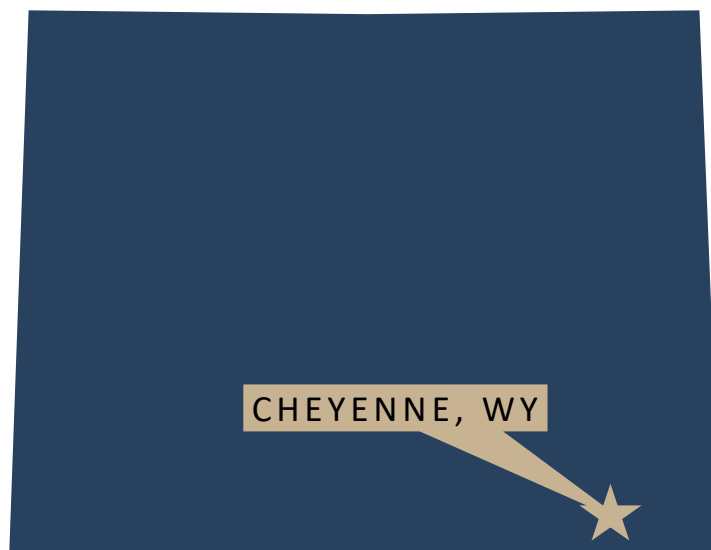




7,443 SF Retail Building

3421 E. LINCOLNWAY • CHEYENNE, WY 82001



OFFERING MEMORANDUM

BROKER¹**one**
REAL ESTATE

EXECUTIVE SUMMARY

MID-BOX RETAIL SUB-LEASING OPPORTUNITY

BrokerOne Real Estate is pleased to offer for sub-lease, a former Family Dollar retail property located at **3421 E Lincolnway in Cheyenne, WY**. The current Family Dollar lease expires 5/31/2027.

The subject property is a 7,443 sf Class S pre-engineered steel building with split-face masonry block front façade. The building was constructed in 2003 and is situated on a 40,075 SF land parcel (0.92 acre, +/-). The building is in good condition.

This property is well-suited for reuse as a freestanding single retail location for soft goods, home furnishings, mattress, ecommerce, beauty supply, liquor, health and medical, automotive retail and a myriad of other potential uses.

Conveniently located in one of the most accessible parts of Cheyenne, the site is just 1.3 miles from I-80, 2.5 miles from the Central Business District (CBD) and 4 miles from I-25. This ideal location provides for excellent visibility and high traffic counts at the signalized intersection of E. Lincolnway & Ridge Rd and serves as a compelling opportunity for a wide range of commercial enterprises.

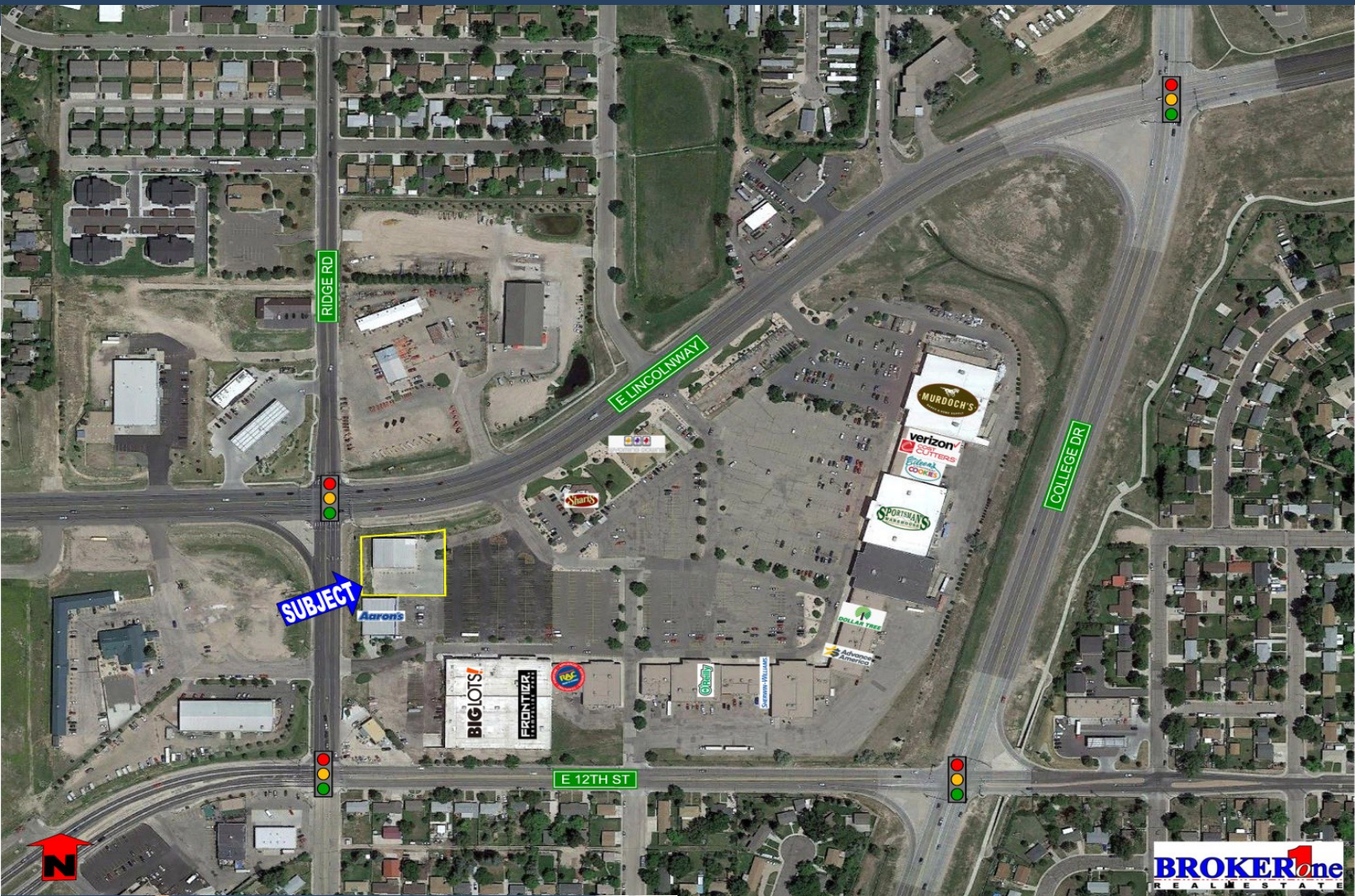


SALE HIGHLIGHTS

- Stand-Alone Retail Building
- Outstanding Visibility
- Excellent Access from Multiple Points of Entry
- High Traffic Location
- Ample Lighted Parking for 40+ Vehicles
- Reuse or redevelopment of existing space
- Prominently situated at a signalized intersection within the Cheyenne Plaza Shopping Center, the site benefits from a strong demographic profile with a population of 91,828 residents and an average household income of \$77,674 within a 10-mile radius, assuring an excellent consumer base with significant levels of disposable income.
- With easy access to I-80 and I-25, two of Wyoming's leading interstates, and located on East Lincolnway, a primary business corridor, the property provides superb convenience for commuters. The close proximity to several large traffic drivers, including Laramie County Community College, SuperWalmart, grocery stores, fast food restaurants, national chain stores, and more are ideal for attracting additional consumer attention to the location.

PROPERTY FEATURES

MID-BOX RETAIL SUB-LEASING OPPORTUNITY

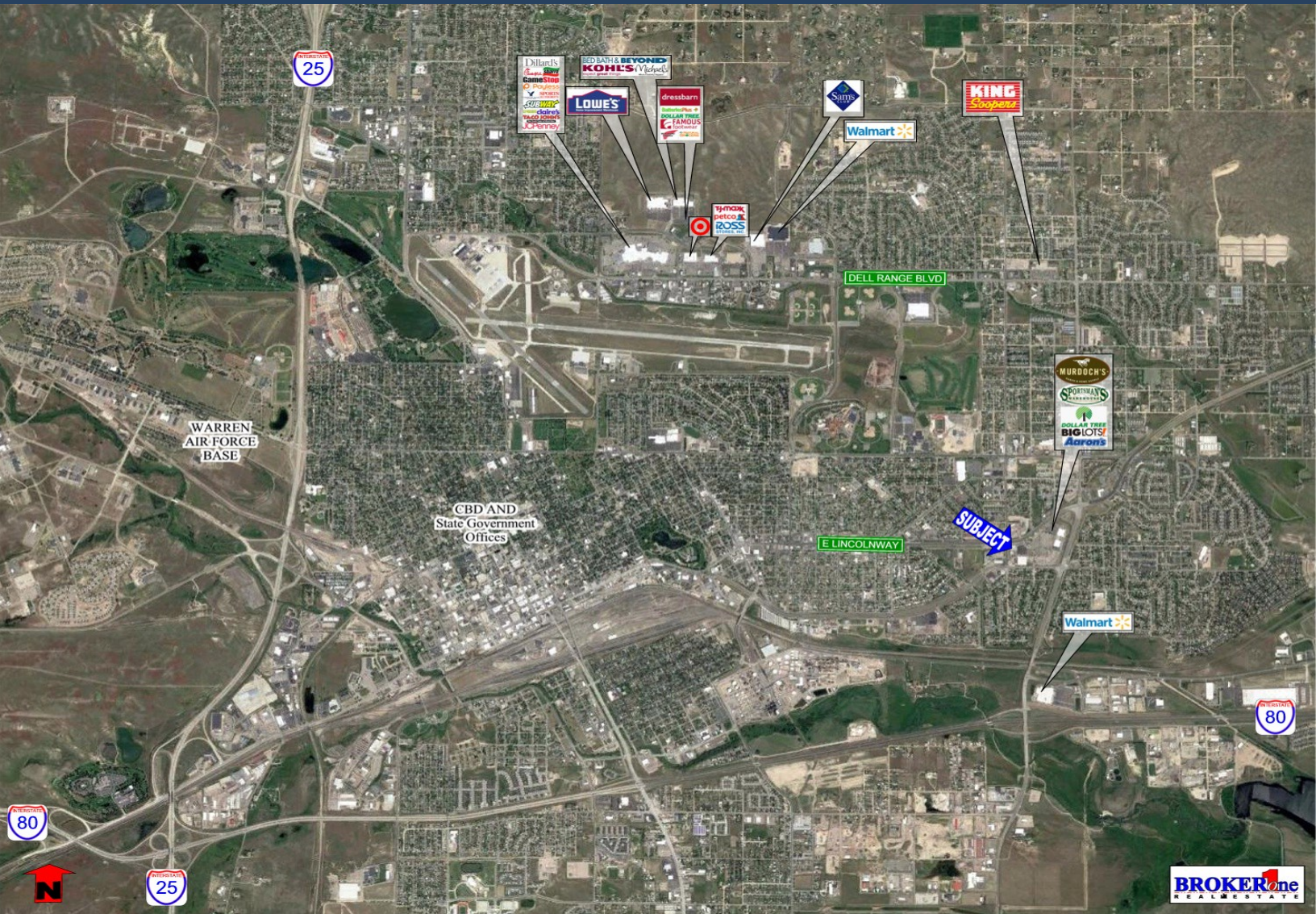


PROPERTY HIGHLIGHTS

Lot Size:	±0.92 Acre
Cheyenne Plaza Center:	±250,000 SF
Anchor:	Murdoch's
	Sportsman's Warehouse
	Big Lots
Zoning:	CB-Community Business
Parking Spaces:	Approx. 40
Year Built:	2003
Asking Sublease Rate:	\$11.00 NNN
Current Lease Expiration Date:	05/31/2027

MARKET OVERVIEW

MID-BOX RETAIL SUB-LEASING OPPORTUNITY



The asset is positioned within Laramie County, Wyoming. Cheyenne serves as the county seat and is the largest city in the state with a 2020 population of 101,400 (ESRI CBSA). Laramie County is a popular destination for residents and employers alike due to Wyoming having no corporate or personal income taxes. Besides allowing business owners to enjoy higher earnings, the lack of an individual income tax contributes to a lower cost of labor in the state. Wyoming has consistently ranked #1 for business-friendly taxation on the Tax Foundation's State Business Tax Climate Index. Population within 5 miles of the subject is 80,926 and a retail trade area of 130,000+ (Cheyenne LEADS).

Cheyenne is the northern terminus of the extensive Southern Rocky Mountain Front, which extends southward to Albuquerque, New Mexico, and includes the fast-growing Front Range Urban Corridor..

CHEYENNE UNEMPLOYMENT



COMMUNITY PROFILE

MID-BOX RETAIL SUB-LEASING OPPORTUNITY

DIVERSE EMPLOYMENT OPPORTUNITIES & EXCELLENT REGIONAL ACCESS



Demographic and Income Comparison Profile

3421 E Lincolnway, Cheyenne, Wyoming, 82001 2
 3421 E Lincolnway, Cheyenne, Wyoming, 82001
 Rings: 1, 3, 10 mile radii

Prepared by Esri
 Latitude: 41.13818
 Longitude: -104.76793

2020 Summary	1 mile	3 miles	10 miles
Population	11,250	50,077	91,828
Households	4,714	21,187	37,796
Families	2,793	12,303	23,564
Average Household Size	2.35	2.31	2.38
Owner Occupied Housing Units	3,298	14,401	26,849
Renter Occupied Housing Units	1,416	6,786	10,947
Median Age	35.8	36.7	37.9
Median Household Income	\$53,380	\$54,970	\$60,768
Average Household Income	\$64,471	\$69,269	\$77,674





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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective purchasers.

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