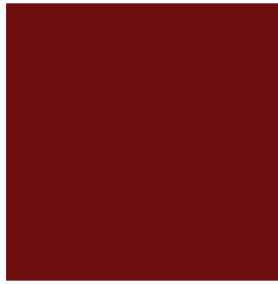


# #1 PROPERTIES COMMERCIAL



813 EAST LINCOLNWAY  
CHEYENNE, WYOMING

FOR SALE \$800,000  
OR LEASE \$17/SF



WE MEAN BUSINESS



Located along one of Wyoming's busiest highways with over 18,000 VPD in the heart of Cheyenne. Over 6,000 total square feet of office space with 15 office spaces, copier room, storage room, conference rooms, and reception area with two support staff stations. Fiber optics to building with hardwire drops at every location. Available for Lease and/or sale.



## 3D TOUR

### 813 EAST LINCOLNWAY | CHEYENNE, WYOMING



scan for a 3D tour



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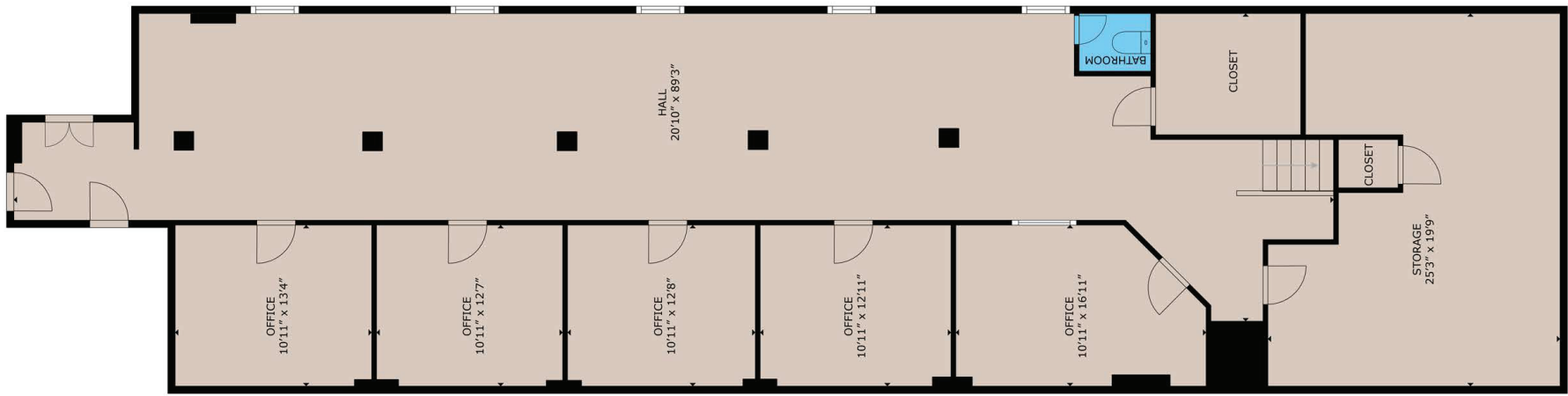
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# FLOOR PLAN

## 813 EAST LINCOLNWAY | CHEYENNE, WYOMING



FLOOR 2



FLOOR 1

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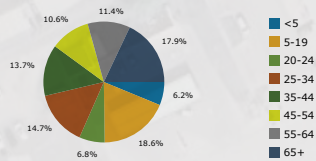
# 2024 DEMOGRAPHICS

## 813 EAST LINCOLNWAY | CHEYENNE, WYOMING

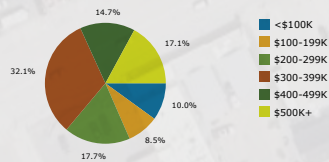
### 2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>	<b>8,499</b>	<b>48,051</b>	<b>82,842</b>
<b>Median Age</b>	<b>37.1</b>	<b>36.8</b>	<b>37.6</b>
<b>Households</b>	<b>4,318</b>	<b>21,520</b>	<b>35,551</b>
<b>Median Household Income</b>	<b>\$44,405</b>	<b>\$57,156</b>	<b>\$67,194</b>
<b>Average Household Income</b>	<b>\$62,589</b>	<b>\$74,238</b>	<b>\$84,669</b>
<b>Per Capita Income</b>	<b>\$31,515</b>	<b>\$33,465</b>	<b>\$36,434</b>
<b>Total Housing Units</b>	<b>4,786</b>	<b>23,192</b>	<b>37,888</b>

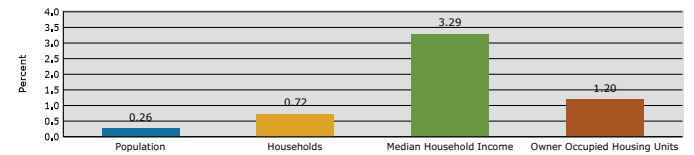
2024 Population by Age



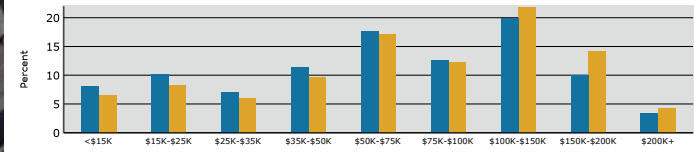
2024 Home Value



2024-2029 Annual Growth Rate



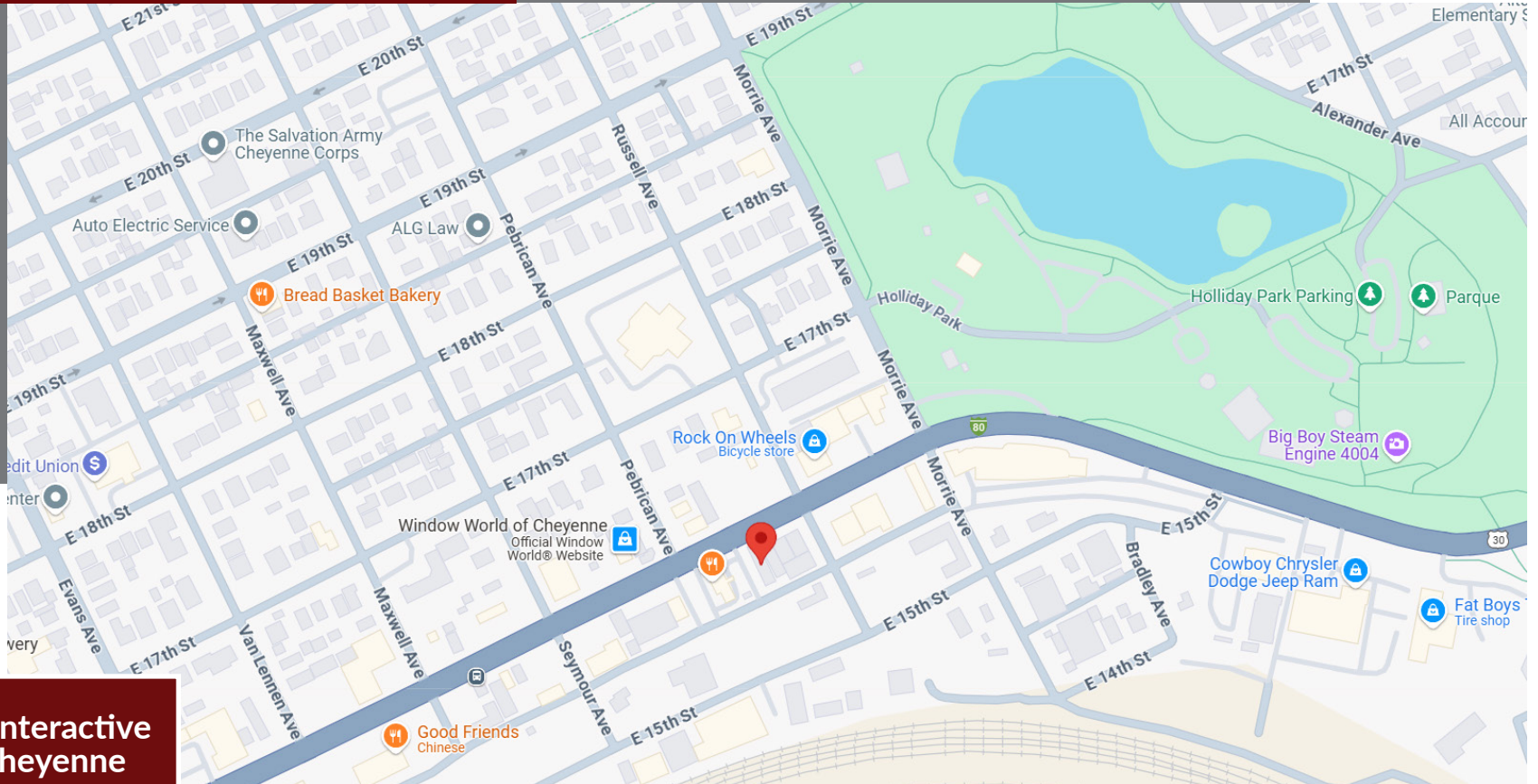
Household Income



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813 EAST LINCOLNWAY | CHEYENNE, WYOMING



scan for an interactive guide to Cheyenne



**TAXES**

Personal Income Tax Rate	Zero
Corporate Income Tax Rate	Zero
State Sales Tax Rate	4%
County Sales Tax Rate	+2%
Property Tax (average range)	\$800-\$1499
<small>Source : Wyoming Department of Revenue (2021)</small>	

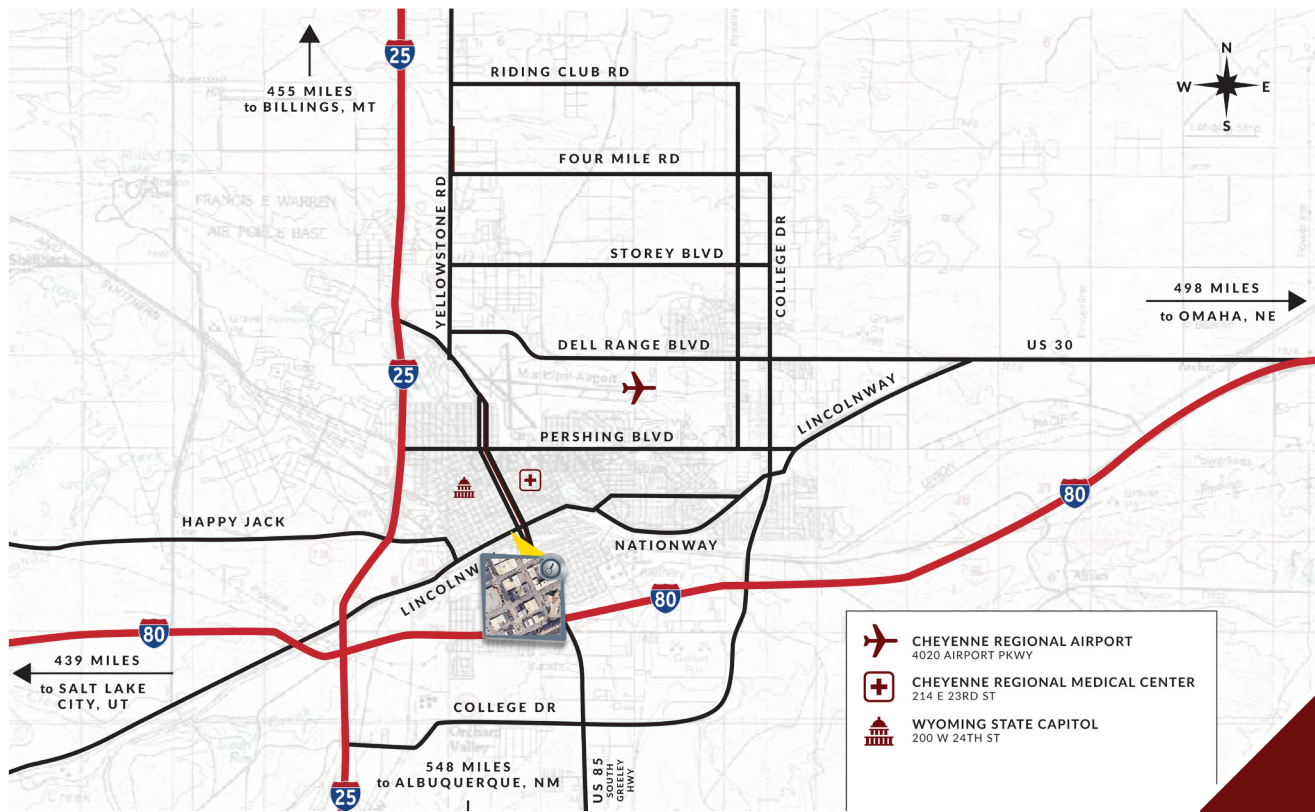
**WORKFORCE**

Labor Force in County	50,826
Employed in County	48,231
Unemployed in County	2,595
Employment Establishments	3,300
County Unemployment Rate	4.1%
Not in Labor Force	12,048
<small>Source : Bureau of Labor Statistics (Oct 2021)</small>	

*A property tax estimate calculator can be found at [laramiecounty.com](http://laramiecounty.com)*

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At the north end of the I-25 Urban Corridor, Cheyenne benefits from its position as the capital of Wyoming, as well as its proximity to the Front Range cities of Colorado. With a favorable tax and regulatory climate, low cost of doing business, and world-class communications, the Magic City offers an ideal location to put down corporate roots. Cheyenne sits at the junction of Interstates 80 and 25, as well as the intersection of the UP and BNSF railroads, and Cheyenne Regional Airport (CYS) provides daily flights connecting to hundreds of domestic and international destinations.



**JIM WEAVER** 

 SIO R

**#1 PROPERTIES**  
**COMMERCIAL**

**307.630.5161** [jim@numberonecommercial.com](mailto:jim@numberonecommercial.com)

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# #1 PROPERTIES COMMERCIAL

As Cheyenne's real estate leader, we are proud to offer the finest commercial real estate services available. Our commercial team is made up of specialists who have the experience required to navigate the intricacies of a commercial transaction. Whether you're looking for space to lease, a building to buy, or a place to build your business, our experts will help you find the right fit.

Designated Society of Industrial and Office Realtor, (SIOR), Certified Commercial Investment Manager (CCIM), and Certified Residential Specialist (CRS), Jim brings the expertise and experience that few have obtained in the Wyoming Real Estate market. With over \$450 million in sales of both commercial and residential real estate, the key to Jim's success is his marketing and professional approach to all transactions. Jim's goal is to make every transaction seamless for his clients. Attention to detail and professionalism are the key components to completing the transactions successfully.

Jim's experience includes over 25 years in Senior Executive positions within Fortune 100 Companies, as well as serving in the capacity of City Manager for some of the most prestigious cities in the South West His business experience also includes owning and operating companies in various industries.

Now, he's bringing those experiences, as well as his work disciplines and background of success, to the Real Estate profession.

**JIM WEAVER**   **SIOR**<sup>®</sup>

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