

RETAIL LOT FOR SALE (FUEL RESTRICTED)

1571 North Main Street • Sheridan, Wyoming 82801



HIGHLIGHTS

- LOT SIZE: 0.4799 ACRES
- SOLD "AS-IS" WITH DEED RESTRICTION ON FUEL STATION USE
- SELLER HAS REMOVED FUEL TANKS & RECEIVED A "NO FURTHER ACTION" LETTER
- SALE PRICE: \$350,000
- ZONING: BUSINESS DISTRICT (B-1)

ROB SWEENEY

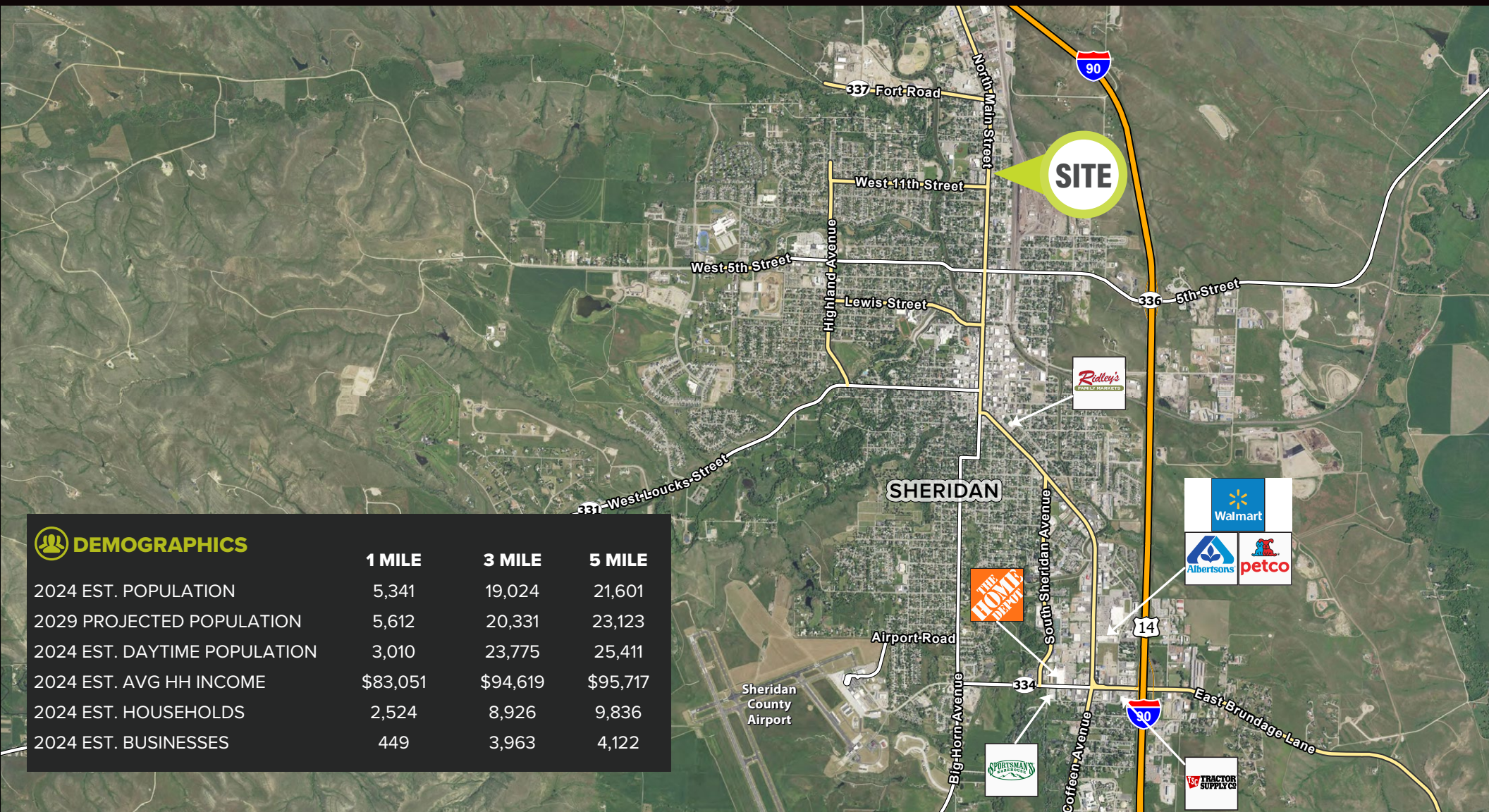
801.930.6753 | rsweeney@legendcommercial.com


PARTNER **XTEAM**
RETAIL ADVISORS

LEGEND
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801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

SHERIDAN, WYOMING



 **DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	5,341	19,024	21,601
2029 PROJECTED POPULATION	5,612	20,331	23,123
2024 EST. DAYTIME POPULATION	3,010	23,775	25,411
2024 EST. AVG HH INCOME	\$83,051	\$94,619	\$95,717
2024 EST. HOUSEHOLDS	2,524	8,926	9,836
2024 EST. BUSINESSES	449	3,963	4,122

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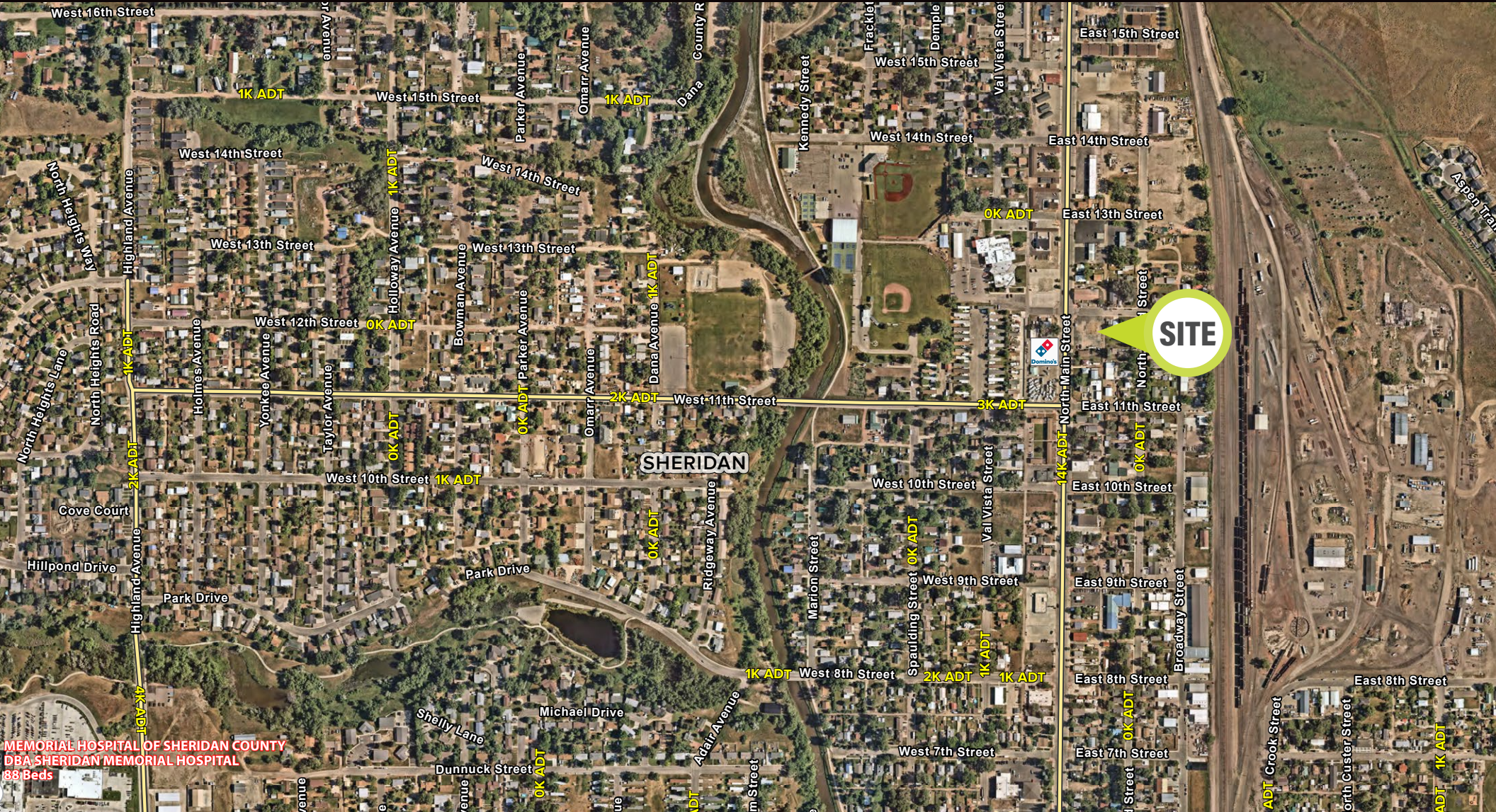
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MEMORIAL HOSPITAL OF SHERIDAN COUNTY
DBA SHERIDAN MEMORIAL HOSPITAL
88 Beds

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MAIN ST 8,600 ADT

12TH ST

SITE



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