

FOR SALE



727 WASHINGTON BLVD | NEWCASTLE, WY | 82701

WASHINGTON BLVD RETAIL STRIP CENTER

RETAIL STRIP CENTER ANCHORED BY LOAF N JUG FUEL AND CONVENIENCE STORE



\$995,000

- LOCATED NEXT TO NEW GROCERY STORE AND NEWER DEVELOPMENT IN TOWN
- ANCHORED BY LOAF N JUG GAS STATION
- SOLID TENANTS
- ALWAYS 100% OCCUPIED





PROPERTY OVERVIEW

727 Washington Boulevard sits within Newcastle's newer commercial corridor, the retail and service hub serving Weston County and the surrounding region. Newcastle is the Weston County seat, with a population of roughly [3,500 — confirm current census figure] and a trade area that draws from a much wider rural footprint across northeast Wyoming and western South Dakota. The local economy is anchored by energy production (oil and gas activity in the Powder River and Denver-Julesburg basins), timber and wood products (Wyoming Sawmills operates a mill in Newcastle), agriculture and ranching, and tourism tied to the Black Hills. Newcastle sits at the western edge of the Black Hills, giving it a steady flow of visitor traffic headed to Mount Rushmore, Custer State Park, Deadwood, and the broader Black Hills National Forest — all within an easy drive — making the property well positioned to capture both local resident spending and regional pass-through and tourist traffic along US-16/US-85.

QUICK STATS



PROP TYPE

Retail Convenience



BUILDING

9,974 SF



LAND

1.74 AC



BUILT

1980



SIGNAGE

Monument

BUILDING DETAILS

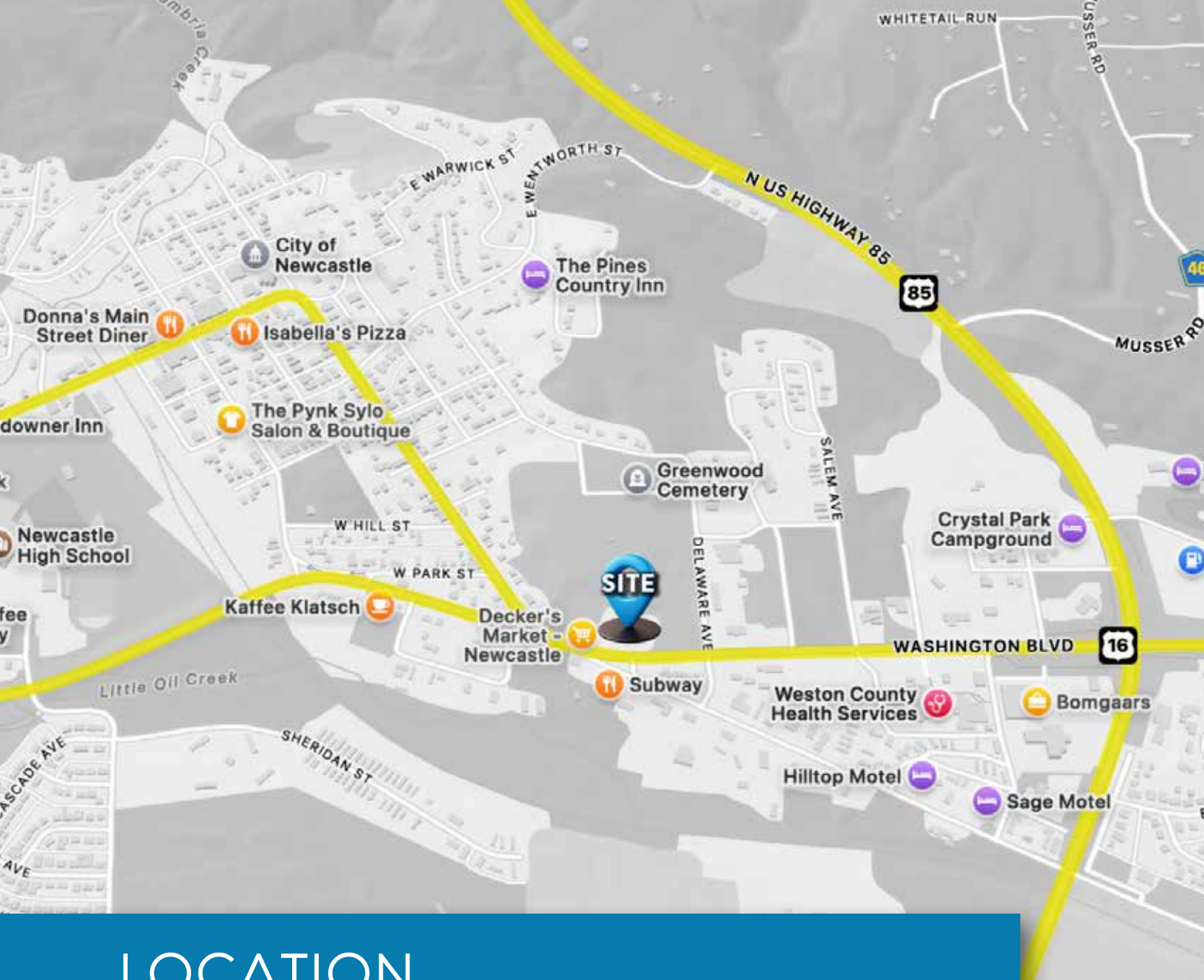
Building comprises the is divided into 8 suites. Tenants include EG America (Loaf N Jug), Department of Corrections Wyoming, Department of Motor Vehicles Wyoming, Wilderness Real Estate, Weston County Health Services, Hair Salon, Nerds Forever and Infinite Horizon Chiropractic.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,628	5,581	5,581
AVERAGE HOUSEHOLD INCOME	\$89,400	42	42
AVERAGE AGE	39	42	42

* Demographic data pulled from: Cxexi





LOCATION HIGHLIGHTS

- Retail strip center located where new retail growth of town is happening.
- Next to the brand new grocery store in town
- Location on Washington Boulevard, the main road leading to the Black Hills of South Dakota



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