

FERGUSON FARM PAD SITES

770 & 795 BOARDWALK AVENUE | BOZEMAN, MT 59718

AVAILABLE 0.97 ACRES & 0.99 ACRES

ANCHORED BY

TOWN & COUNTRY
FOODS
EST. 1966



THE MARKET

PROPERTY INFORMATION

- East - 770 Boardwalk
(.99 Acre Site)- 8,384 SF Max
Footprint. Up to 2 Stories
- West - 795 Boardwalk
(.97 Acre Site)- 8,066 SF Max
Footprint. Up to 3 Stories
- \$1,600,000 each
- Traffic count: 25,272 VPD

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,916	47,159	73,072
MEDIAN HH INC	\$90,207	\$83,773	\$92,723
AVERAGE HH INC	\$114,012	\$115,894	\$130,072



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DELANEY & COMPANY

FOR MORE INFORMATION CONTACT:

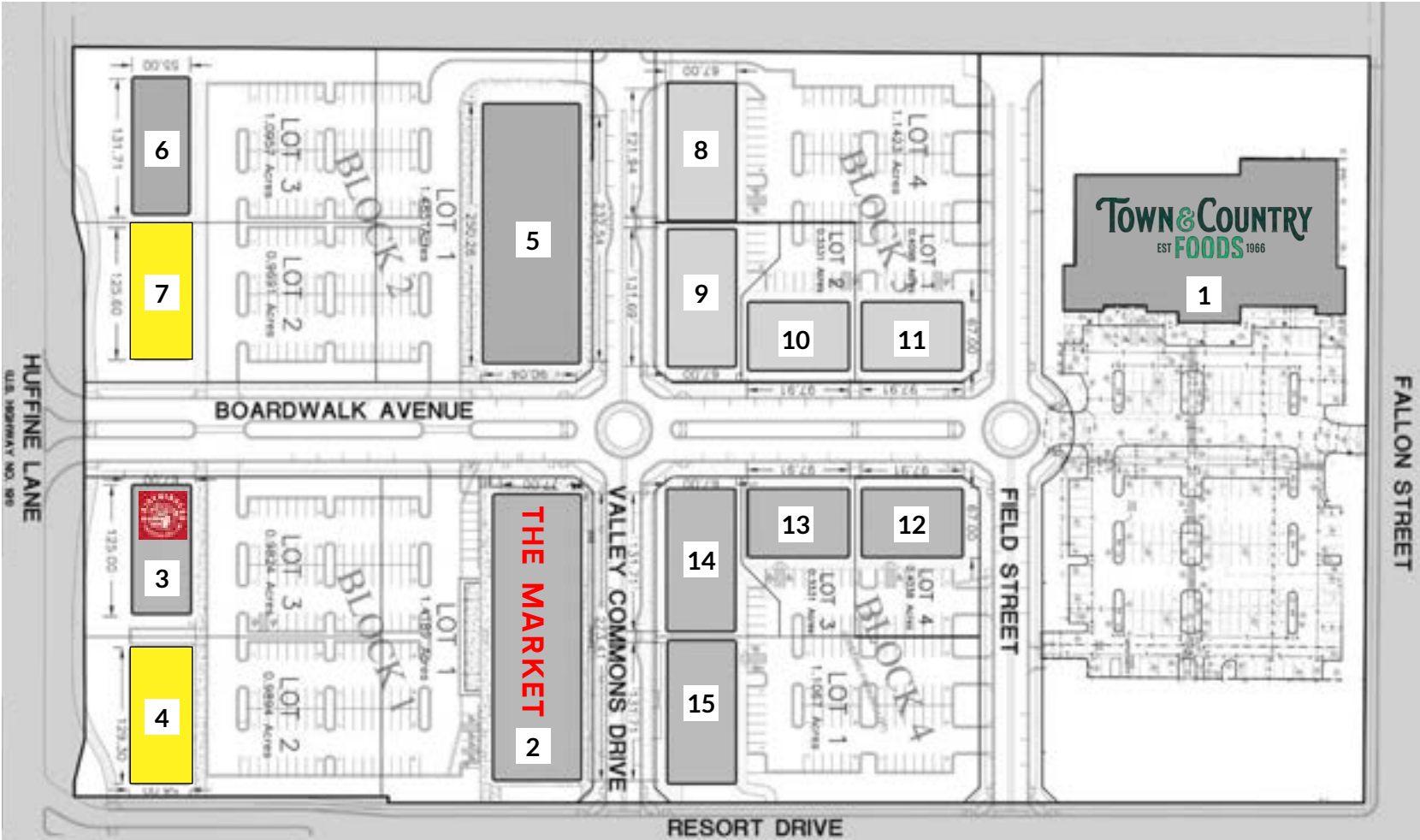
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TENANTS / AVAILABILITY

#	TENANT
1	Town & Country Foods
2	THE MARKET - Merry Piglets - Catch - Garden Barn/Cat Cafe - Salchicha - Hatchi - Tanglewood - Liberty Burger
3	Sidewinders
4	Available
5	Major Businesses Coming Soon
6	Future Retail/Office
7	Available
8	SBDJ BUILDING - The Well Juicery - Bayliss Architects - CrossCountry Mortgage - Back 9 Golf
9	Langlas & Associates
10	Future Retail/Office
11	Future Retail/Office
12	CCARA BUILDING - Charles Schwab - Carey Leep - Cottonwood Creek Dental
13	PALISADE BUILDING - Lone Peak Physical Therapy - New Wave Float Therapy
14	BOARDWALK BUILDING - Single Barrel Liquor & Bar - Bozeman Oral Surgery - Bozeman Primary Care - HUB - Crosscurrent Real Estate - Edward Jones - Evolve Hair Salon
15	FORTUNA BUILDING - Advance Performance and Rehabilitation Services - Chi Nail Bar - Bozeman Family Dentistry - Bechtle Architects - Big Sky Dermatology



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **6,916**

Households: **3,069**

Daytime Population: **2,487**

Median Age: **30.4**



Average Household Income: **\$114,012**

Median Household Income: **\$90,207**

3 MILE RADIUS:



Total Population: **47,159**

Households: **19,332**

Daytime Population: **24,479**

Median Age: **28.2**



Average Household Income: **\$115,894**

Median Household Income: **\$83,773**

5 MILE RADIUS:



Total Population: **73,072**

Households: **30,649**

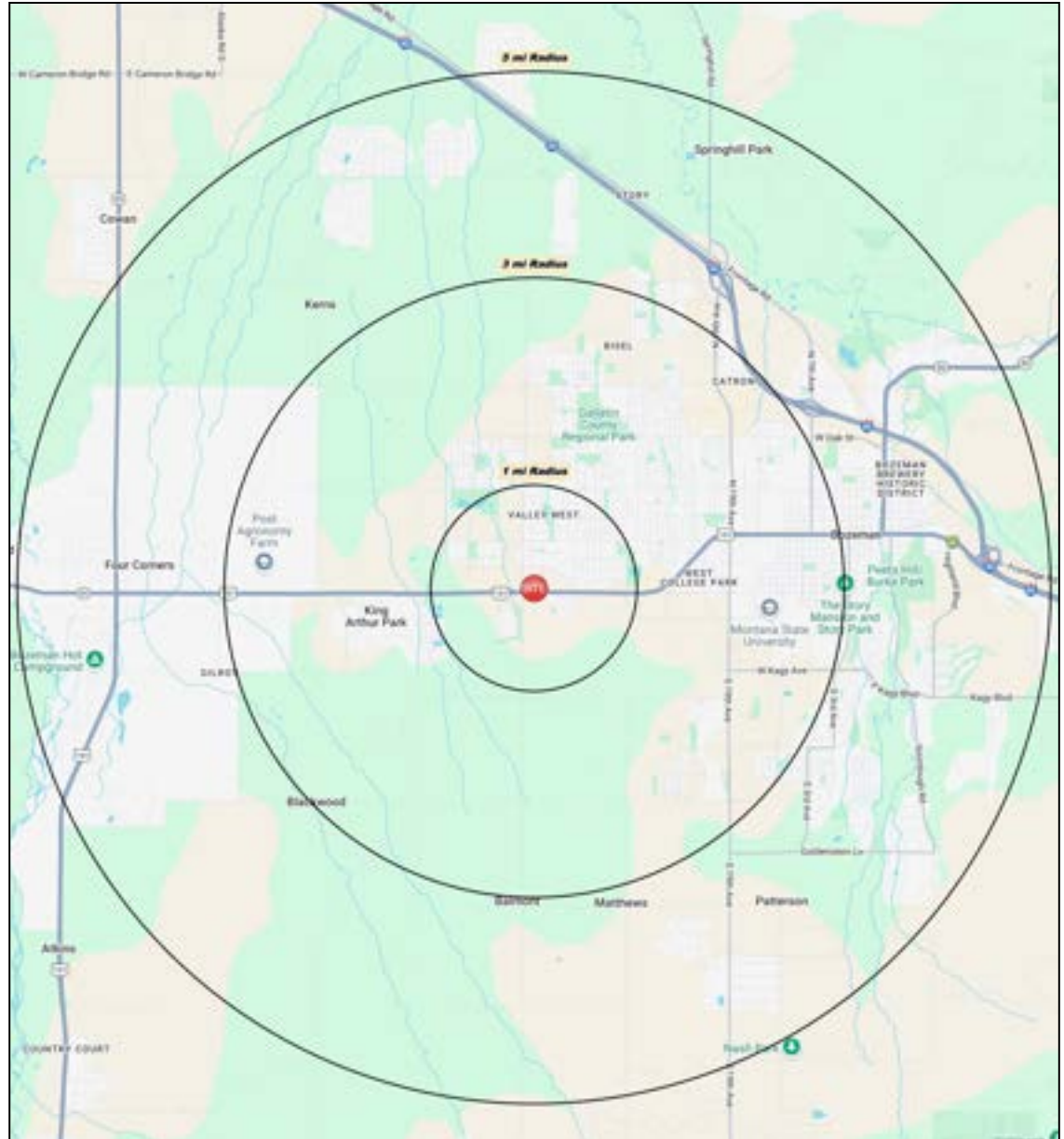
Daytime Population: **51,973**

Median Age: **31.8**



Average Household Income: **\$130,072**

Median Household Income: **\$92,723**



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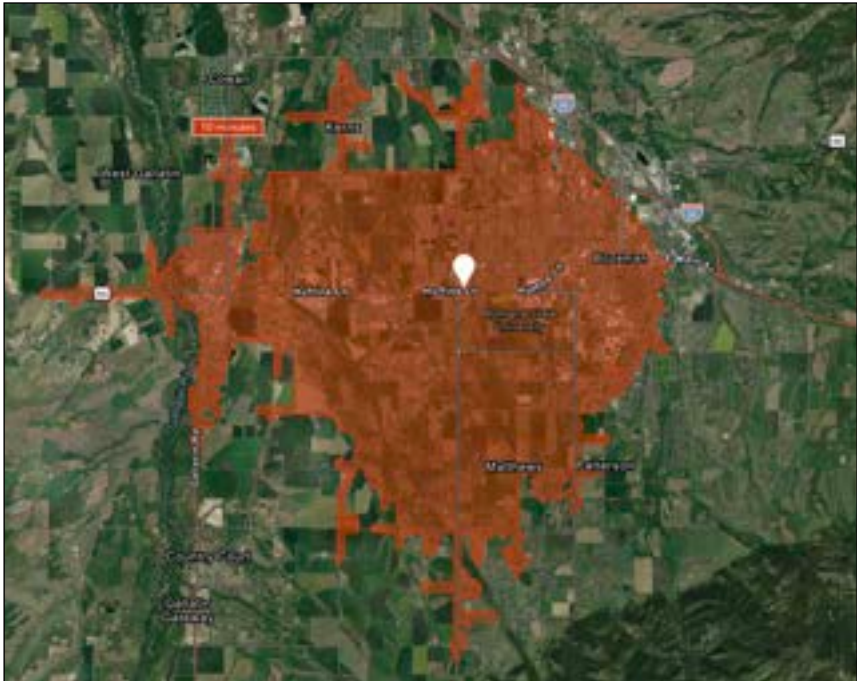
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10 MINUTE DRIVE TIME



KEY FACTS

60,511

Population

\$79,939

Median Household Income

29.1

Median Age

60,986

Daytime Population

TAPESTRY SEGMENTS

College Towns 9,180 Households	Bright Young Professionals 4,939 Households	Emerald City 3,319 Households
Socioeconomic Traits About half the residents are enrolled in college, while the rest work for a college or the services that support it.	Socioeconomic Traits Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.	Socioeconomic Traits Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.
Household Types These are nonfamily households with many students living alone or with roommates for the first time.	Household Types Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.	Household Types Single-person and nonfamily types make up over half of all households.
Typical Housing Multi-unit Rentals; Single Family	Typical Housing Single Family; Multi-units	Typical Housing Single Family; Multi-units

TOTAL RETAIL SALES

Includes F&B



\$607,124,869

EDUCATION

Bachelor's Degree
or Higher



61%

OWNER OCCUPIED HOME VALUE

Average



\$713,270

ANNUAL HOUSEHOLD SPENDING

\$4,140

Eating
Out

\$2,370

Apparel &
Services

\$7,159

Groceries

\$287

Computer &
Hardware

\$6,774

Health
Care

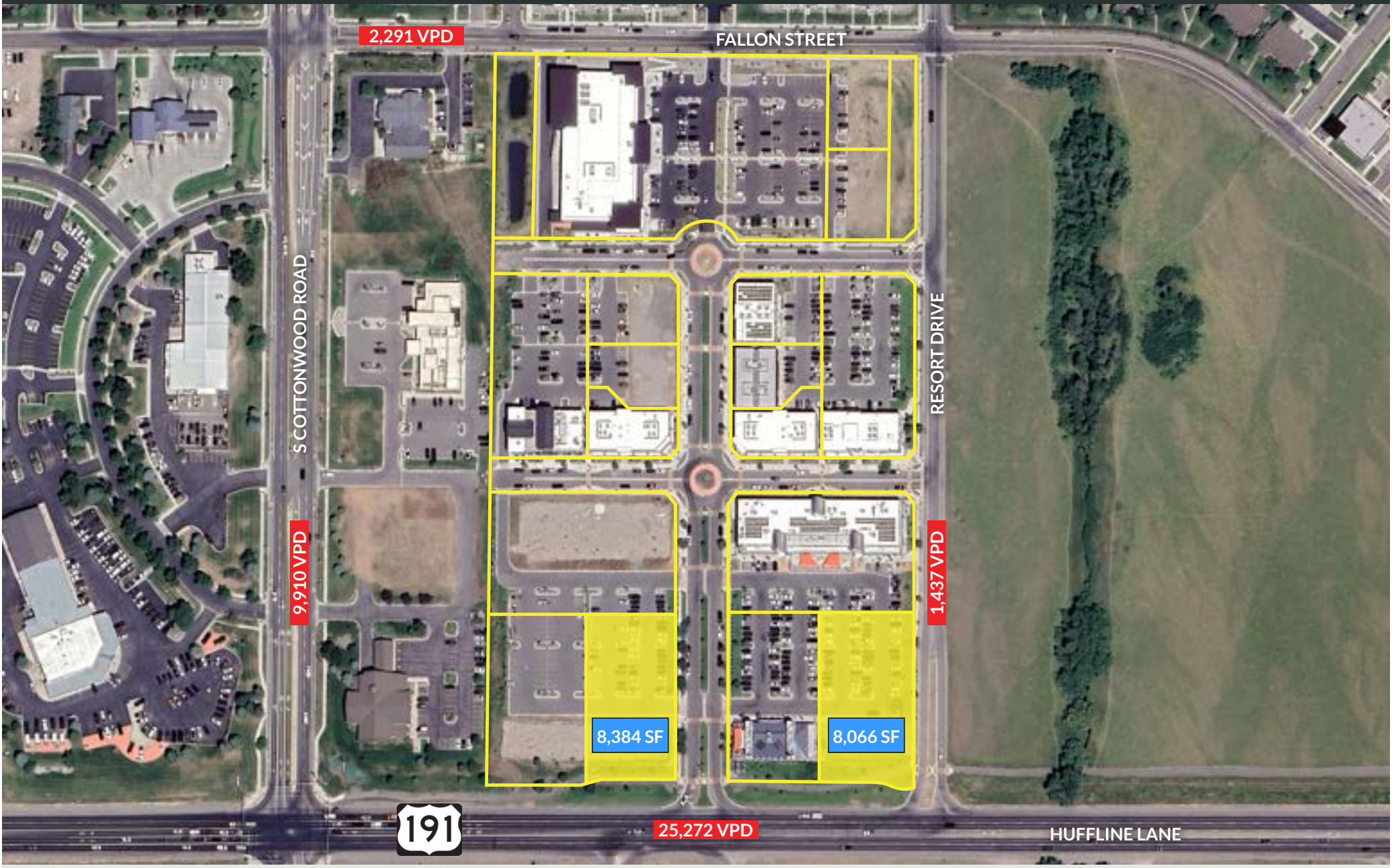


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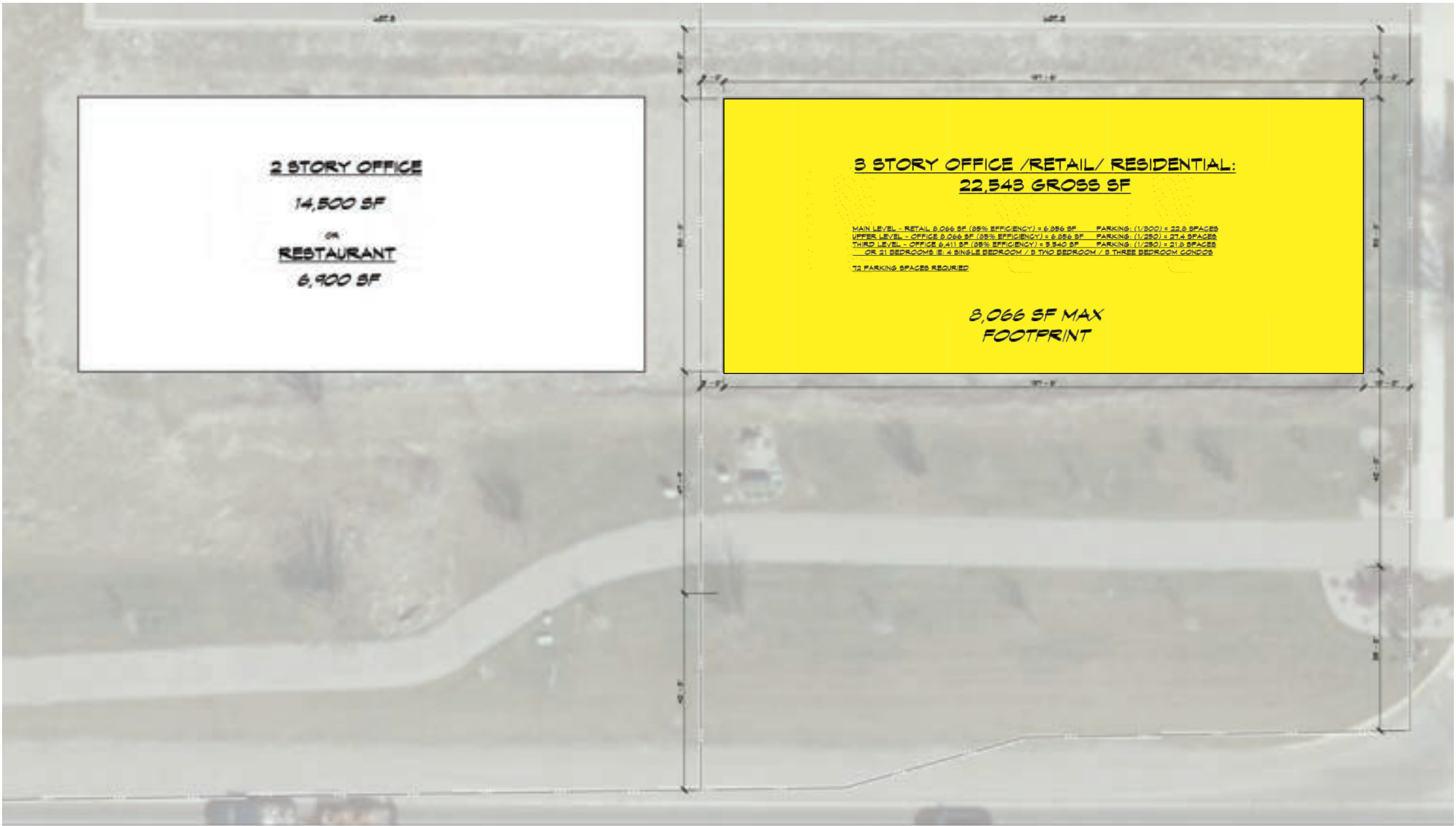
770 BOARDWALK AVE



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795 BOARDWALK AVE

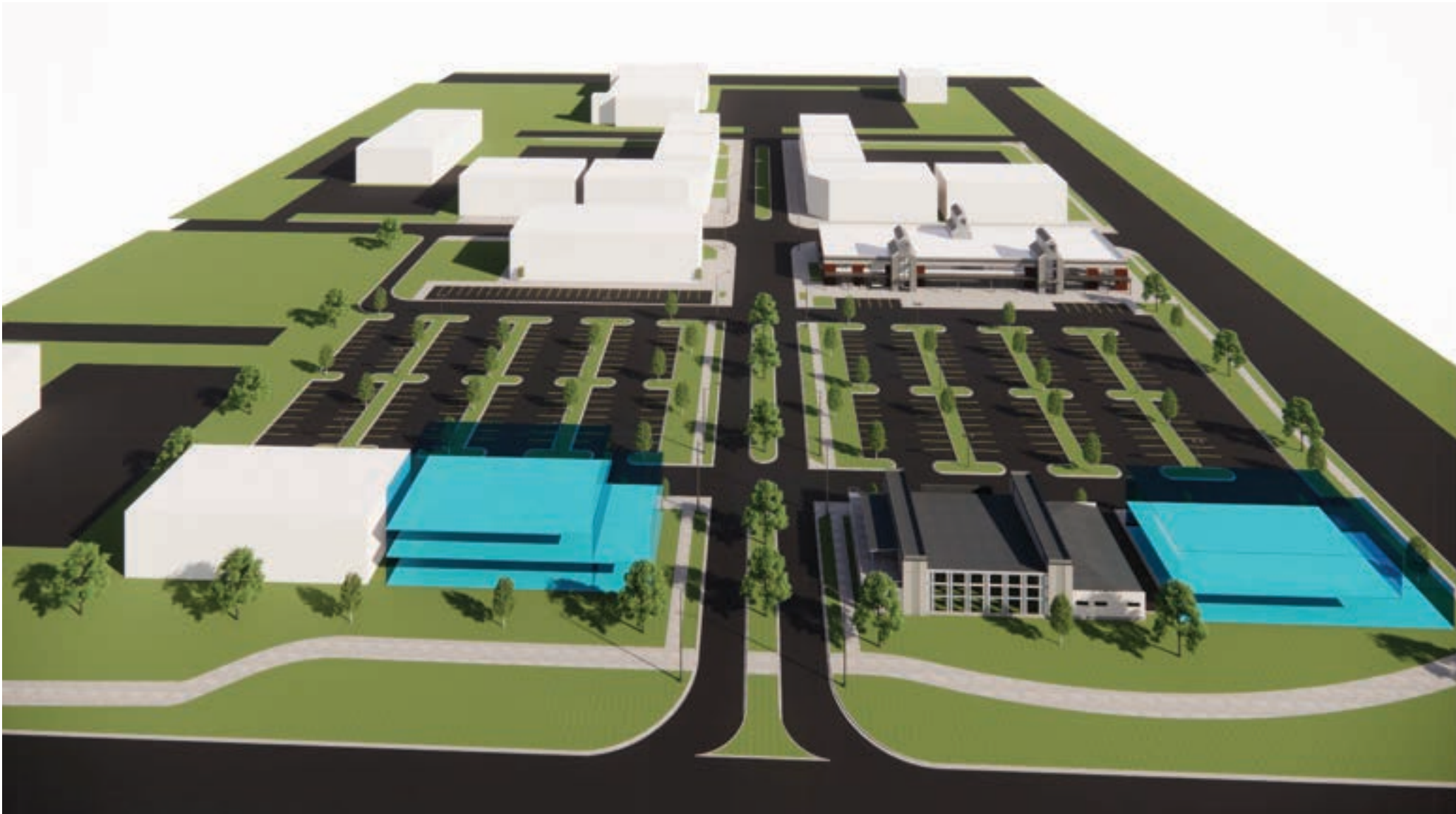


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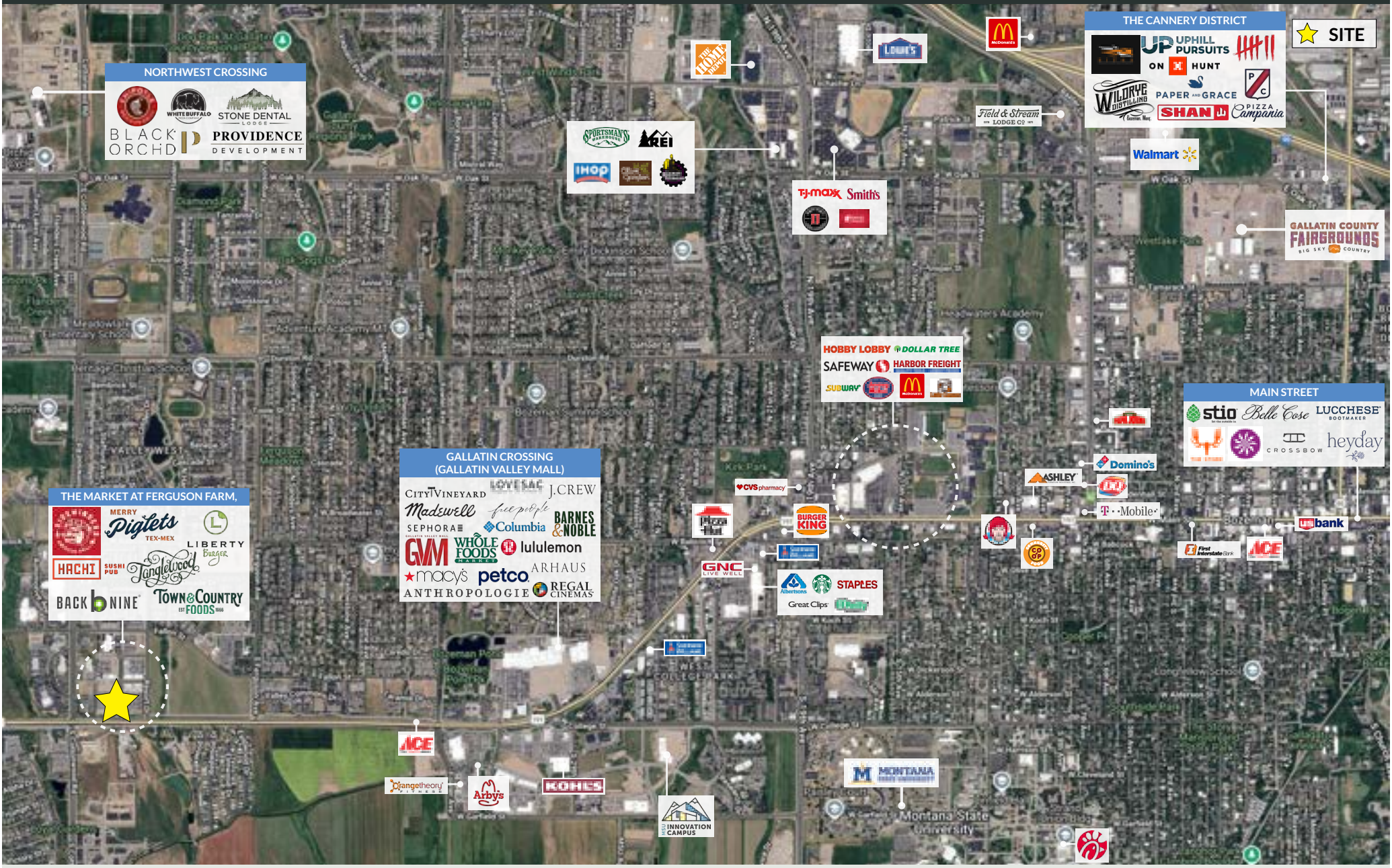


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