

TRADE AREA DEMOGRAPHICS

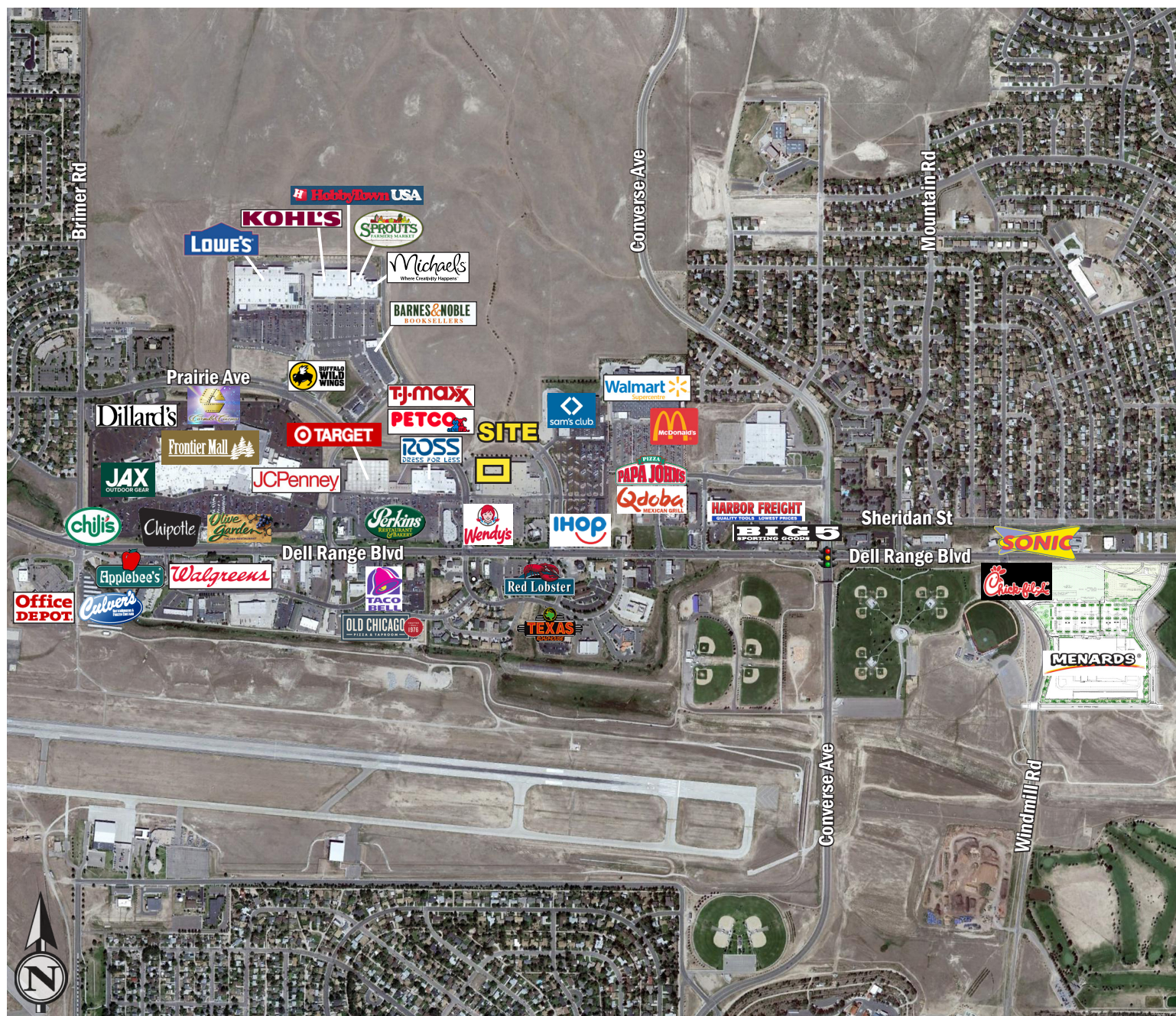
	5 Mile	10 Mile	20 Mile
Population	82,446	91,667	95,091
Average HH Income	\$118,512	\$119,557	\$119,953
Businesses	4,924	5,117	5,175
Employees	44,447	45,613	45,914

Source: Applied Geographic Solutions, 2024 Estimates

TRAFFIC COUNTS

On Dell Range Blvd east of Prairie Avenue : 25,499 Cars/day
 On Prairie Avenue north of Dell Range Blvd : 4,958 Cars/day

Source: City of Cheyenne 2024



FOR MORE INFORMATION, PLEASE CONTACT



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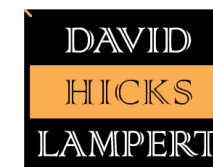
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IN-LINE SPACE AVAILABLE CHEYENNE - HOBBY LOBBY

1840 DELL RANGE BOULEVARD - CHEYENNE, WY



- Join Hobby Lobby & New Burlington Coat Factory
- Last remaining space of 19,500 SF available for immediate occupancy
- Located in heart of retail trade area
- Retailers in area includes Hobby Lobby; Sam's Club; Target; Walmart Supercenter; TJ Maxx; Ross; and Frontier Mall.

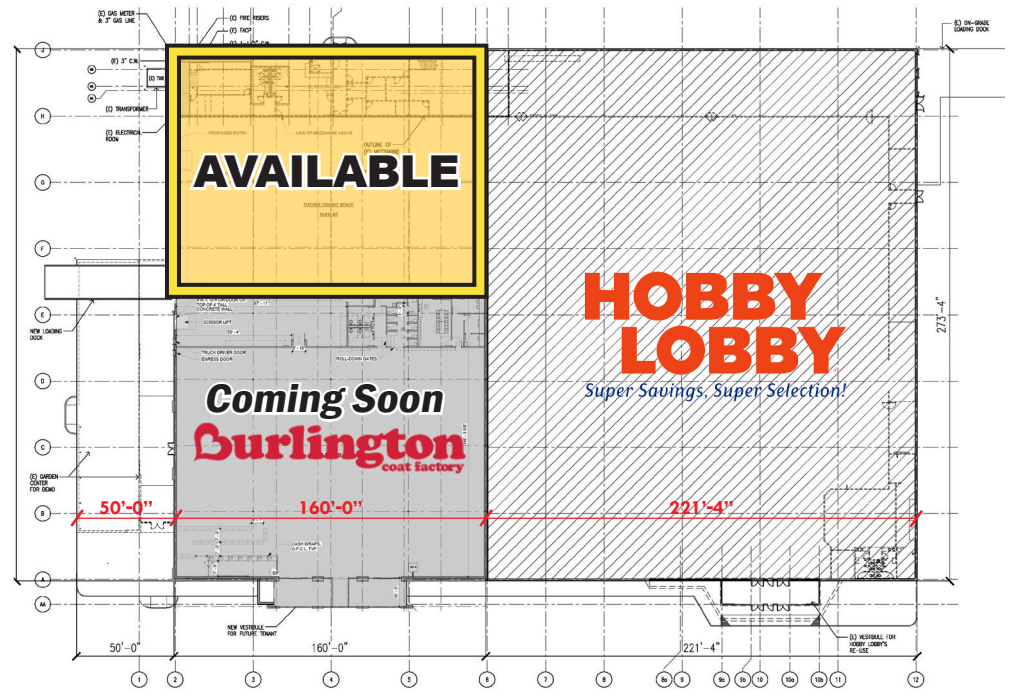


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PROPOSED



IN-LINE SPACE AVAILABLE CHEYENNE - HOBBY LOBBY

1840 DELL RANGE BOULEVARD - CHEYENNE, WYOMING

- Excellent exposure and visibility.
- Monument signage available on Dell Range Boulevard.
- Join Hobby Lobby and Burlington Coat Factory (Opening Spring 2025).



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