

BOZEMAN SHOPPING CENTER

1601-1631 W MAIN STREET | BOZEMAN, MT 59715

AVAILABLE 2,450 SF - 7,700 SF

ANCHORED BY



PROPERTY INFORMATION

- Centrally located in the heart of Bozeman's retail corridor
- Main St provides a critical route for local & regional traffic
- 21,024 ADT
- Bozeman's economy is driven by a combination of technology, healthcare, education, & tourism - creating a robust retail environment

SPACE DETAILS

- Available: 2,450 SF- 7,700 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	58,527	69,420	81,038
MEDIAN HH INC	\$91,650	\$97,482	\$99,890
AVERAGE HH INC	\$124,047	\$134,234	\$138,108



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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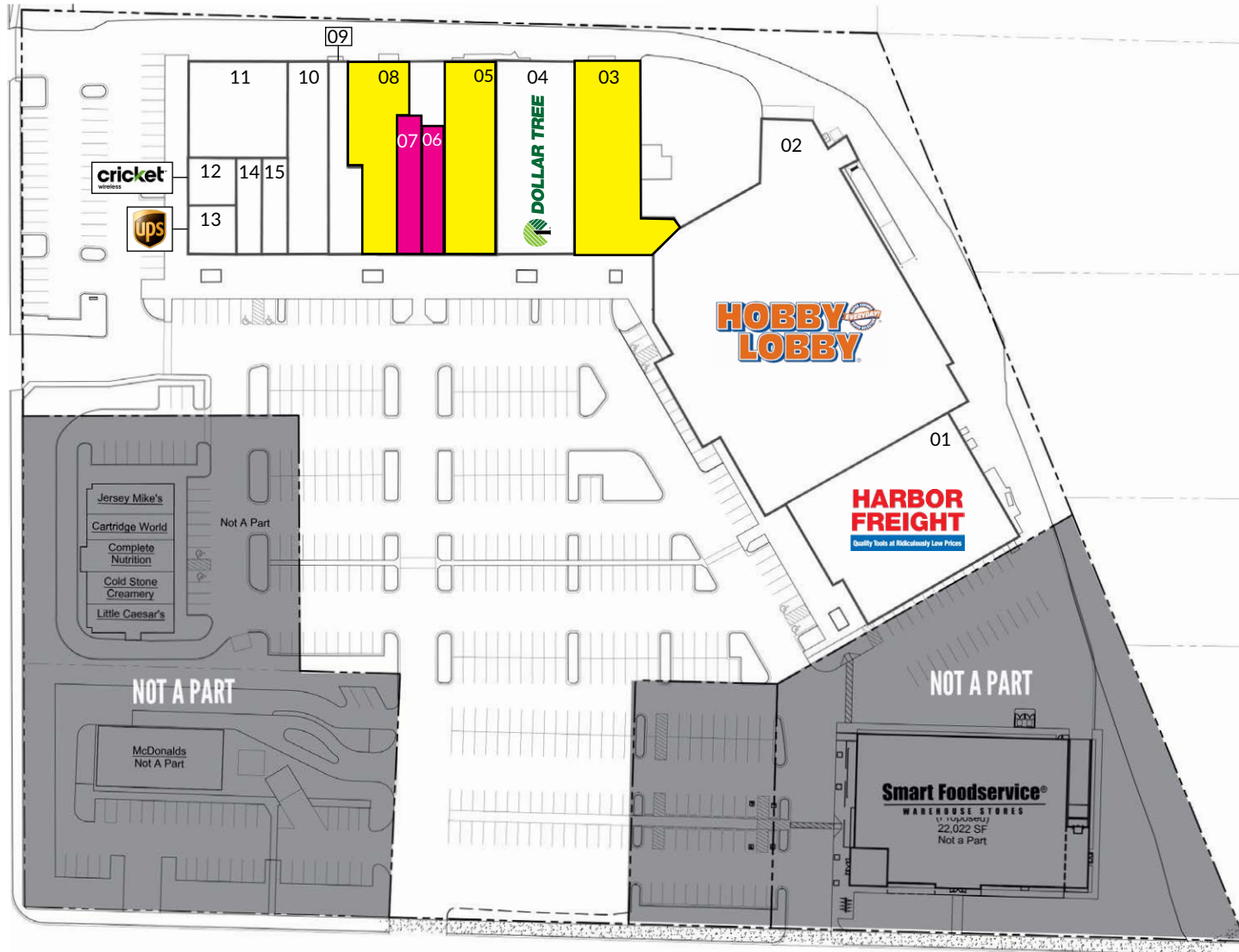
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Harbor Freight	14,008
02	Hobby Lobby	46,055
03	Available	7,700
04	Dollar Tree	9,600
05	Available	5,650
06	Lease Signed	1,800
07	Lease Signed	2,300
08	Available	5,000
09	West Coast Beauty Systems	2,465
10	Lucky Lil's Casino	4,220
11	Hideaway Lounge	5,966
12	Cricket	1,901
13	UPS Store	1,779
14	A-Diversify Nails	1,600
15	Smoke Shop	1,600

	Available
	Occupied
	Lease Signed
	Lease Out

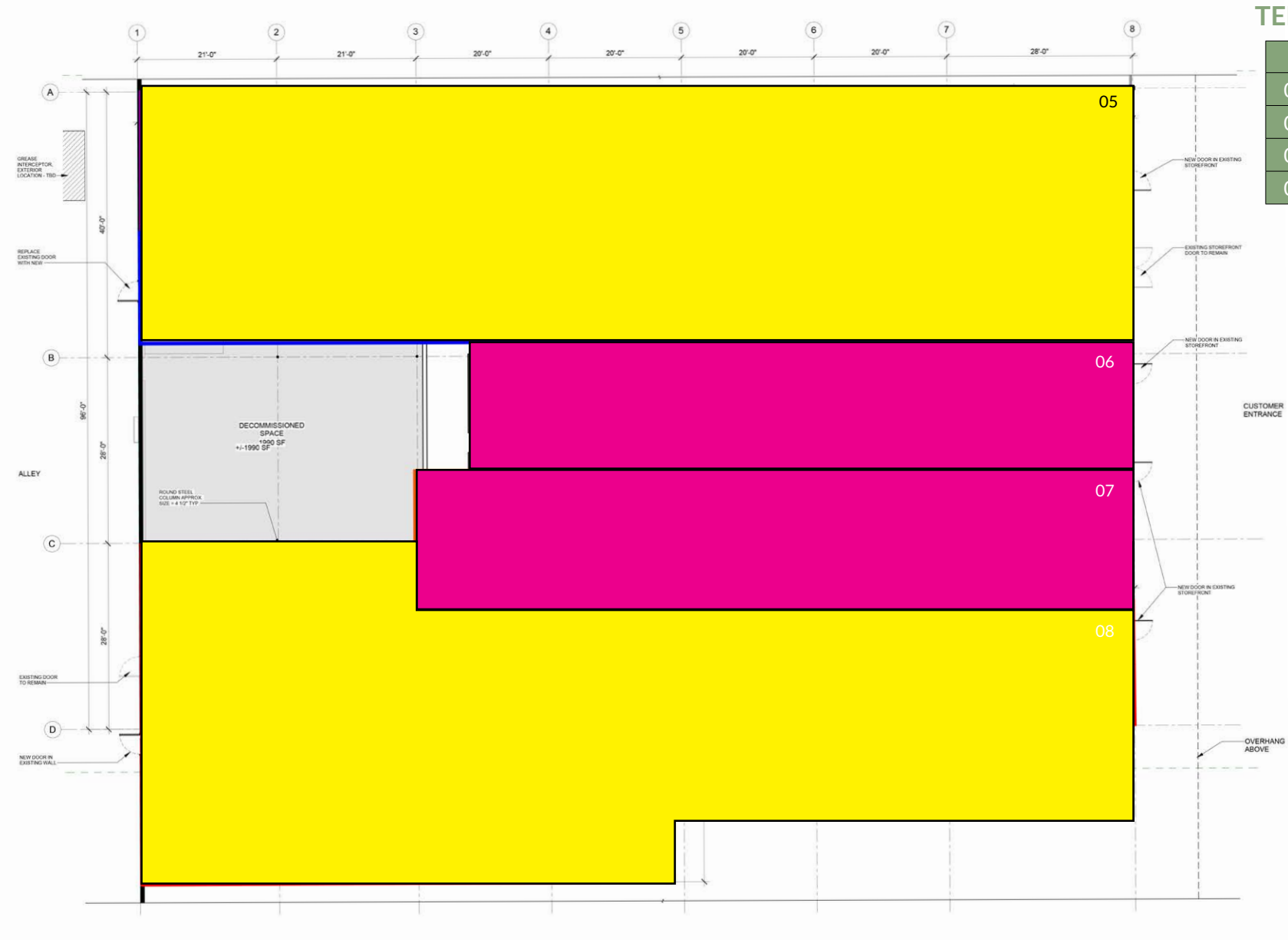


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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
05	Available	5,650
06	Lease Signed	1,800
07	Lease Signed	2,300
08	Available	5,000

- Available
- Lease Signed
- Lease Out



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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **58,527**

Households: **24,815**

Daytime Population: **48,600**

Median Age: **29.6**



Average Household Income: **\$124,047**

Median Household Income: **\$91,650**

5 MILE RADIUS:



Total Population: **69,420**

Households: **29,161**

Daytime Population: **54,836**

Median Age: **31.6**



Average Household Income: **\$134,234**

Median Household Income: **\$97,482**

7 MILE RADIUS:



Total Population: **81,038**

Households: **33,724**

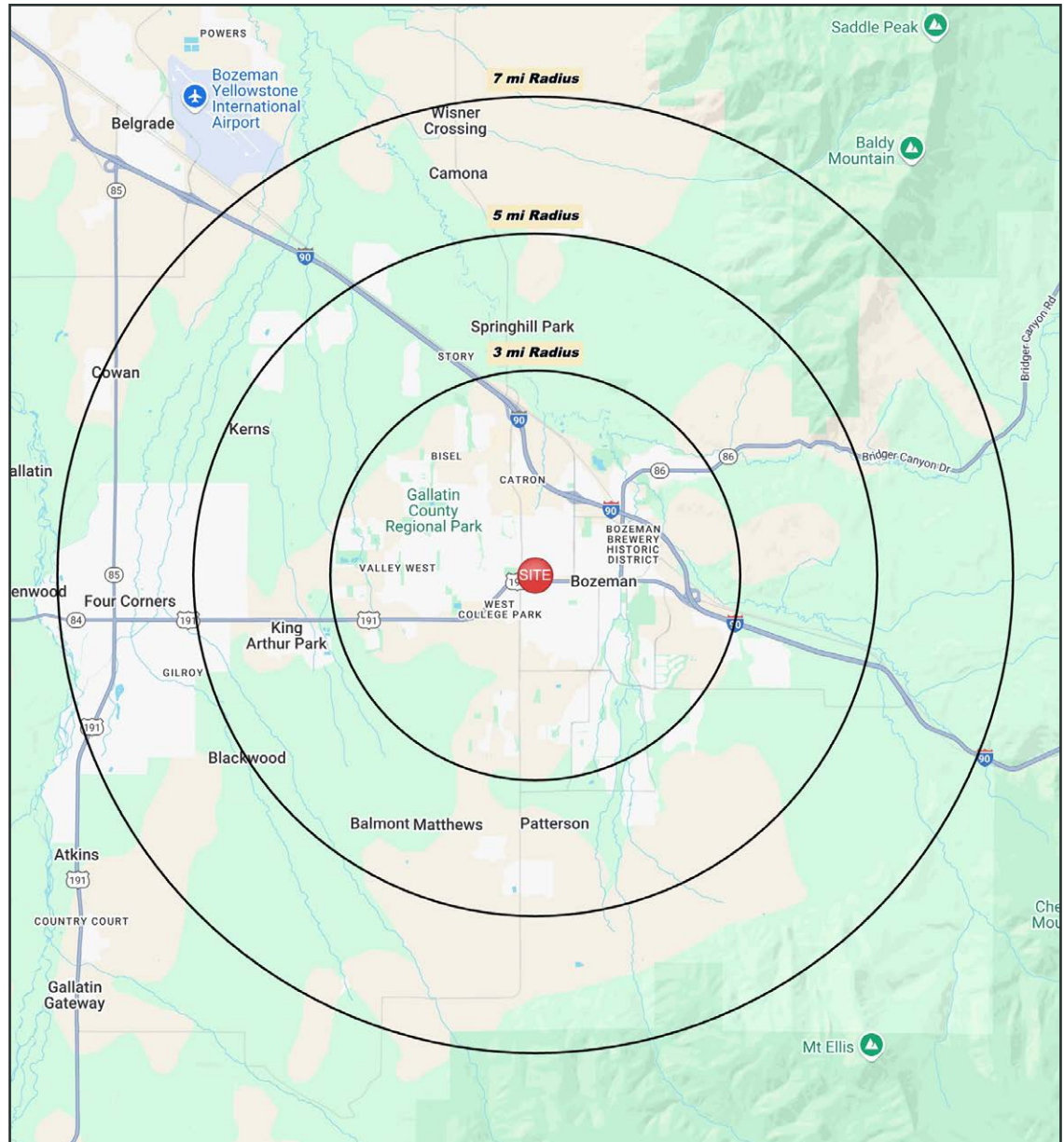
Daytime Population: **62,702**

Median Age: **33.0**



Average Household Income: **\$138,108**

Median Household Income: **\$99,890**



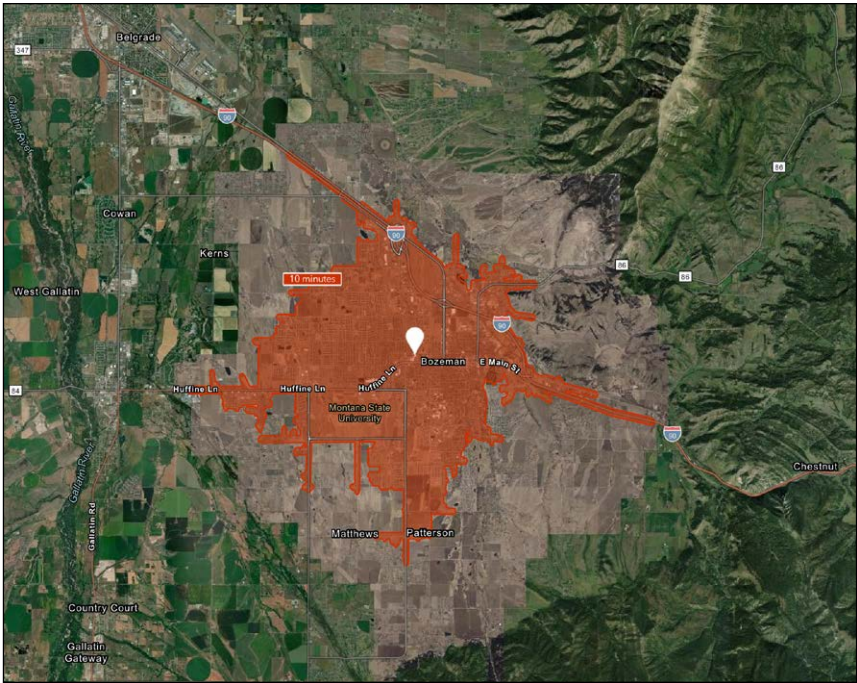
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10 MINUTE DRIVE TIME



KEY FACTS

63,572

Population

29.4

Median Age

\$88,234

Median Household Income

73,615

Daytime Population

TAPESTRY SEGMENTS

College Towns

8,663 households

Socioeconomic Traits

These university-focused communities across metros and suburbs include many students, recent immigrants, and degree holders. Most work part-time nearby in service or government jobs, rent multifamily or campus housing, and live in both large and smaller cities.

Household Types

Singles living alone; singles with roommates

Typical Housing

Multi-Units

Modern Minds

5,878 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

City Greens

3,232 households

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.

Household Types

Married couples; singles living alone

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$710,117,246

EDUCATION

Bachelor's Degree
or Higher



63%

OWNER OCCUPIED HOME VALUE

Average



\$874,287

ANNUAL HOUSEHOLD SPENDING

\$4,375

Eating
Out

\$2,635

Apparel &
Services

\$7,695

Groceries

\$258

Computer &
Hardware

\$7,456

Health
Care



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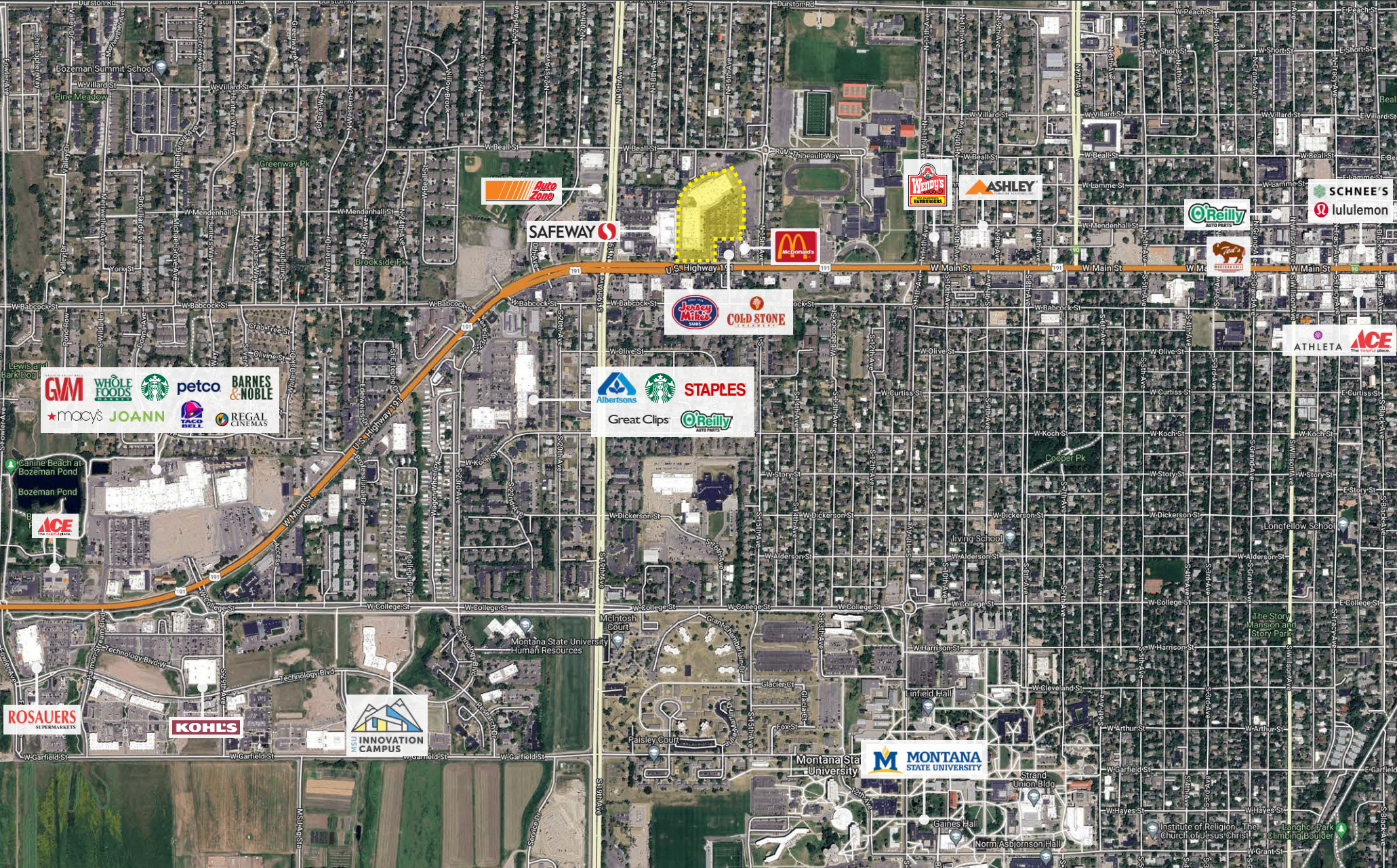
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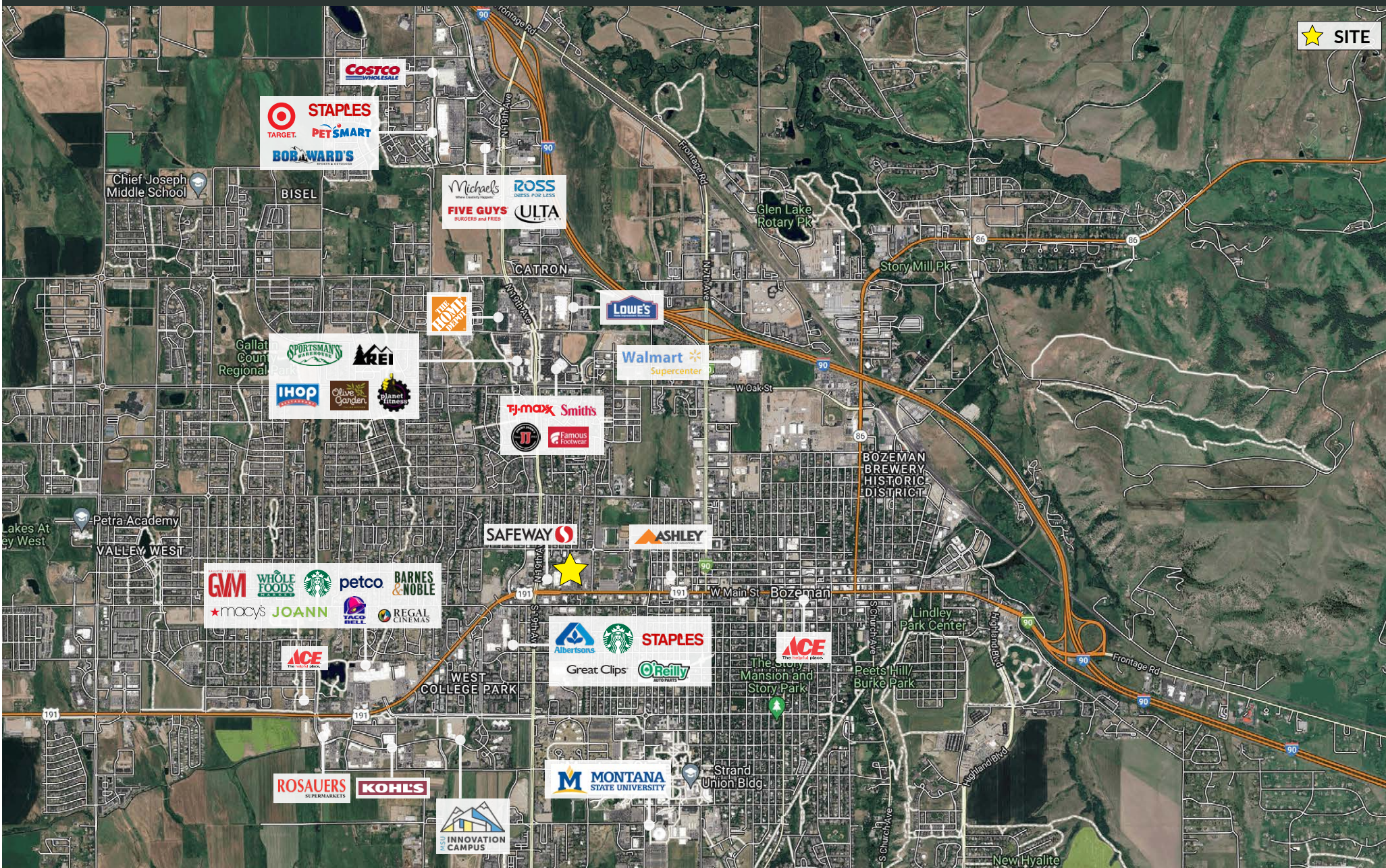
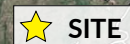
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