

YELLOWSTONE AIRPORT PLAZA

AIRWAY BLVD & FRONTAGE ROAD | BELGRADE, MT 59714

AVAILABLE PAD SITES WITH & WITHOUT DRIVE THRU'S

ANCHORED BY



BZN Bozeman Yellowstone INTERNATIONAL AIRPORT

CONSTRUCTION HAS STARTED



PROPERTY INFORMATION

- Great highway exposure and access
- At NEW exit ramp of Interstate 90
- **Directly across from** BZN Bozeman Yellowstone INTERNATIONAL AIRPORT
- 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

2023 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	17,648	27,579	52,618
MEDIAN HH INC	\$80,192	\$89,439	\$93,713
AVERAGE HH INC	\$120,950	\$127,333	\$124,920



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
T3A	Available	2,000
T3B	Available	2,000
T3	Belgrade Liquor	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	Little Belt Burger Bar - 0.78 Acres	2,382
CL6	Cowboss Coffee - 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: **17,648**

Households: **6,859**

Daytime Population: **8,772**

Median Age: **34.0**



Average Household Income: **\$120,950**

Median Household Income: **\$80,192**

5 MILE RADIUS:



Total Population: **27,579**

Households: **10,553**

Daytime Population: **12,840**

Median Age: **35.6**



Average Household Income: **\$127,333**

Median Household Income: **\$89,439**

7 MILE RADIUS:



Total Population: **52,618**

Households: **20,759**

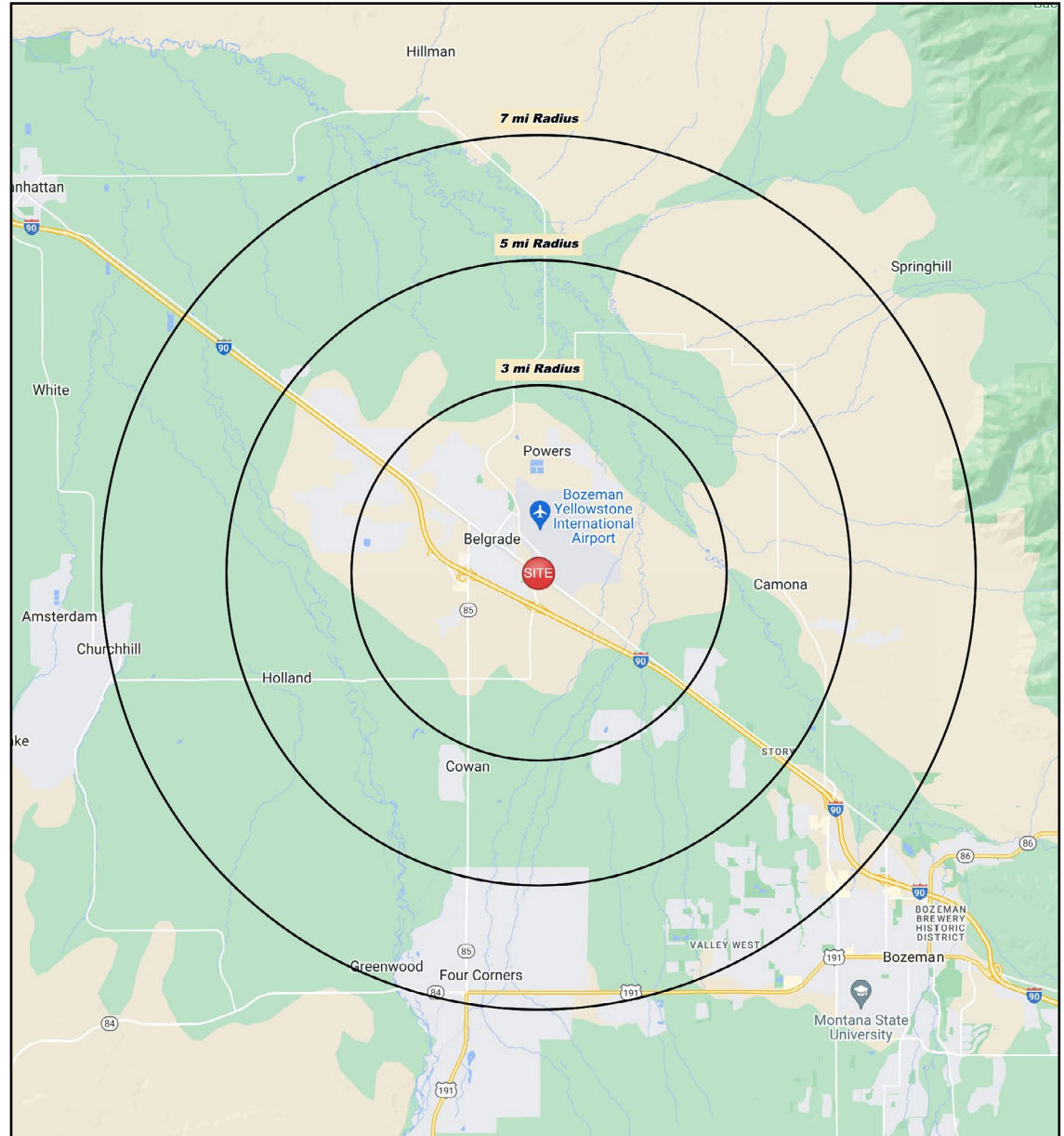
Daytime Population: **25,426**

Median Age: **34.3**



Average Household Income: **\$124,920**

Median Household Income: **\$93,713**



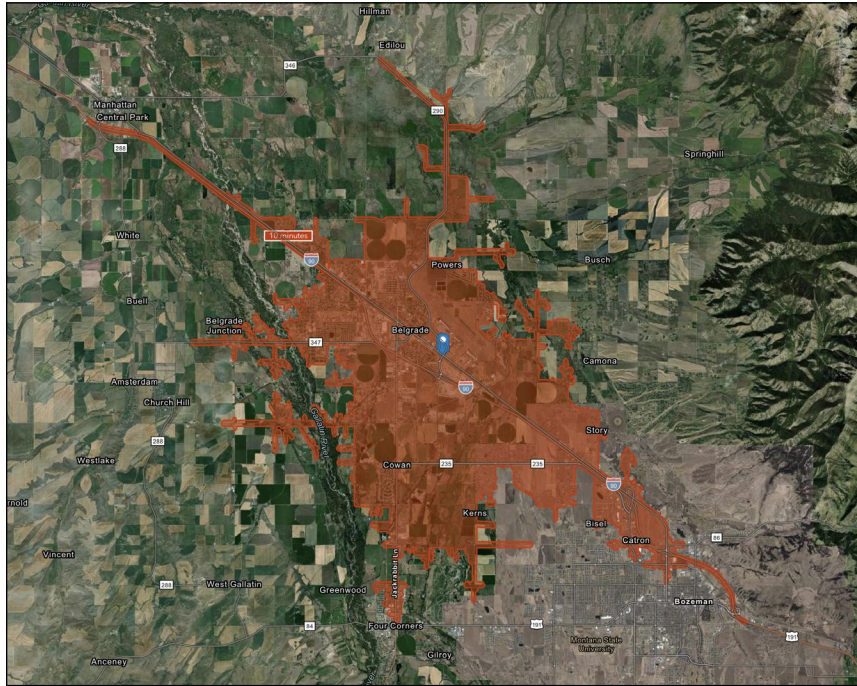
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10 MINUTE DRIVE TIME



KEY FACTS

27,280

Population

35.4

Median Age

\$82,755

Median Household Income

27,203

Daytime Population

TAPESTRY SEGMENTS

Bright Young Professionals

5,000 Households

Up and Coming Families

2,812 Households

Middleburg

1,714 Households

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

One of the fastest-growing markets. 67% have some college education or degree(s). Hardworking labor force with a participation rate of 71%.

Socioeconomic Traits

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%

Household Types

Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.

Household Types

Young families.

Household Types

Young couples, many with children; average household size is 2.75.

Typical Housing

Single Family; Multi-units

Typical Housing

Single Family

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$282,253,669

EDUCATION

Bachelor's Degree
or Higher



40%

OWNER OCCUPIED HOME VALUE

Average



\$514,559

ANNUAL HOUSEHOLD SPENDING

\$4,301

Eating
Out

\$2,486

Apparel &
Services

\$7,459

Groceries

\$299

Computer &
Hardware

\$8,081

Health
Care



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BZN Bozeman Yellowstone
INTERNATIONAL AIRPORT

PHASE 1

PHASE 2

PHASE 3

PHASE 4

EXIT 299

FUTURE DEVELOPMENT

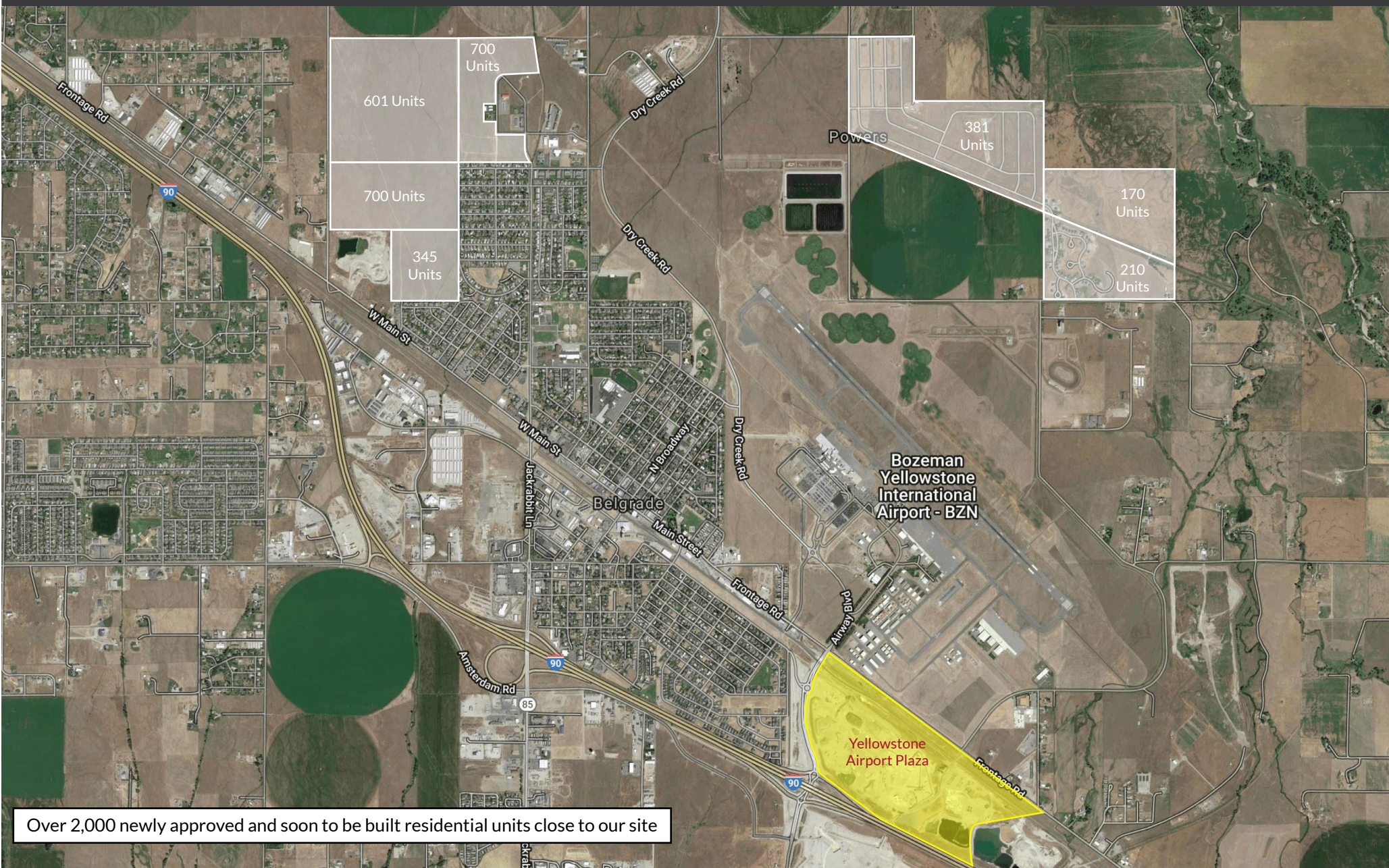


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Over 2,000 newly approved and soon to be built residential units close to our site

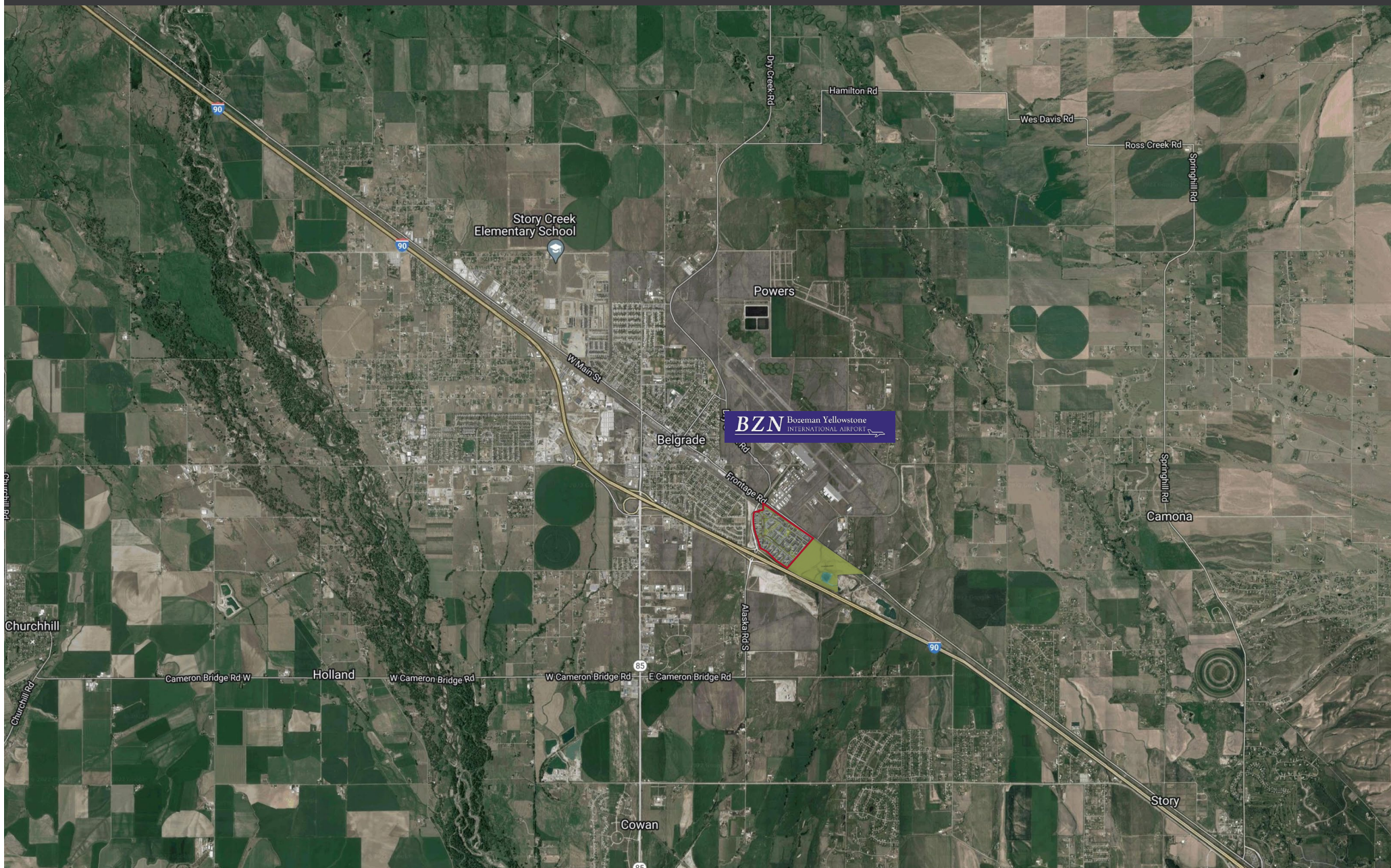


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