

# YELLOWSTONE AIRPORT PLAZA

AIRWAY BLVD & FRONTAGE ROAD | BELGRADE, MT 59714

AVAILABLE PAD SITES WITH & WITHOUT DRIVE THRU'S

ANCHORED BY



COMING

## PROPERTY INFORMATION

- Great highway exposure and access
- At NEW exit ramp of Interstate 90
- **Directly across from** 
- Available pad sites, hotel sites, retail spaces and distribution sites
- 50+ acre mixed use development across from Montana's busiest airport
- Located at the gate way to - Yellowstone National Park - Big Sky & Bridger ski Areas
- Airport is about to undergo Another Expansion
- Construction has begun
- 1,000 Workforce Housing Beds Coming Soon

## AVAILABLE SPACE

- Pad sites with & without Drive Thru's
- Retail space
- Hotel opportunities
- Large Box Retail

## 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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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
T3A	Available	2,000
T3B	Available	2,000
T3C	Big Shooters Espresso - .169 Acres	
T3	Available	12,600
T2	Personal Warehouse	18,000
CL1	Available Pad - 1.34 Acres	3,200
CL2	Available Pad - 0.68 Acres	2,722
CL3	Available Pad - 0.84 Acres	3,690
CL4	Available Pad - 0.73 Acres	5,500
CL5	Available Pad - 0.78 Acres	2,382
CL6	Available Pad - 0.66 Acres	2,619
CL7	Available Pad - 0.78 Acres	6,064
CL8	Available Pad - 0.90 Acres	7,500
T5	Circle K - 1.98 Acres	8,500
T6	Steak Restaurant - Coming - 2.79 Acres	72,000
T7	Even Hotel - 2.83 Acres	60,000
T8	Hampton Inn - Coming - 3.1 Acres	10,000
T9	Available Pad - 2.60 Acres	
T10	Available Pad - 3.01 Acres	
T10A	Available Pad - 1.00 Acres	
11	Available Pad - 0.48 Acres	4,500
12	Available Pad - 0.24 Acres	2,000
13	Available Pad - 0.57 Acres	5,000
14	Available Pad - 0.63 Acres	4,000
15/16	Available Pad - 1.42 Acres	
M1	Future Development	
M2	Future Development	
M3	Future Development	
M4	Future Development	
M5	Future Development	
M6	Future Development	
M7	Future Development	
M8	Future Development	



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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**

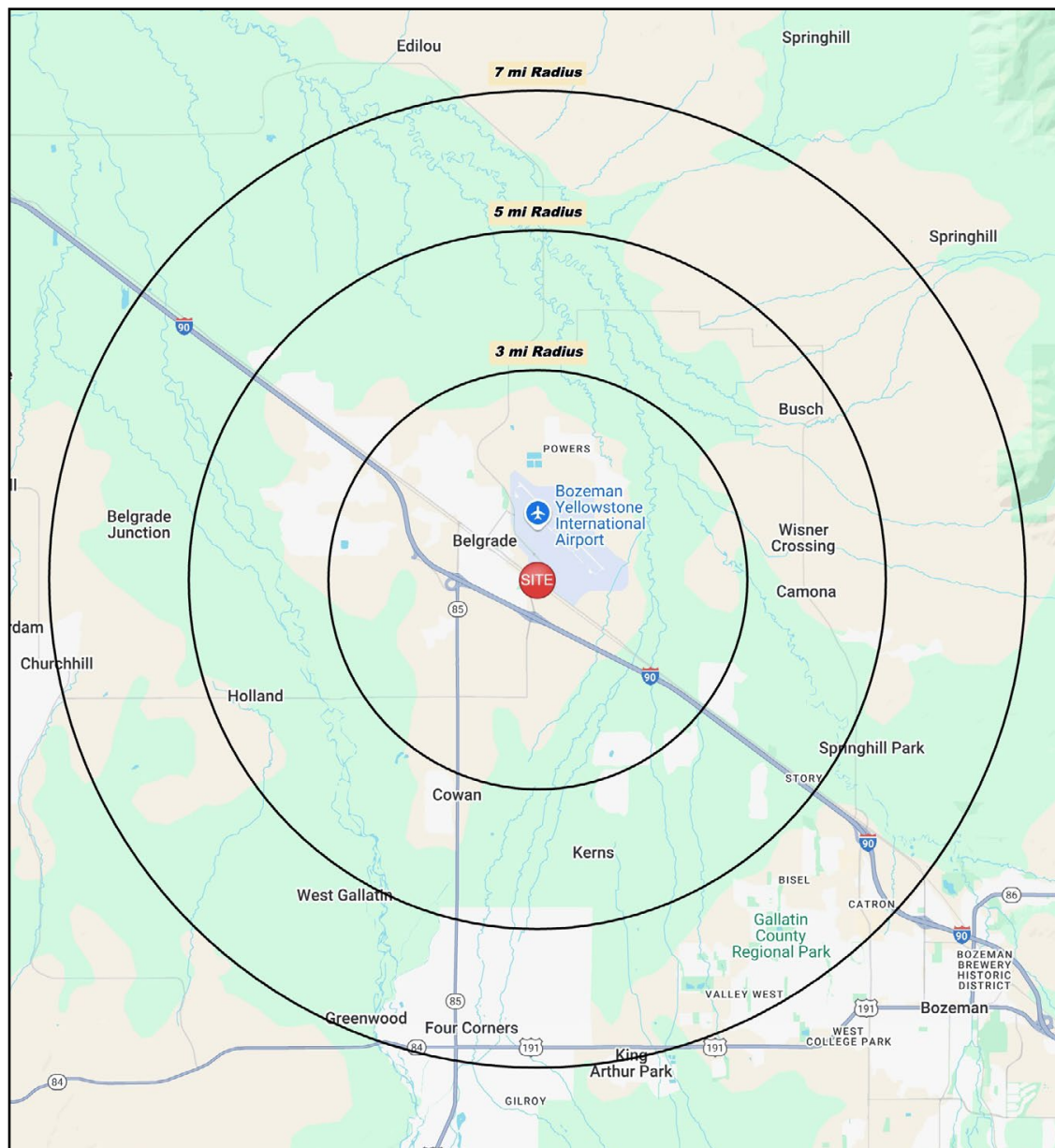
Daytime Population: **28,005**

Median Age: **34.9**



Average Household Income: **\$133,596**

Median Household Income: **\$104,010**



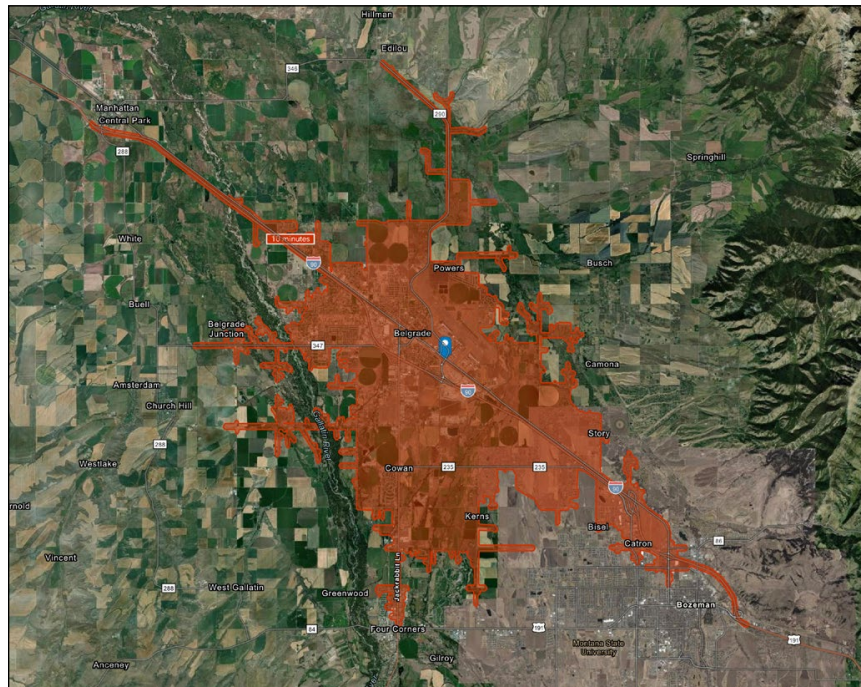
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10 MINUTE DRIVE TIME



## KEY FACTS

27,471

Population

\$97,273

Median Household Income

34.9

Median Age

26,230

Daytime Population

## TAPESTRY SEGMENTS

### Moderate Metros

2,323 households

#### 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.

#### Household Types

Married couples;  
singles living alone

#### Typical Housing

Single Family

### Modern Minds

2,182 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

### Dreambelt

1,484 households

#### 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

#### 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

PHASE 1

PHASE 2

PHASE 3

PHASE 4

EXIT 299

FUTURE DEVELOPMENT



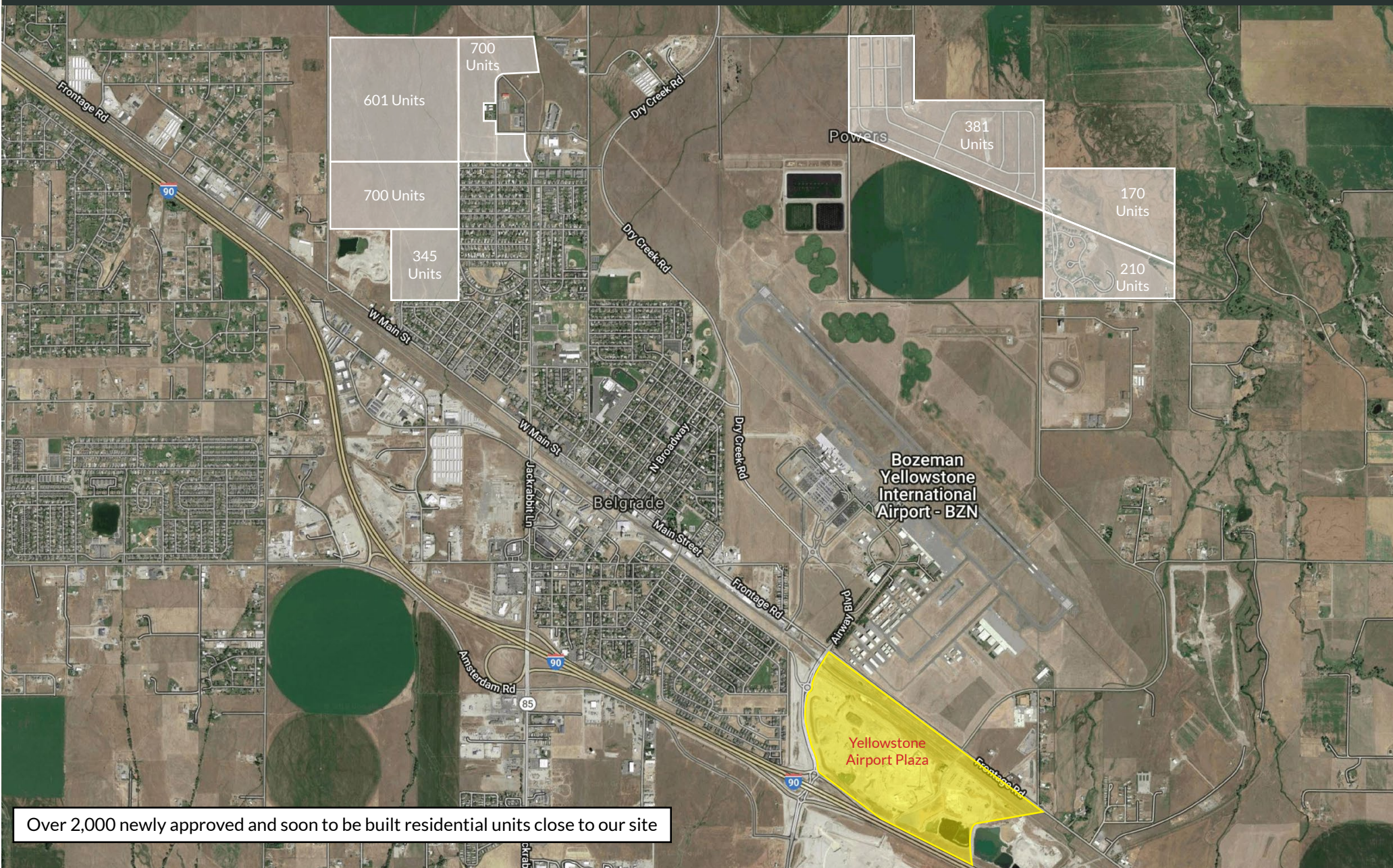
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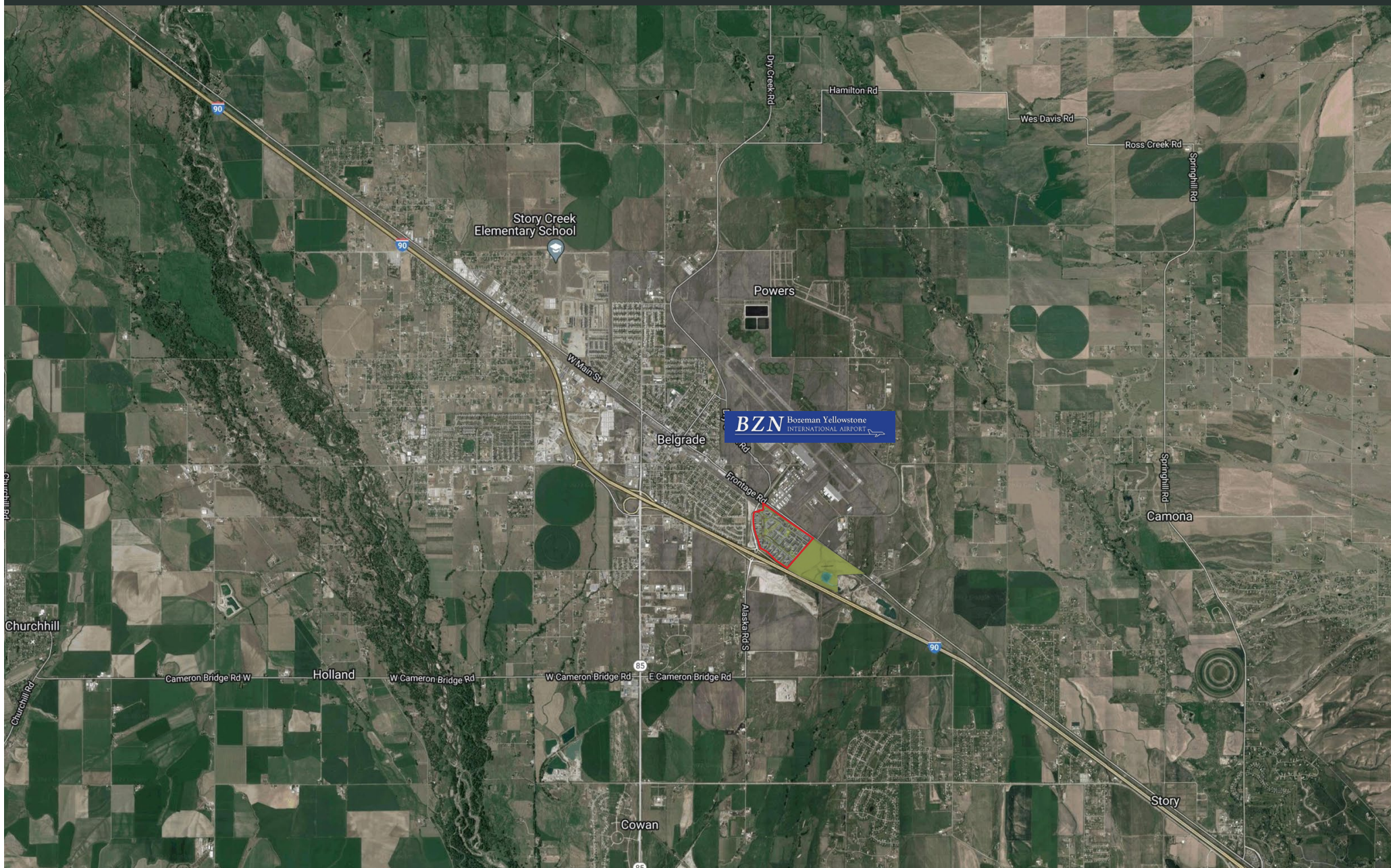
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