



CORNERSTONE
REAL ESTATE

FOR LEASE

4501 SE WYOMING BLVD, CASPER, WY

www.cornerstonere.com

**DRIVE THRU
AVAILABLE**



NEWLY BUILT OPPORTUNITY!

We are pleased to present a one-of-a-kind opportunity to join Big D Oil on their newest project in thriving Casper WY. Big D Oil is a family-owned chain of 48 convenience stores. They are headquartered in Rapid City, SD and operate stores in South Dakota, Wyoming, and Colorado.

This new construction build offers two 1,600 GSF inline retail spaces on the East & West end caps of the Big D convenience store. Designed for high visibility and customer flow, the eastern unit features a fully functional drive-thru. The site is situated on the hard lit corner of S. Poplar St & SW Wyoming Blvd, providing an abundance of passing traffic and excellent street visibility.

CHUCK HAWLEY
Principal

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Realtor

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PROPERTY HIGHLIGHTS

- Eastern Unit features a Drive-Thru
- Generous T.I. Allowance
- Anchored by Big D with 40,000 visitors per week
- Spaces Spec'd without walls/floor, which will be provided once plumbing & electrical plans are finalized.
- Strong well-capitalized owner
- High visibility
- BLDG SIZE: 7,680 GSF



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IDEAL TENANTS WE'RE TARGETING

- Urgent Care / Walk-In Clinic
- Hair / Nail / Beauty (Great Clips, Sport Clips, Supercuts)
- Dental / Orthodontic Express Concepts
- Pet Grooming
- Boutique Fitness / Personal Training / Yoga Studio
- Casual dining restaurant
- Dry Cleaner
- Frozen Yogurt
- Cell Phone, Electronics
- Accessories Store
- Financial or Insurance
- UPS or FedEx Express Store



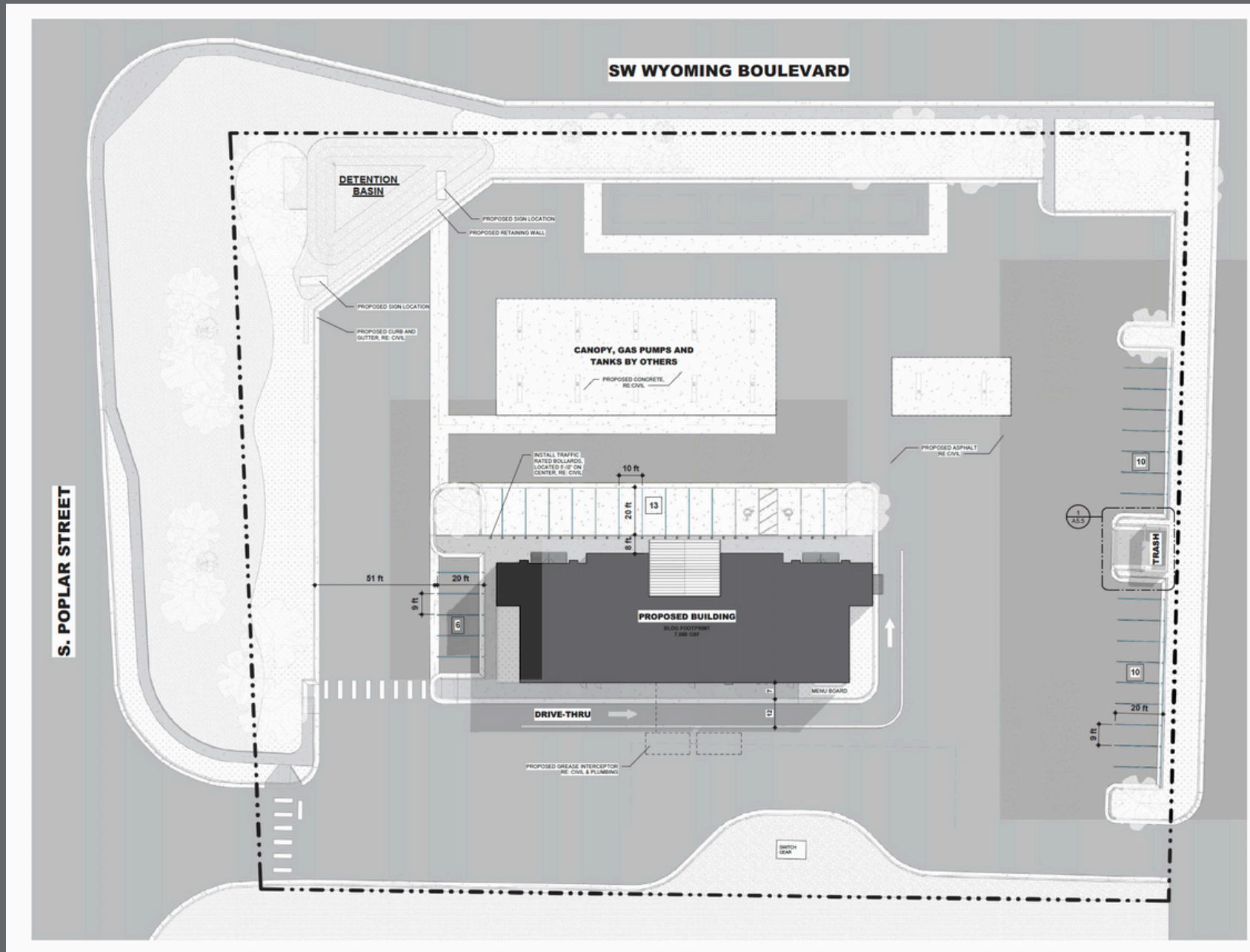
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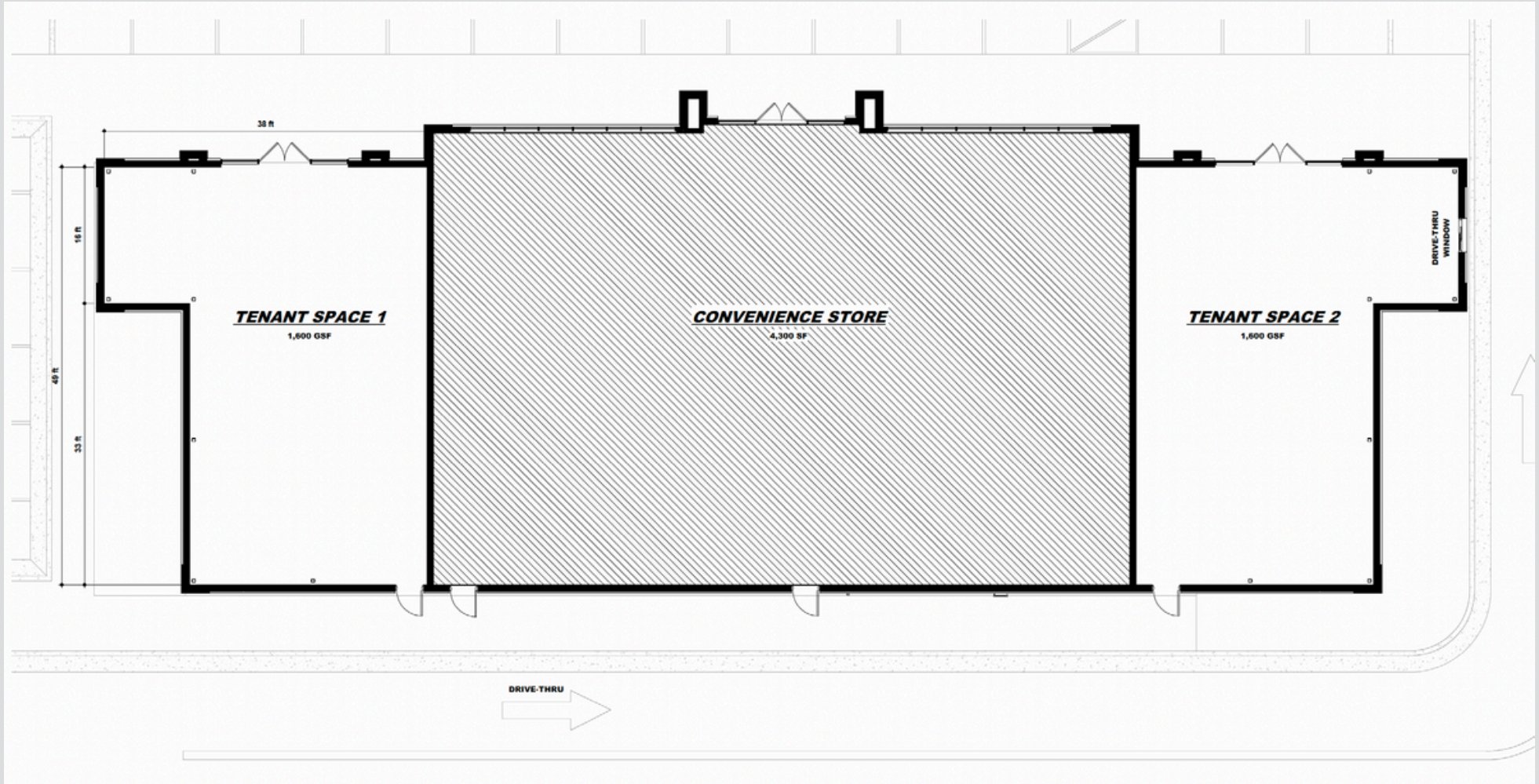
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CASPER, WY

WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



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REAL ESTATE

CASPER, WY



BUSINESSES LOCATED IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates
- No corporate or state income tax

CASPER'S ECONOMY BY THE NUMBERS *

- Population: 59,782 people (2020)
- Unemployment rate: 4.2% (2022)
- Median household income: \$65,134 (2019)
- Median price of a home: \$245, 000 (2022)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

**The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

CASPER'S LARGEST EMPLOYERS

- Natrona County School District #1
- Banner Wyoming Medical Center
- The Industrial Company
- Key Energy
- City of Casper
- Casper College
- Wyoming Machinery Company
- OfficeMax
- Natrona County Government
- McMurry Ready Mix



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ABOUT US

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CHUCK HAWLEY Principal

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Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.



FORREST LEFF Principal

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Principal and Managing Partner of Cornerstone Real Estate, is a highly respected and sought-after professional with over 20 years of experience in Industrial, Farm and Ranch, Hospitality, and Commercial Real Estate sales and leasing. Known for his client-focused approach and entrepreneurial spirit, Forrest has facilitated successful transactions for a diverse range of clients, including corporations, financial institutions, and retail businesses.

Forrest's real estate career is distinguished by his expertise and proven track record, with notable transactions including:

- o Industrial and Energy Projects: Granite Peak Fabrication (85,000 SF), Equipment Share (10,000 SF), Distribution NOW (30,000 SF), and Brigade Energy (7,000 SF).
- o Corporate and Financial Institutions: Wells Fargo, Bank of the West, and First Interstate Bank.
- o Specialized Transactions: Wyoming Rescue Mission (23,000 SF), Casper Pickleball and Sports Center (48,000 SF), Pella Window (32,000 SF), and Scottsdale Mint (48,000 SF).

At Cornerstone Real Estate, Forrest has also cultivated strategic partnerships with top national brokerage firms, including Colliers International, JLL, CBRE, Cushman & Wakefield, Marcus & Millichap, and Newmark Knight Frank, extending the reach and impact of his work.

As an Industrial and Commercial Real Estate specialist, Forrest combines deep market knowledge with a commitment to client success. His entrepreneurial background, coupled with a focus on hospitality and community development, has solidified his reputation as a trusted partner in the industry..