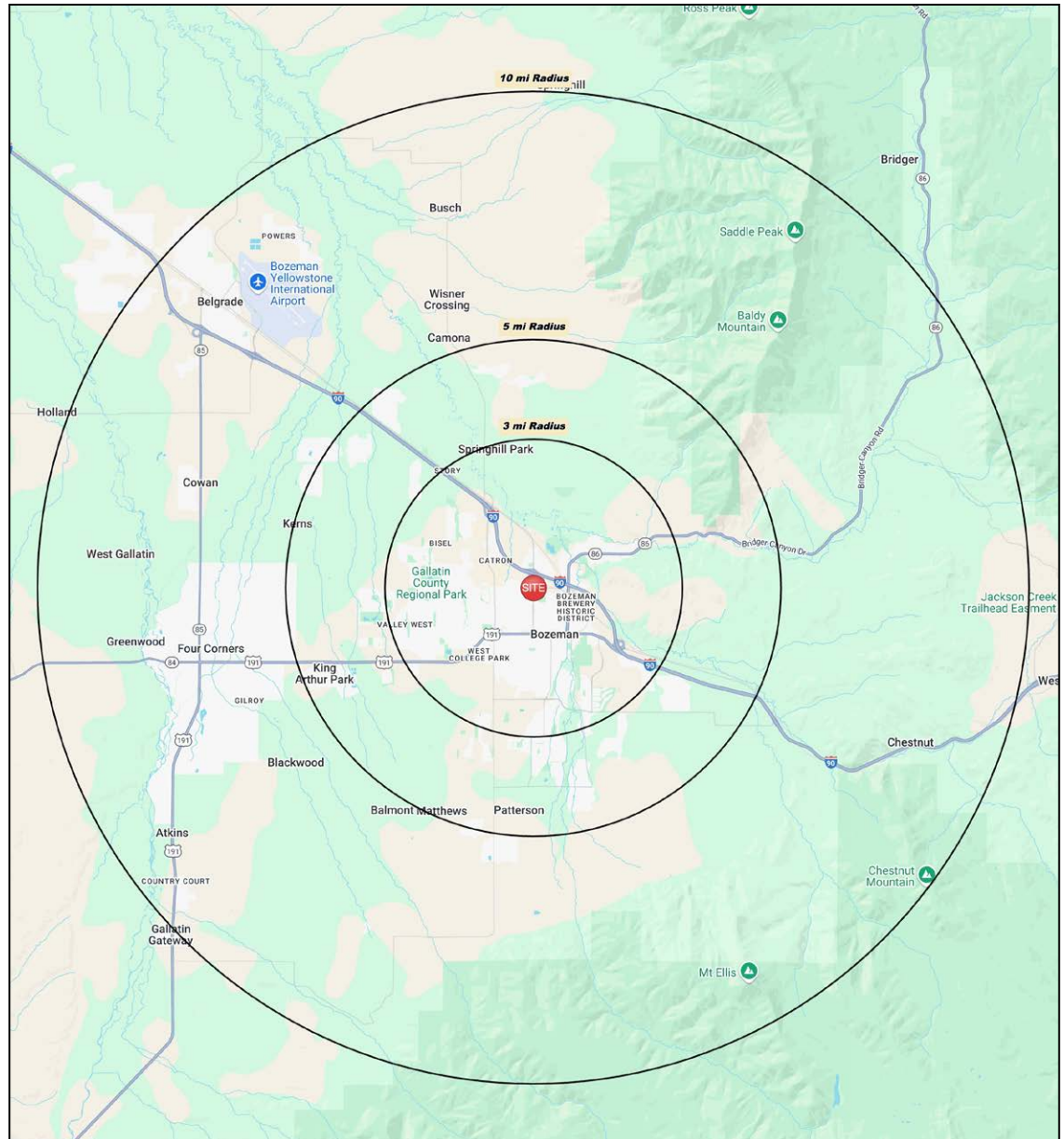
Daytime Population: **63,554**

Median Age: **33.5**



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

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



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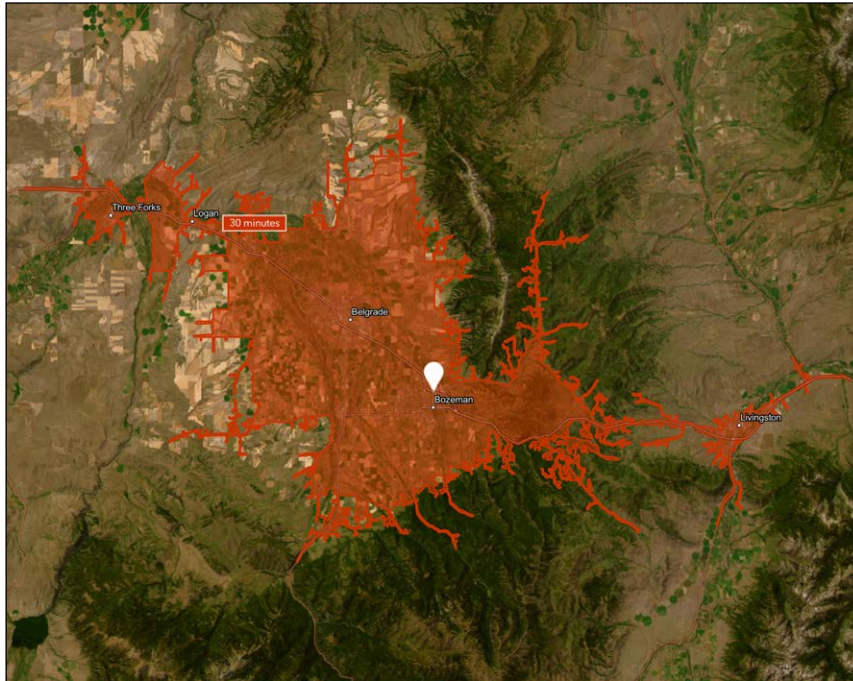
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FORMER FAMOUS DAVE'S

RESTAURANT/ENTERTAINMENT

BOZEMAN SQUARE | 1230 N 7TH AVENUE | BOZEMAN, MT 59715

30 MINUTE DRIVE TIME



KEY FACTS

131,238

Population

34.1

Median Age

\$83,403

Median Household Income

129,854

Daytime Population

TAPESTRY SEGMENTS

Bright Young Professionals <i>9,415 Households</i>	College Towns <i>9,277 Households</i>	Middleburg <i>4,000 Households</i>
<p>Socioeconomic Traits</p> <p>Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.</p>	<p>Socioeconomic Traits</p> <p>About half the residents are enrolled in college, while the rest work for a college or the services that support it.</p>	<p>Socioeconomic Traits</p> <p>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%</p>
<p>Household Types</p> <p>Household type is primarily couples, married (or unmarried), w/ above-average concentrations of both single-parent & single-person households.</p>	<p>Household Types</p> <p>These are nonfamily households with many students living alone or with roommates for the first time.</p>	<p>Household Types</p> <p>Young couples, many with children; average household size is 2.75.</p>
<p>Typical Housing</p> <p>Single Family; Multi-units</p>	<p>Typical Housing</p> <p>Multi-unit Rentals; Single Family</p>	<p>Typical Housing</p> <p>Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$1,376,495,166

EDUCATION

Bachelor's Degree or Higher



53%

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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