

FOR SALE

RETAIL BUILDING WITH PRIME HIGHWAY FRONTAGE ON ESTABLISHED RETAIL CORRIDOR

1108 West Yellowstone Hwy | Douglas, Wyoming 82633

Property Highlights

- Sale Price: \$1,150,000
- Building Size: 3,157 SF (Per Converse County)
- Parcel Size: 1.28 Acres
- Zoning: B-1 (Local Business)
- Property Sold with Fuel/C-Store and Drive-Thru Restrictions
- Seller Removing Fuel Tanks and Fueling Canopy



ROB SWEENEY

801.930.6753

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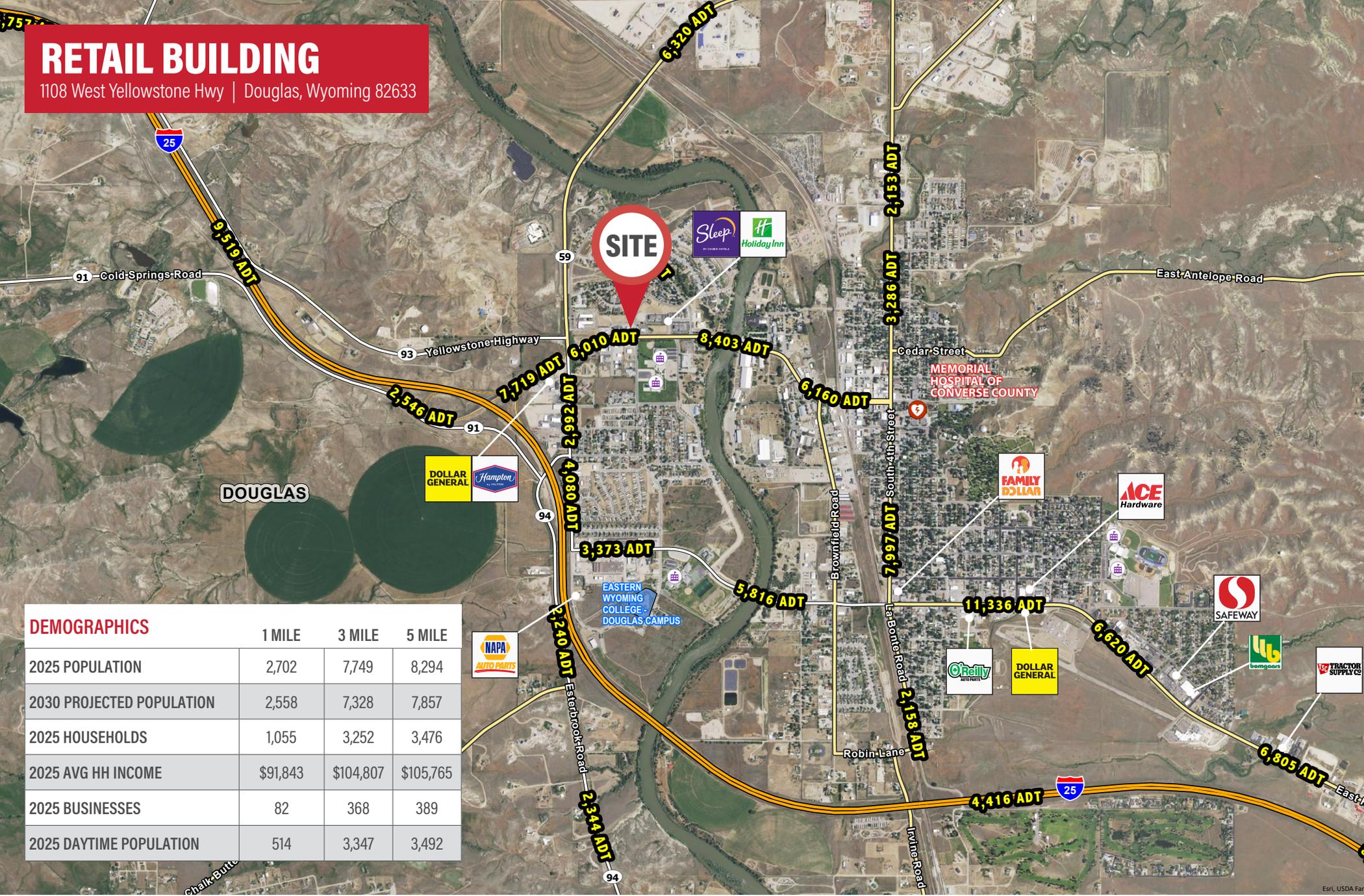
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	2,702	7,749	8,294
2030 PROJECTED POPULATION	2,558	7,328	7,857
2025 HOUSEHOLDS	1,055	3,252	3,476
2025 AVG HH INCOME	\$91,843	\$104,807	\$105,765
2025 BUSINESSES	82	368	389
2025 DAYTIME POPULATION	514	3,347	3,492

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SITE

TETON DR

WIND RIVER DR

taco
john's

McDonald's

YELLOWSTONE HWY 6,010 ADT

8,403 ADT

Arby's

EST. 1998
SCOOTER'S
COFFEE

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