

# RAWLINS TOWN CENTER

1016 SPRUCE ST, RAWLINS, WY 82301



500 & 1,800 SF AVAILABLE

# FOR LEASE

**JABE**  
COMPANIES

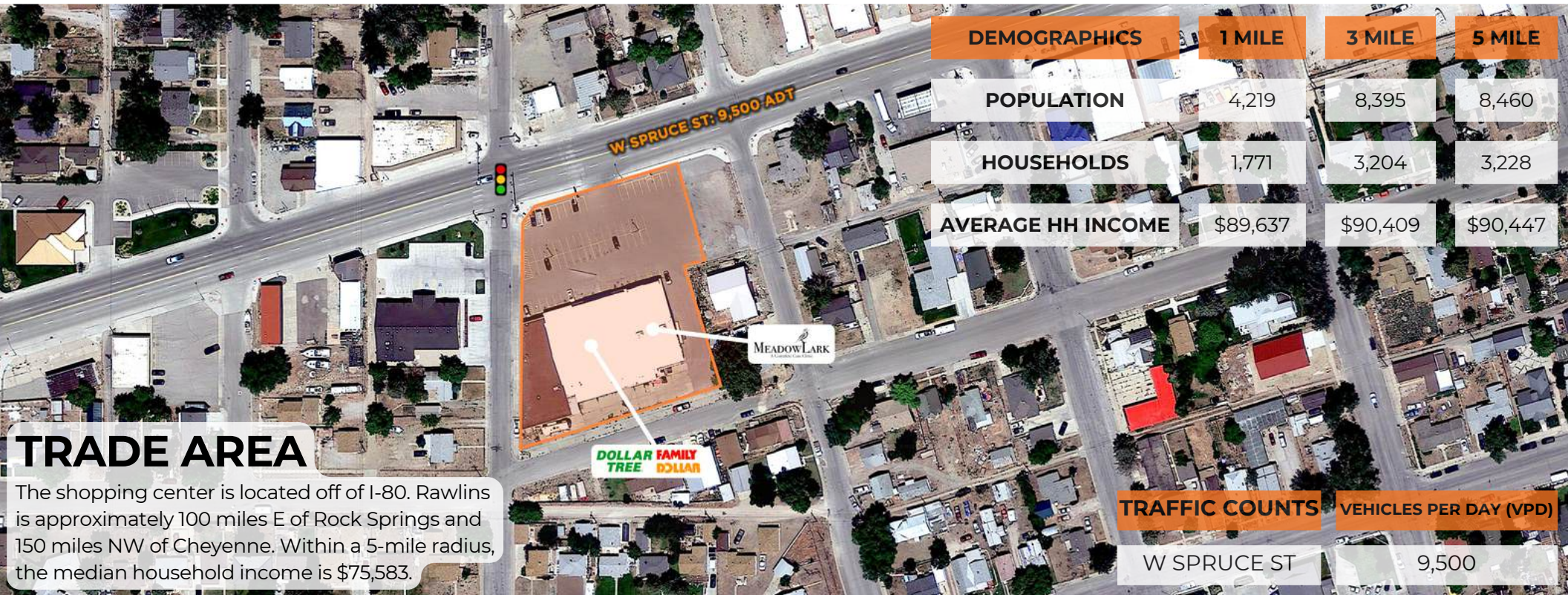
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# PROPERTY OVERVIEW

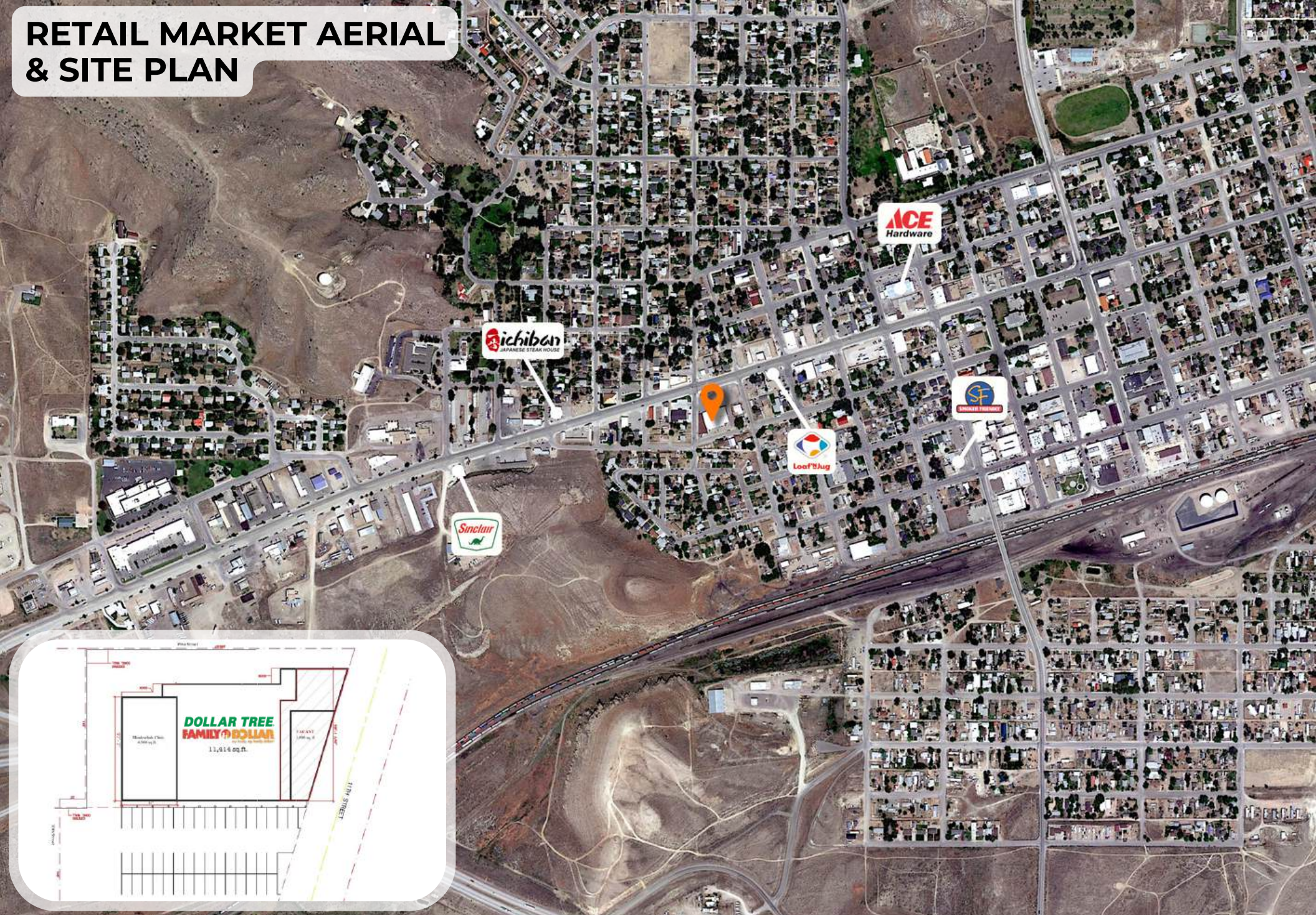
This 18,000 SF shopping center is anchored by a Dollar Tree/Family Dollar combination store. Nearby retail and restaurants include Ace Hardware and Ichiban Japanese Steakhouse. The center has 500 SF and 1,800 SF available, which can be combined or leased separately (500 SF-2,300 SF)



## TRADE AREA

The shopping center is located off of I-80. Rawlins is approximately 100 miles E of Rock Springs and 150 miles NW of Cheyenne. Within a 5-mile radius, the median household income is \$75,583.

# RETAIL MARKET AERIAL & SITE PLAN



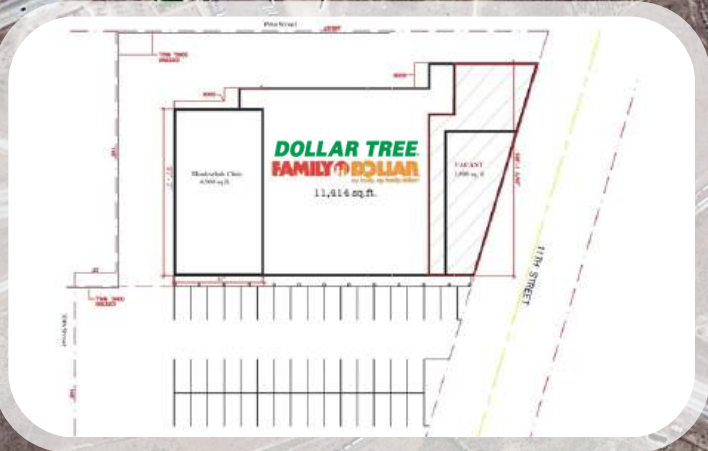
ACE  
Hardware

Ichiban  
JAPANESE STEAK HOUSE

Snclair

Loaf 'N  
Jug

Bank of America



# JABE COMPANIES

COMMERCIAL REAL ESTATE

## LOCATIONS

### PITTSBURGH OFFICE

739 Washington Avenue  
Carnegie, PA 15106

### MORGANTOWN OFFICE

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Morgantown, WV 26505

## LISTING AGENTS



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ACQUISITIONS  
& DISPOSITIONS

TENANT & LANDLORD  
REPRESENTATION

SITE SELECTION  
& DEVELOPMENT



Founded in 2001, Jabe Companies LLC has been working with prominent retailers and developers nationwide for over 20 years. Based out of Carnegie, just outside of Pittsburgh, Pennsylvania, Jabe Companies pairs cutting-edge technology with an old-school, boots-on-the-ground model.

Jabe Companies deals in acquisitions, dispositions, brokerage, site selection, consultation, and development. Our brokers and leasing agents strive to find the perfect solution for each and every unique client.

As a member of TCN Worldwide, Jabe Companies is part of an alliance of top independent brokerage firms serving more than 200 markets across the country, allowing our reach to expand far beyond just Western Pennsylvania.

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