

FOR SALE



PROPERTY DETAILS

Bozeman, MT

- Retail space available
- Planning area 15: ±3.00 acres
- Planning area 29: ±1.00 acres
- Planning area 32: ±1.30 acres
- Huffine Lane: 31,185 ADT
- Call for pricing

Bozeman, MT Growth

- As of 2025, Bozeman's population reached approximately 60,458, marking an 8.5% increase since 2020 — a strong gain compared to the U.S. average of about 1.3% over that period.

Bozeman, MT Retail

- Retail Vacancy: 1.1% as of Q3 2025, significantly below national averages and even its own historical levels.

2025 DEMOS



EST. POPULATION

1 MILE » **5,856**
3 MILE » **38,572**
5 MILE » **72,242**



EST. HOUSEHOLDS

1 MILE » **2,628**
3 MILE » **16,002**
5 MILE » **30,221**



EST. AVERAGE HH INCOME

1 MILE » **\$135,439**
3 MILE » **\$120,942**
5 MILE » **\$131,231**

NEWMARK

MOUNTAIN WEST



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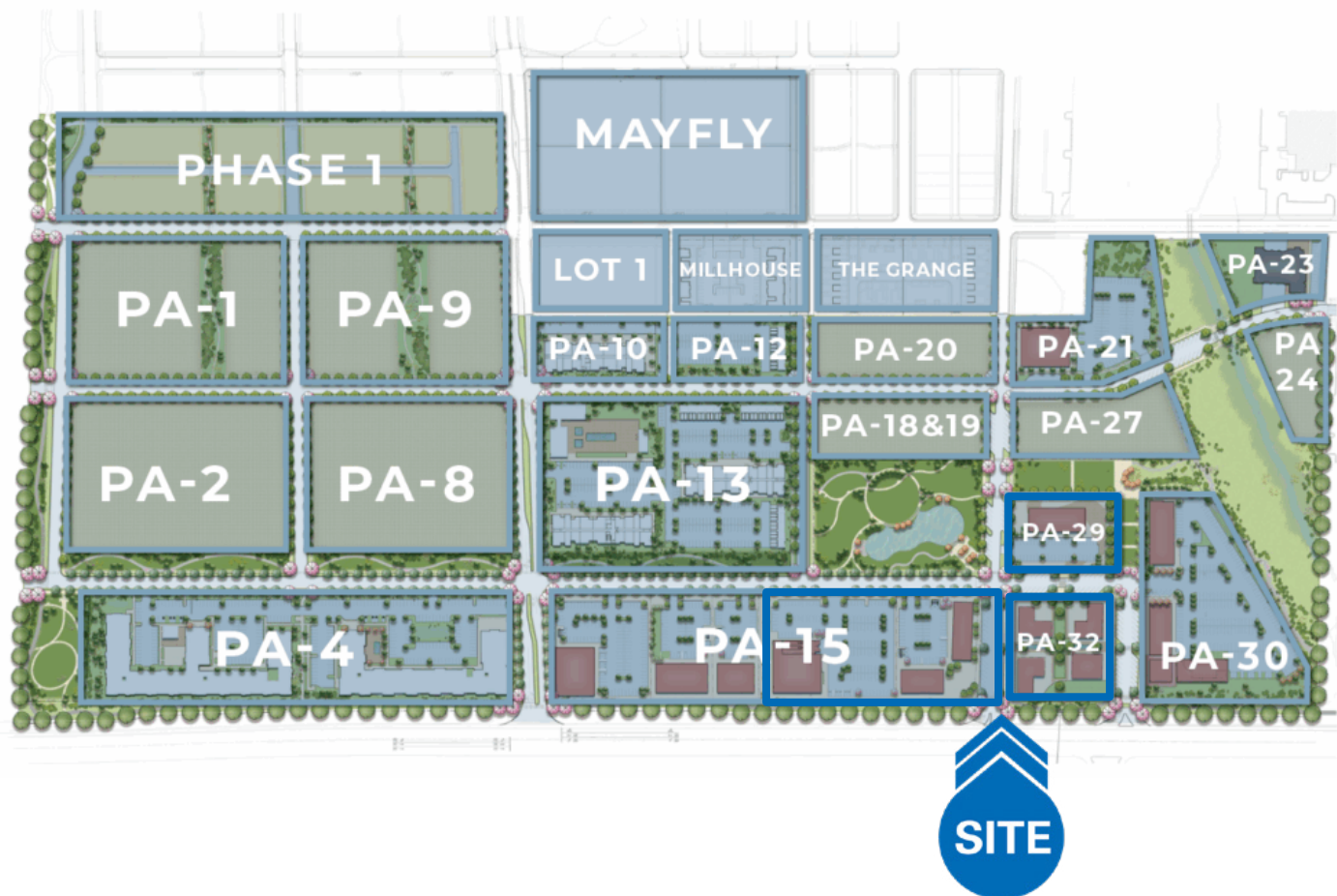
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SITE PLAN



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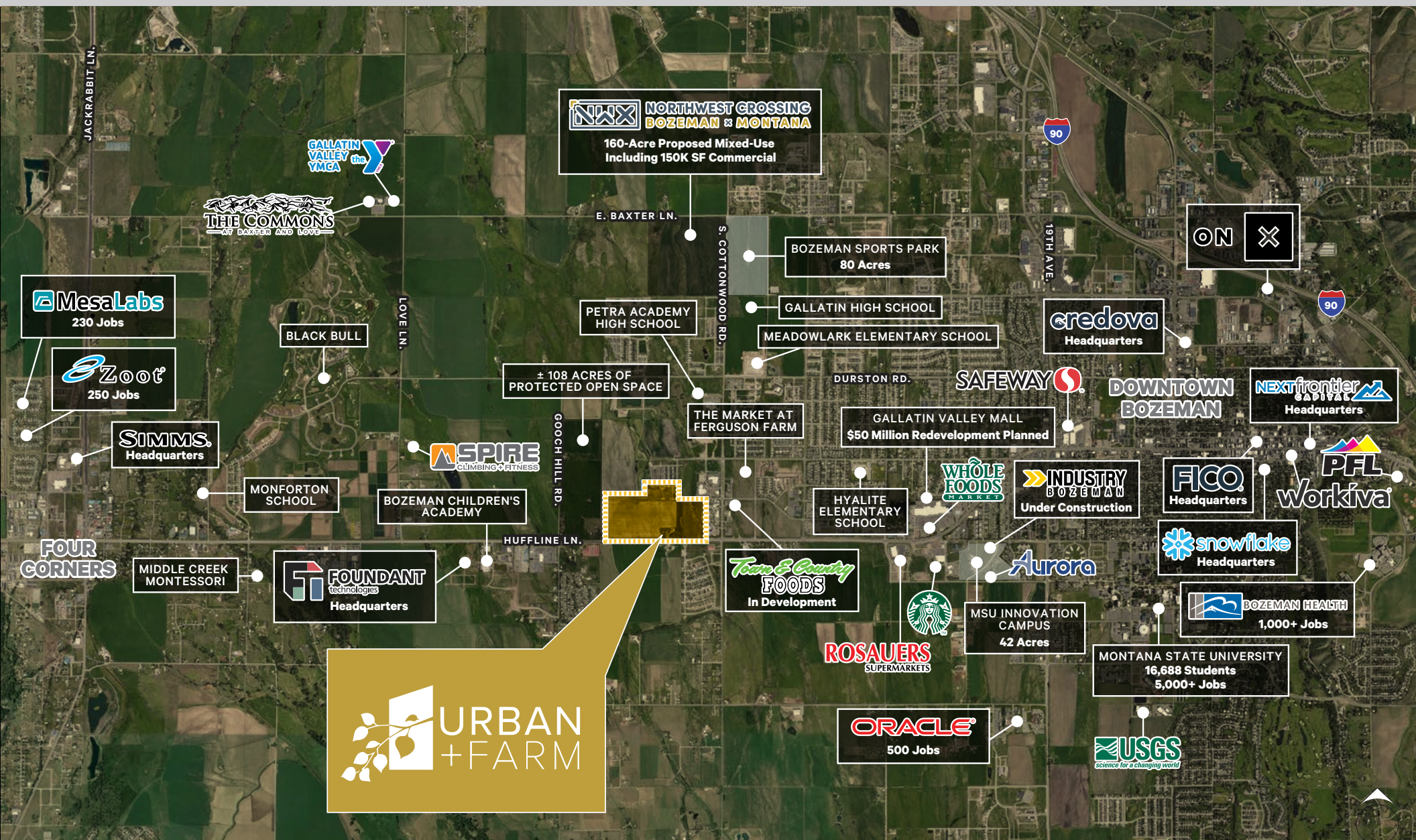
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