



Prime Location

2135 EAST 12TH STREET

CASPER, WY 82601

Price:
**\$\$6.00/SF,
NNN**

JOHN TROST-PRINCIPAL
BrokerOne Real Estate
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1703, Wyoming

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2135 EAST 12TH STREET

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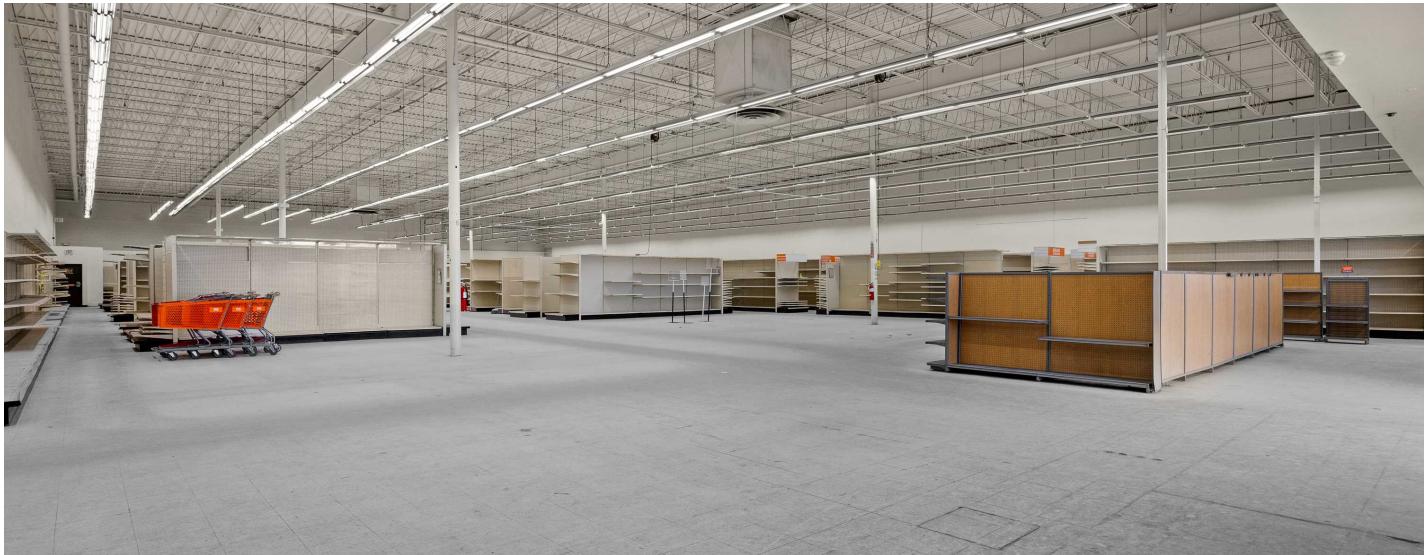
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1703, Wyoming

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PROPERTY SUMMARY

2135 EAST 12TH STREET | CASPER, WY 82601



Property Summary

Building SF:	34,281
Price / SF:	\$6.00
Available SF:	34,281
Lease Rate:	\$6.00
Lease Term:	Negotiable
Signage:	Available
Year Built:	1973

Property Overview

This prime commercial property is ideally situated on a busy thoroughfare, offering excellent visibility and accessibility to potential customers. The location is perfect for retail operations, specifically tailored for a big anchor stores, which benefits from high traffic and a diverse local demographic. This property is 34,281 sq. ft. and is conveniently accessible from main roadways with ample parking space for customers, facilitating easy entry and exit. It's located in an active retail area, surrounded by complementary businesses and residential neighborhoods, enhancing foot traffic and community interaction. Contact John Trost at Broker One Real Estate for a private tour! 307-259-0716

Location Overview

This ±34,281 square foot commercial property is strategically positioned along one of the city's primary arterial roads, providing outstanding visibility, signage opportunities, and ease of access for both local and regional traffic. The site sits in the heart of a thriving retail corridor, surrounded by a complementary mix of national brands, service providers, restaurants, and dense residential neighborhoods—all contributing to consistent consumer demand and strong daytime population. With direct access from multiple major roadways and generous on-site parking, the property is well-suited for high-volume retail operations, including anchor tenants, national chains, and destination retailers. The area's strong demographic profile, combined with steady vehicle and foot traffic, make this an exceptional opportunity for businesses seeking long-term growth and high exposure.

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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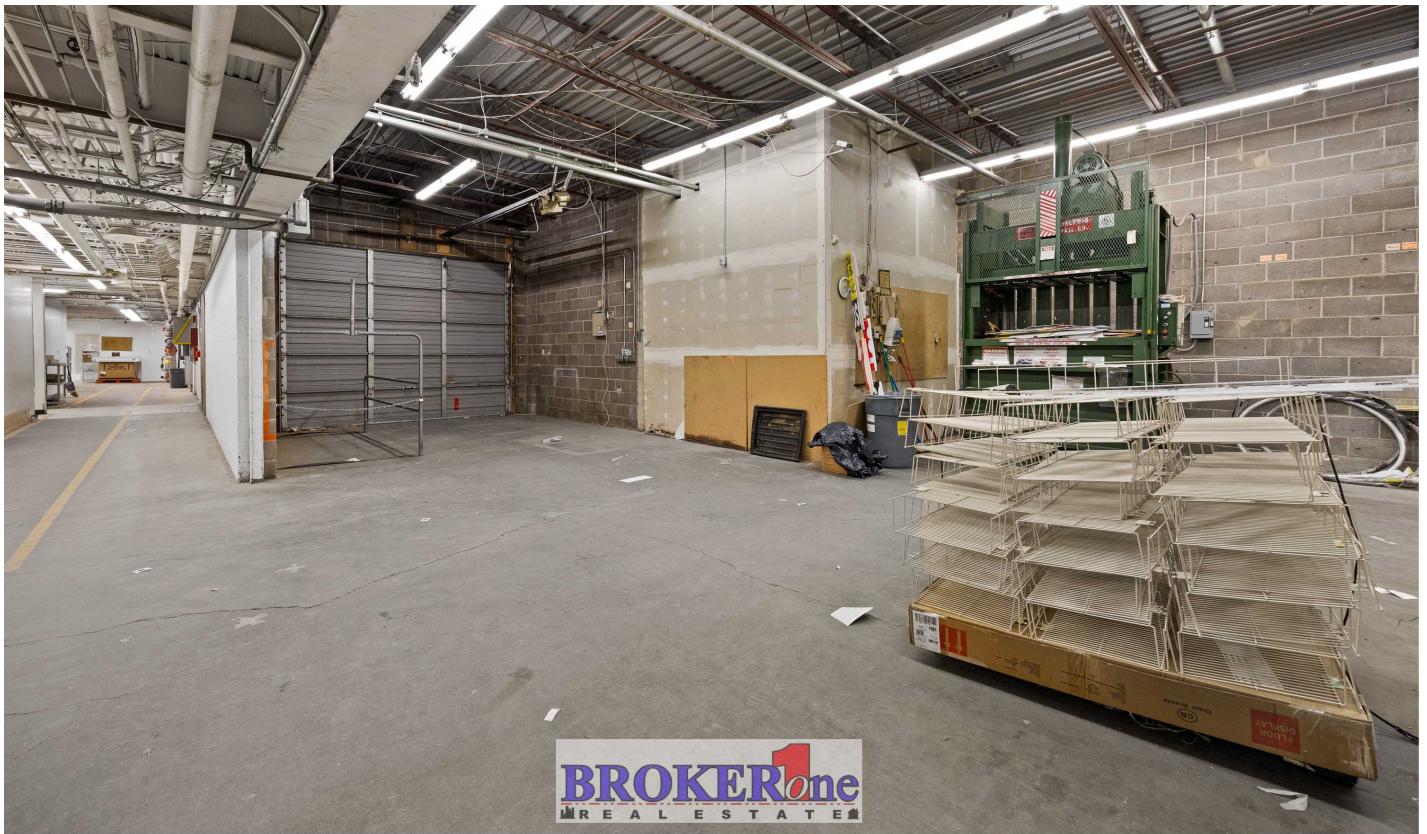
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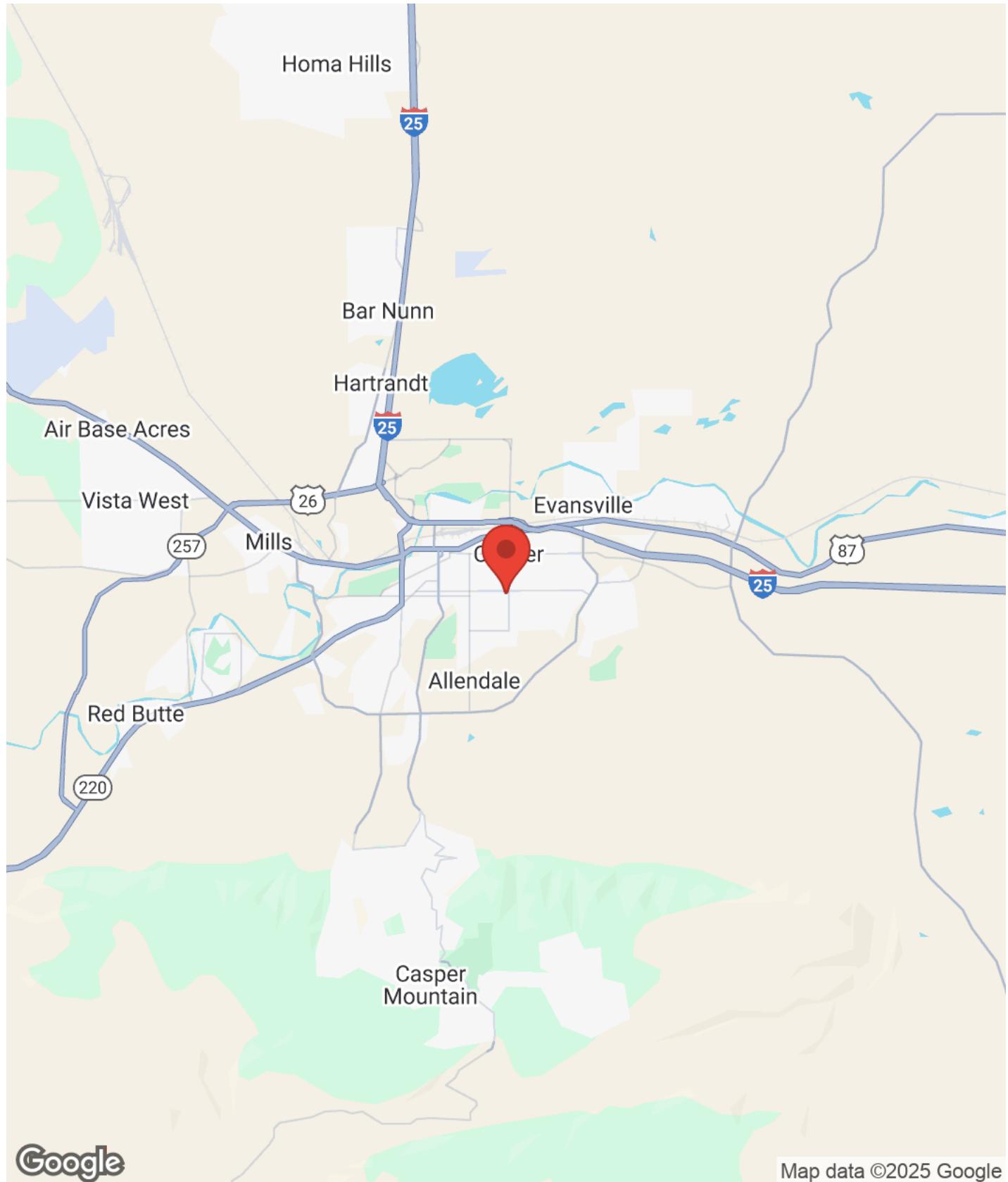
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REGIONAL MAP

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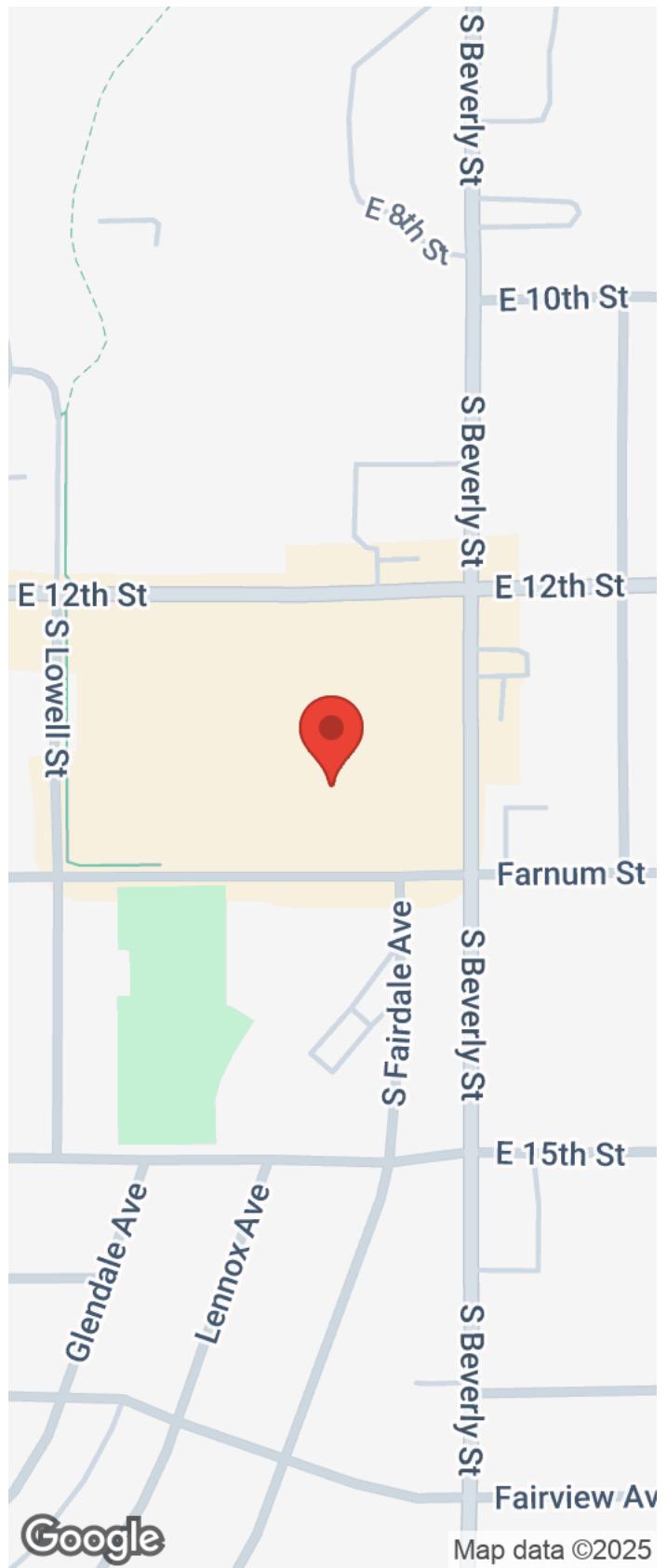
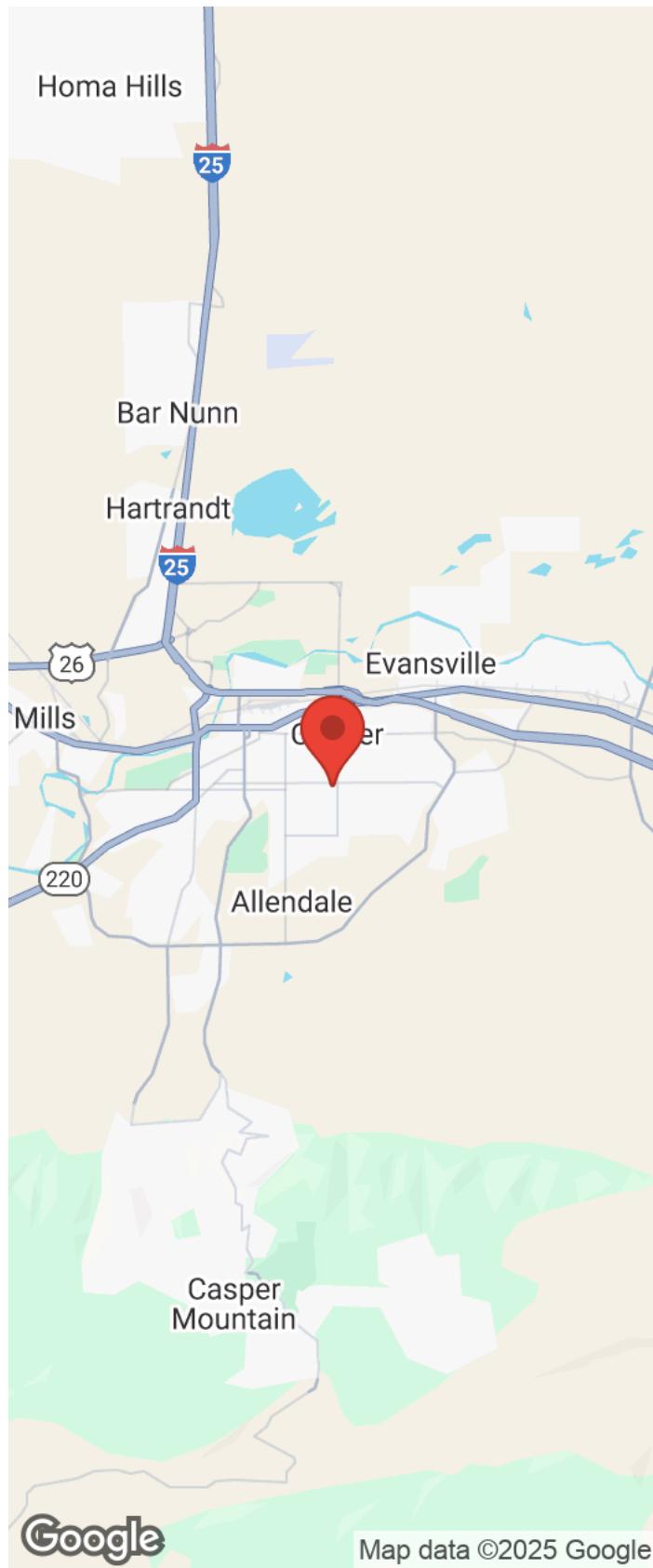
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LOCATION MAPS

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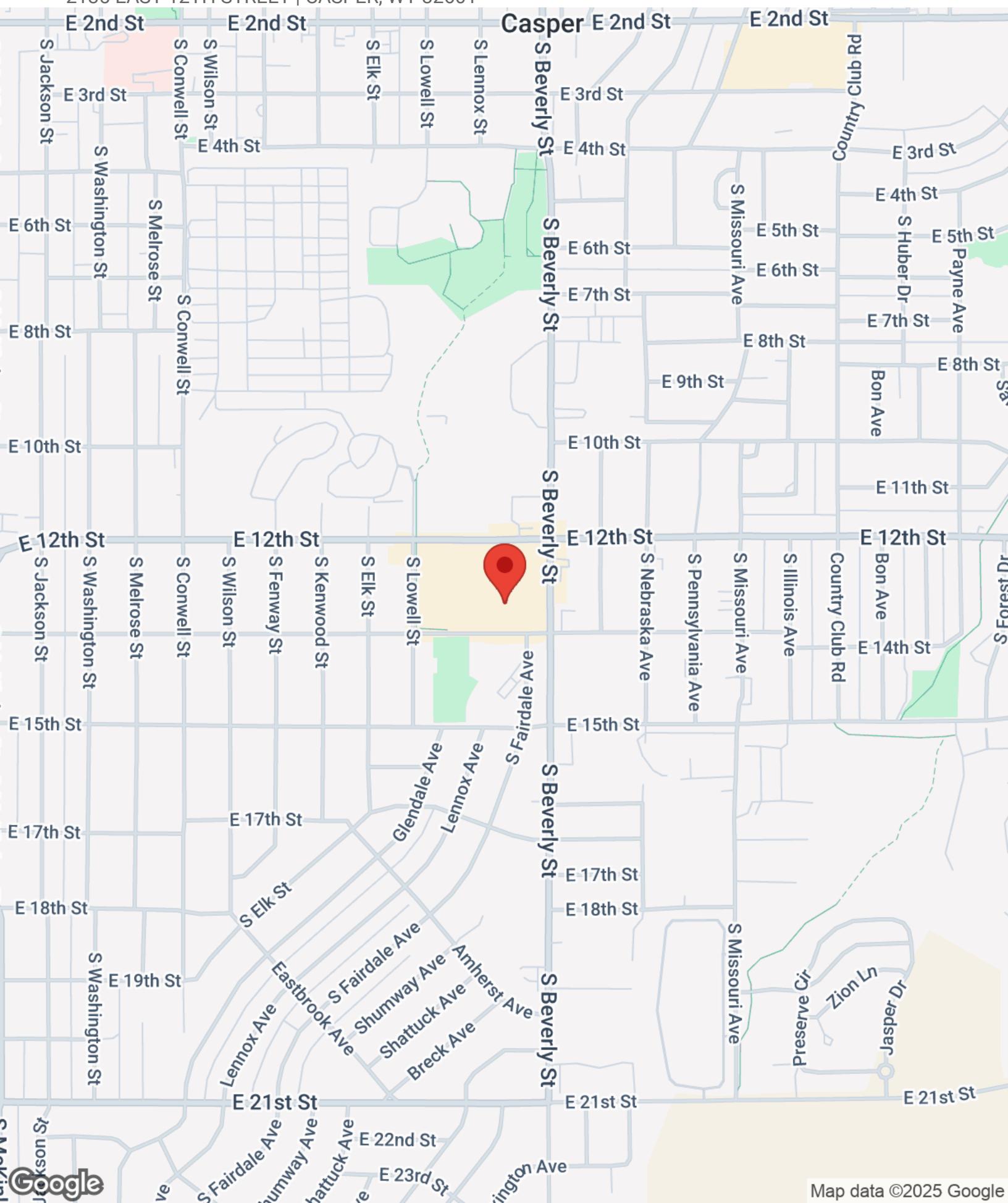
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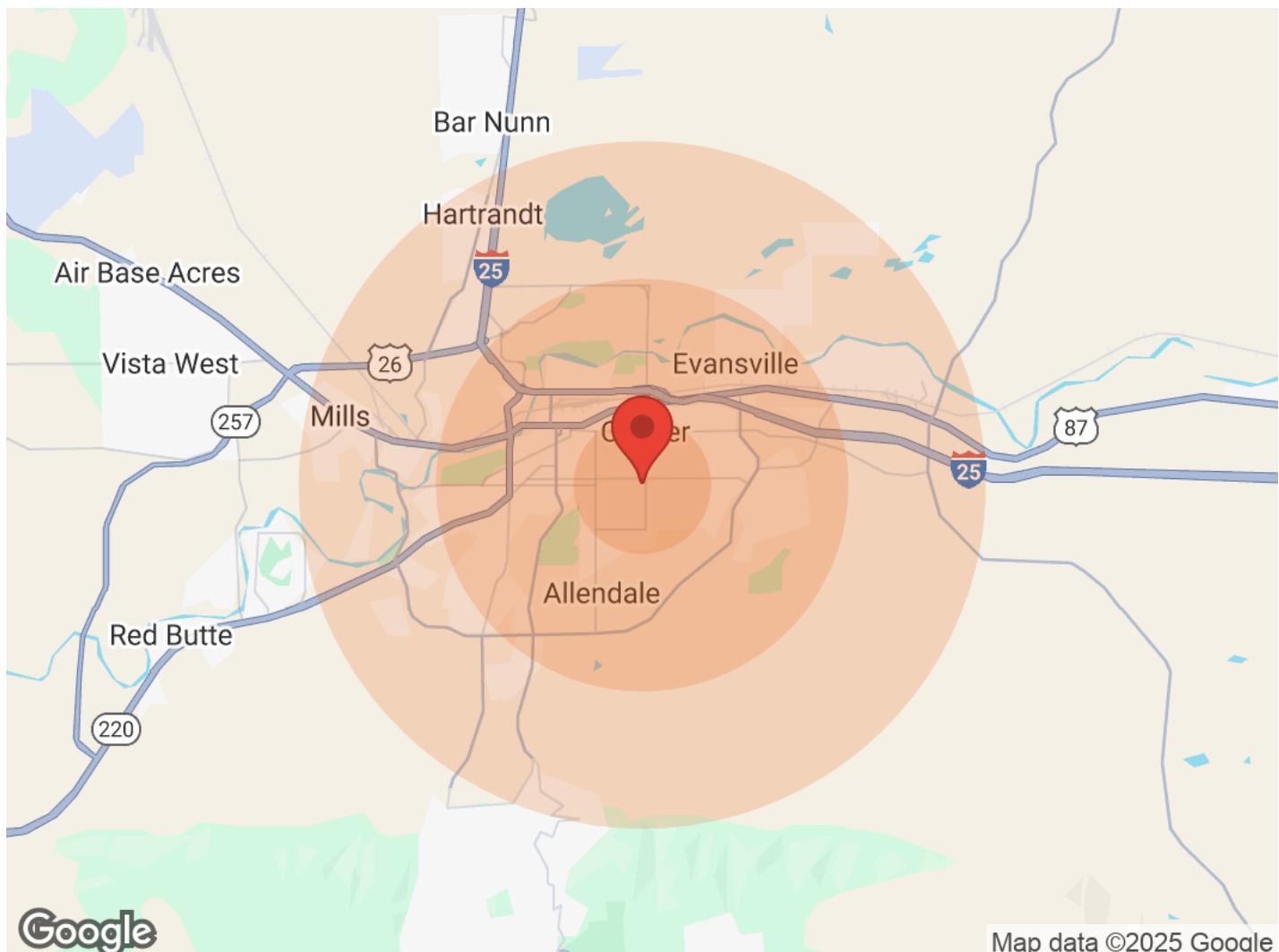
BUSINESS MAP

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DEMOCRAPHICS

2135 EAST 12TH STREET | CASPER, WY 82601



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,996	22,736	29,394	Median	\$47,745	\$45,115	\$45,566
Female	7,290	24,390	30,902	< \$15,000	624	2,361	2,783
Total Population	14,286	47,126	60,296	\$15,000-\$24,999	729	2,331	2,843
				\$25,000-\$34,999	923	2,803	3,457
				\$35,000-\$49,999	1,091	3,111	3,801
				\$50,000-\$74,999	1,153	3,695	4,709
				\$75,000-\$99,999	581	2,102	2,888
				\$100,000-\$149,999	740	2,205	2,922
				\$150,000-\$199,999	187	649	811
				> \$200,000	226	565	754
Age	1 Mile	3 Miles	5 Miles				
Ages 0-14	2,877	9,974	12,746				
Ages 15-24	1,797	6,150	7,979				
Ages 25-54	5,814	18,423	23,344				
Ages 55-64	1,753	5,683	7,315				
Ages 65+	2,045	6,896	8,912				
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	13,704	44,980	57,808	Total Units	7,289	22,231	27,818
Black	48	173	210	Occupied	6,653	20,427	25,667
Am In/AK Nat	11	92	107	Owner Occupied	4,215	12,914	16,981
Hawaiian	N/A	N/A	1	Renter Occupied	2,438	7,513	8,686
Hispanic	792	2,851	3,393	Vacant	636	1,804	2,151
Multi-Racial	958	3,584	4,122				

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PROFESSIONAL BIO

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.

DISCLAIMER

2135 EAST 12TH STREET

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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