



EXECUTIVE SUMMARY

High Traffic Retail Center at Four Corners | 7715 Shedhorn Drive Bozeman, MT 59718



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	18,219 SF
Available SF:	1,825 - 6,444 SF
Lot Size:	1.94 Acres
Number of Units:	7

PROPERTY OVERVIEW

Recently completed retail center near the busy intersection of Jackrabbit and Huffine Lane in Bozeman, Montana.

Join local favorite Mazevo Coffee and Bloom. The shopping center includes ample parking and is at a signalized intersection for easy access. Great spot for a brewery, restaurant (water and sewer will accommodate), or other retail.

**Two of the owners are licensed real estate brokers in the state of MT.

PROPERTY HIGHLIGHTS

- Excellent access and visibility along Jackrabbit and Huffine Lanes
- Combined traffic counts of 66,710
- Robust demographics in surrounding area
- Total daytime population of 77,292 within 10 miles of site



ADDITIONAL PHOTOS

High Traffic Retail Center at Four Corners | 7715 Shedhorn Drive Bozeman, MT 59718





LOCATION MAP

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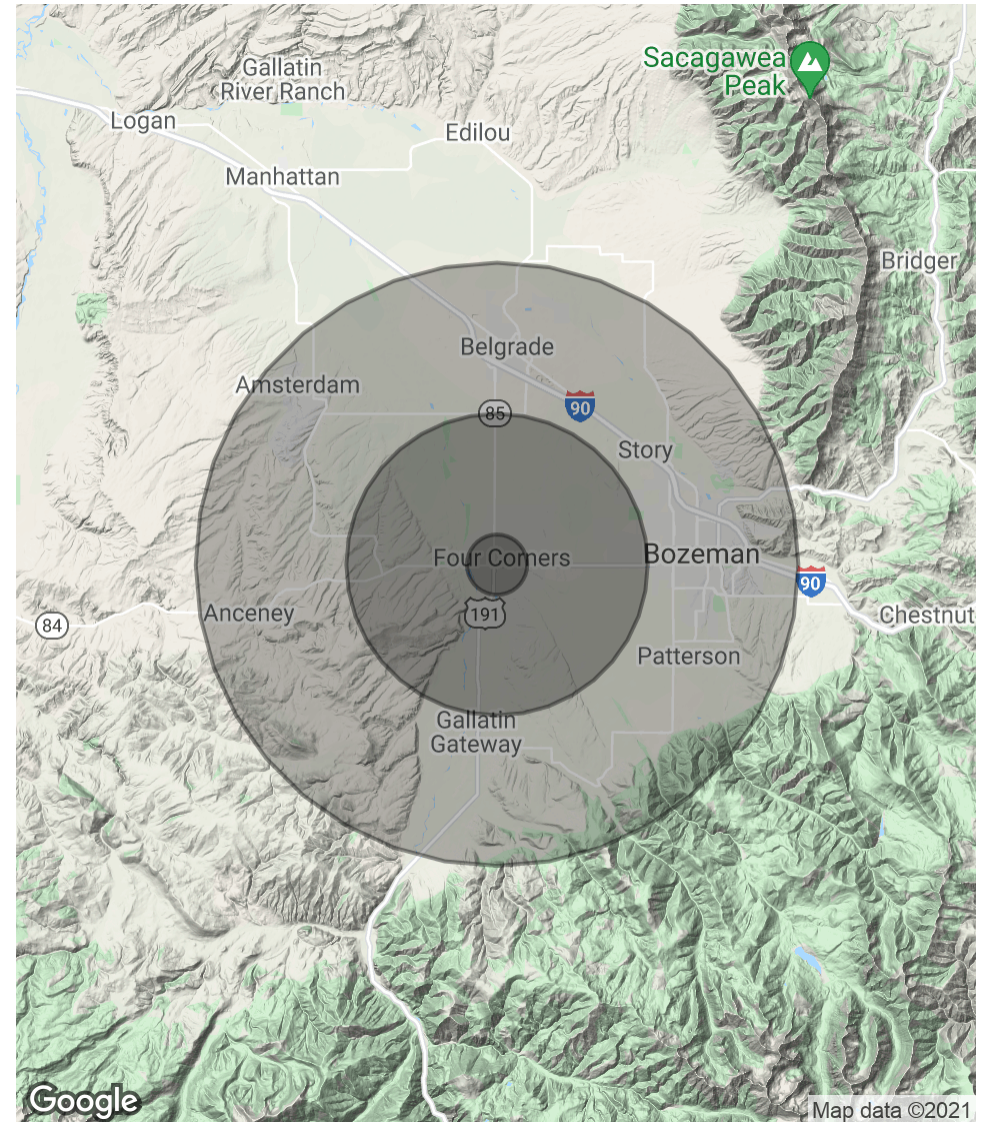
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	432	9,533	77,420
Average age	35.9	35.7	30.6
Average age (Male)	36.5	36.1	30.6
Average age (Female)	34.9	35.0	30.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	161	3,668	30,696
# of persons per HH	2.7	2.6	2.5
Average HH income	\$80,267	\$78,311	\$61,931
Average house value	\$273,116	\$273,257	\$253,979

* Demographic data derived from 2010 US Census



Map data ©2021



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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 Sterling CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.





ABOUT US

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COMMERCIAL REAL ESTATE SERVICES

Tenants | Property Owners | Investors | Landlords

Contact Sterling CRE Advisors to buy, sell, lease or invest in commercial properties across Montana. Secure an investment property, get a no-obligation Opinion of Value, find rental space for your business, or access a network of potential tenants with the Sterling CRE Advisors team.

We're proud to serve Montana with exceptional client service and valuable market insights not available anywhere else. Contact an Advisor today at 406.203.4547.



1821 South Avenue West- Sterling CRE represented a condominium buyer.



Potter Park Loop - Sterling CRE represented the seller of this multifamily complex.



Trainbridge Loop - Sterling CRE represented the landlord of this industrial complex.



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