

# RETAIL LOT FOR SALE (FUEL RESTRICTED)

308 West Lakeway Road • Gillette, Wyoming 82718



**SITE**



10,600 ADT

LAKEWAY RD 13,700 ADT

S 4-J RD



## HIGHLIGHTS

- LOT SIZE: 0.40 ACRES
- SOLD "AS-IS" WITH DEED RESTRICTION ON FUEL STATION USE
- SELLER HAS REMOVED FUEL TANKS & RECEIVED A "NO FURTHER ACTION" LETTER
- SALE PRICE: \$125,000
- ZONING: GENERAL COMMERCIAL (C-1)

**ROB SWEENEY**

801.930.6753 | [rsweeney@legendcommercial.com](mailto:rsweeney@legendcommercial.com)

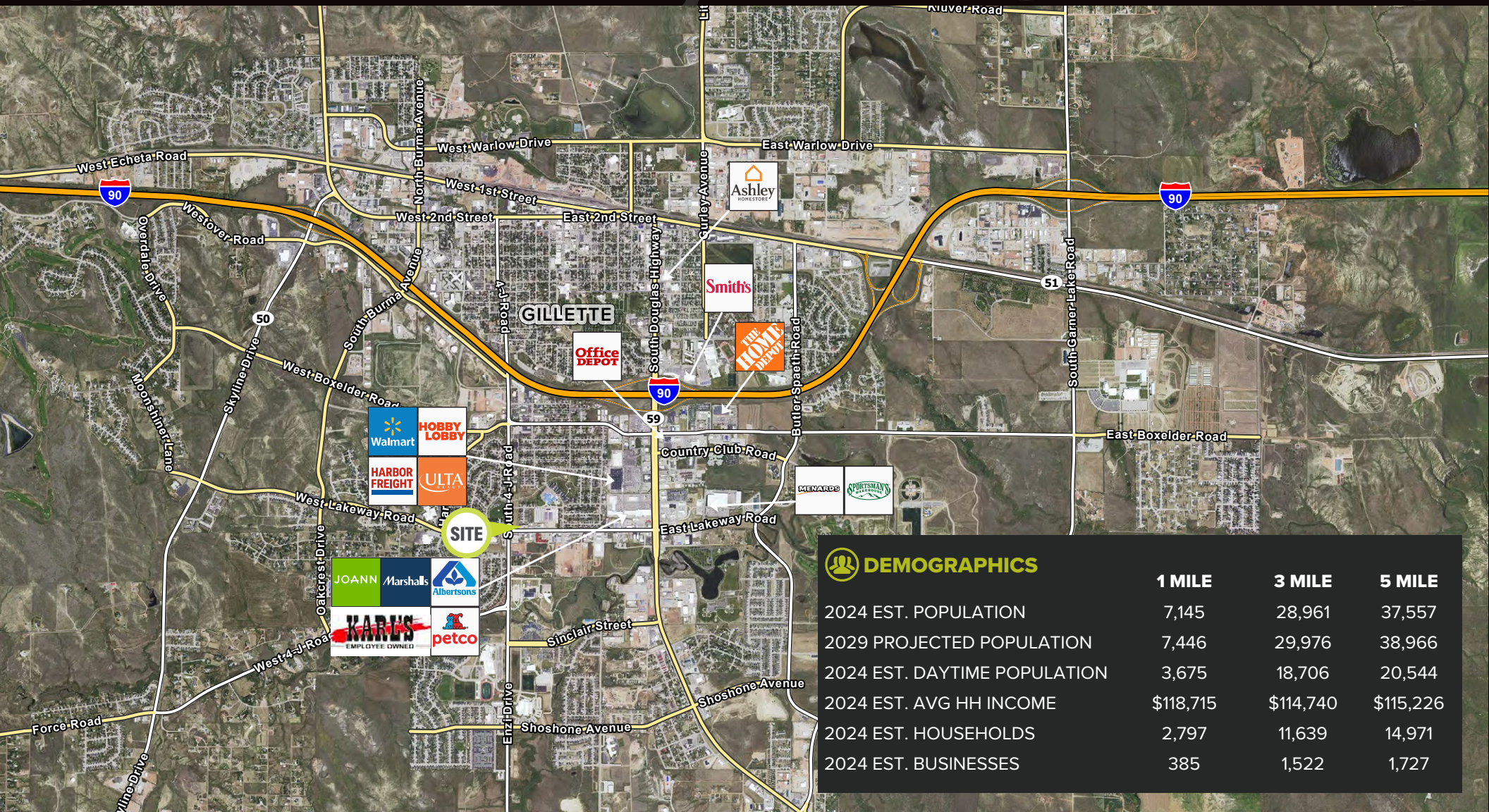
PARTNER **XTEAM**  
RETAIL ADVISORS

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801.930.6750 | [www.legendllp.com](http://www.legendllp.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106



# GILLETTE, WYOMING



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	7,145	28,961	37,557
2029 PROJECTED POPULATION	7,446	29,976	38,966
2024 EST. DAYTIME POPULATION	3,675	18,706	20,544
2024 EST. AVG HH INCOME	\$118,715	\$114,740	\$115,226
2024 EST. HOUSEHOLDS	2,797	11,639	14,971
2024 EST. BUSINESSES	385	1,522	1,727

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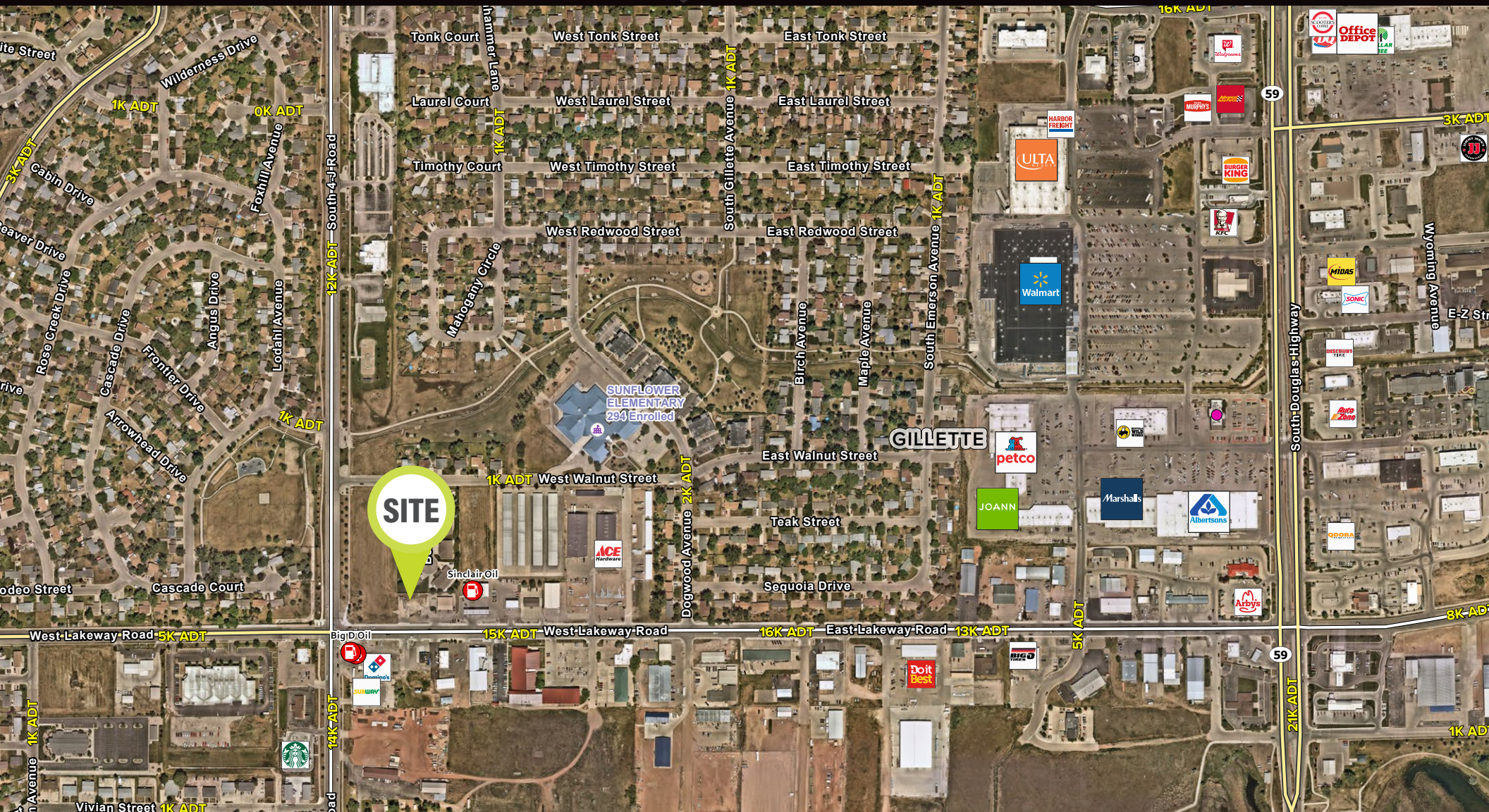
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