

1457 SOUTH ST WHEATLAND, WY FOR SALE OR LEASE



PRIME RETAIL ASSET WITH DRIVE THROUGH | SINGLE-TENANT



PROPERTY HIGHLIGHTS

- Rare Drive Thru Building
- 1,488 SF Ideal for Restaurant, Coffee or Retail
- Ample On-site Parking
- Additional Basement Storage
- High-Visibility Intersection
- Close proximity to Platte Co. Hospital
- \$23/sf NNN (Calculated Based on Main Floor Only)
- \$299,000 Purchase Price

CONTACT

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Coldwell Banker: The Property Exchange
255 Storey Blvd.
Cheyenne, WY 82009

A rare stand-alone retail building offering 1,488 square feet of prime space. Positioned at the high-visibility intersection of South St and 15th St, the property provides unmatched branding and direct access hospital employees en route to work.

This locaiton is positioned to take advantage of increased demand for services resulting from the new rare earth mine west of town, set to ramp up production in mid-2026. This development is expected to bring an influx of workers, contractors, and related services, boosting demand for local retail, dining, and conveniences. Don't miss out on this high-potential spot in a community on the rise.

With its exclusive freestanding identity, strategic location, and adaptable design, this property presents an unparalleled opportunity for a retail business to establish a signature presence in a soon-to-be growing market.



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