



# Bridger Peaks Town Center

N 19th Avenue & Oak Street  
Bozeman, Montana 59715

## Property Highlights

- 159,000 SF Grocer Anchored Shopping Center
- Major Tenants: Smith's, TJ Maxx, Famous Footwear, Chico's, Pier 1 Imports
- 996 SF: Leased
- 9,040 SF: \$18.00/SF NNN (\$6.00/SF)
- 9,535 SF: \$19.00/SF NNN (\$6.00/SF)
- Traffic Counts: N 19th Avenue: 24,350 ADT and Oak Street: 15,360 ADT

## Property Description

Grocery Anchored Center Located on the Corner of N. 19th Avenue and Oak Street. N. 19th Avenue Runs From Interstate 90 to Montana State University.



For more information

**Michael L. Walker**

O: 406 294 6304

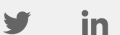
[mwalker@naibusinessproperties.com](mailto:mwalker@naibusinessproperties.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

3312 4th Avenue North  
Billings, MT 59101

406 256 5000 tel

[naibusinessproperties.com](http://naibusinessproperties.com)



# Tenants



Google

Map data ©2021

# Retailer Map



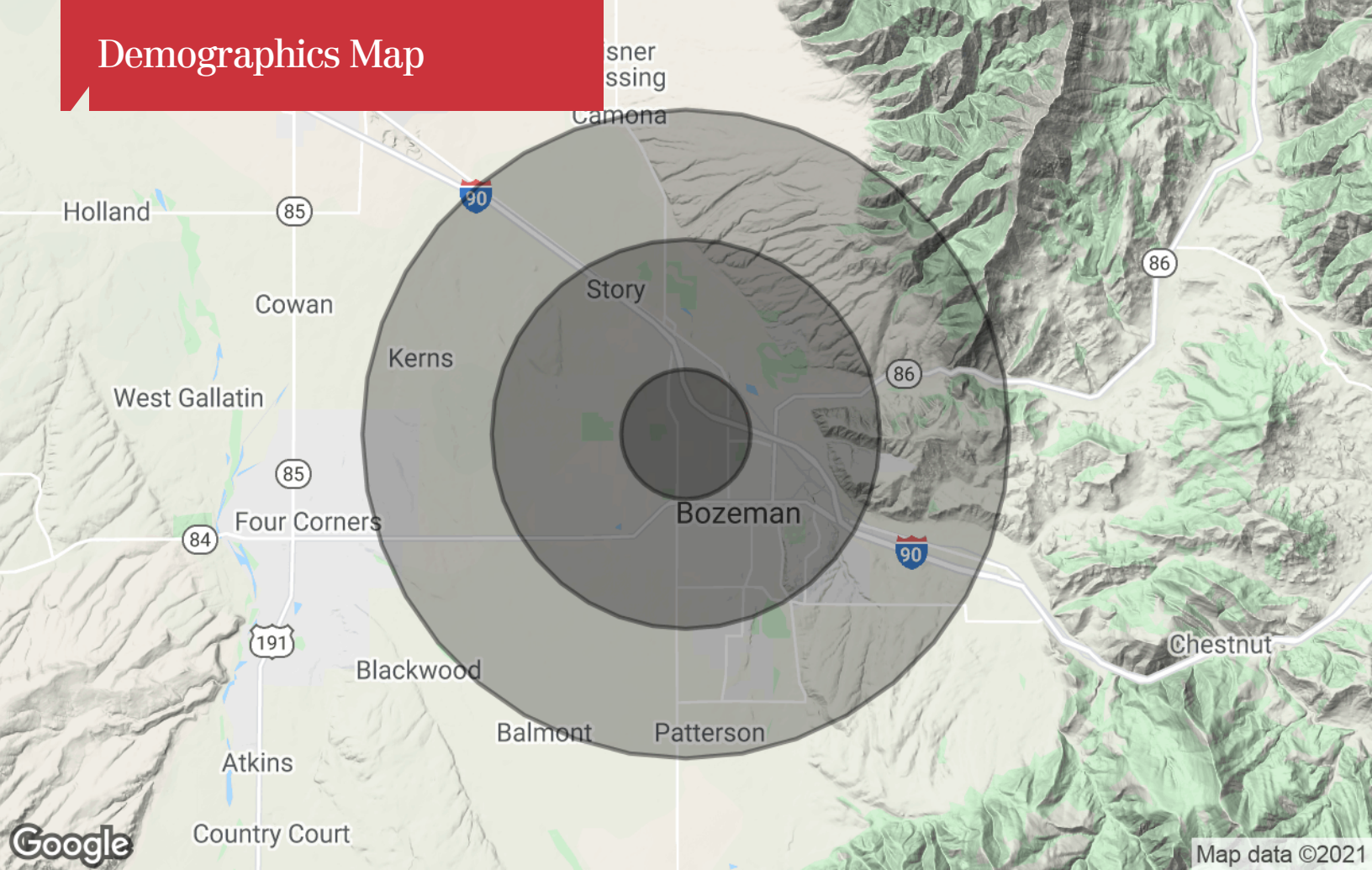
For Lease

# Bridger Peaks Town Center

996 SF, 9,040 SF, 9,535 SF



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,521	42,449	60,949
MEDIAN AGE	29.3	27.7	30.3
MEDIAN AGE (MALE)	29.3	27.8	29.9
MEDIAN AGE (FEMALE)	30.0	28.0	31.0

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,108	17,896	25,544
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$50,464	\$53,565	\$62,174
AVERAGE HOUSE VALUE	\$255,281	\$270,567	\$271,112

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	96.7%	95.4%	95.6%
% BLACK	0.2%	0.5%	0.5%
% ASIAN	1.5%	2.1%	1.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.1%	1.4%	1.2%
% OTHER	0.4%	0.5%	0.9%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	2.3%	2.3%	2.5%

\* Demographic data derived from 2010 US Census