

BUILD TO SUIT OPPORTUNITY

Valley Center Dr & 19th Ave



Property Details

- Exceptional Interstate Visibility & Access
- 6 Hotel/Motels within 2 Blocks
- Over 50,000 in Combined Traffic Counts; Best in Bozeman
- Zoned B-2, Community Business District
- Situated within 700 sf of Off-Ramp
- Major Arterial Street/with Signalized Intersection

Traffic Counts

- I-90, W of 19th: 28,981
- I-90, btwn N19th & 7th : 25,693
- N 19th Ave, N Valley Center Dr: 22,692

Demographics

POPULATION	1 Mile	3 Mile	5 Mile	10 Mile
2018 Estimated	2,133	34,536	59,389	91,923
2023 Projected	2,533	40,905	69,887	108,312
HOUSEHOLDS	1 Mile	3 Mile	5 Mile	10 Mile
2018 Estimated	912	15,663	25,079	37,537
2023 Projected	1,014	17,454	27,948	41,770
INCOME	1 Mile	3 Mile	5 Mile	10 Mile
Average Income	\$70,464	\$69,351	\$74,596	\$81,683
Median Income	\$67,812	\$56,975	\$59,951	\$65,337

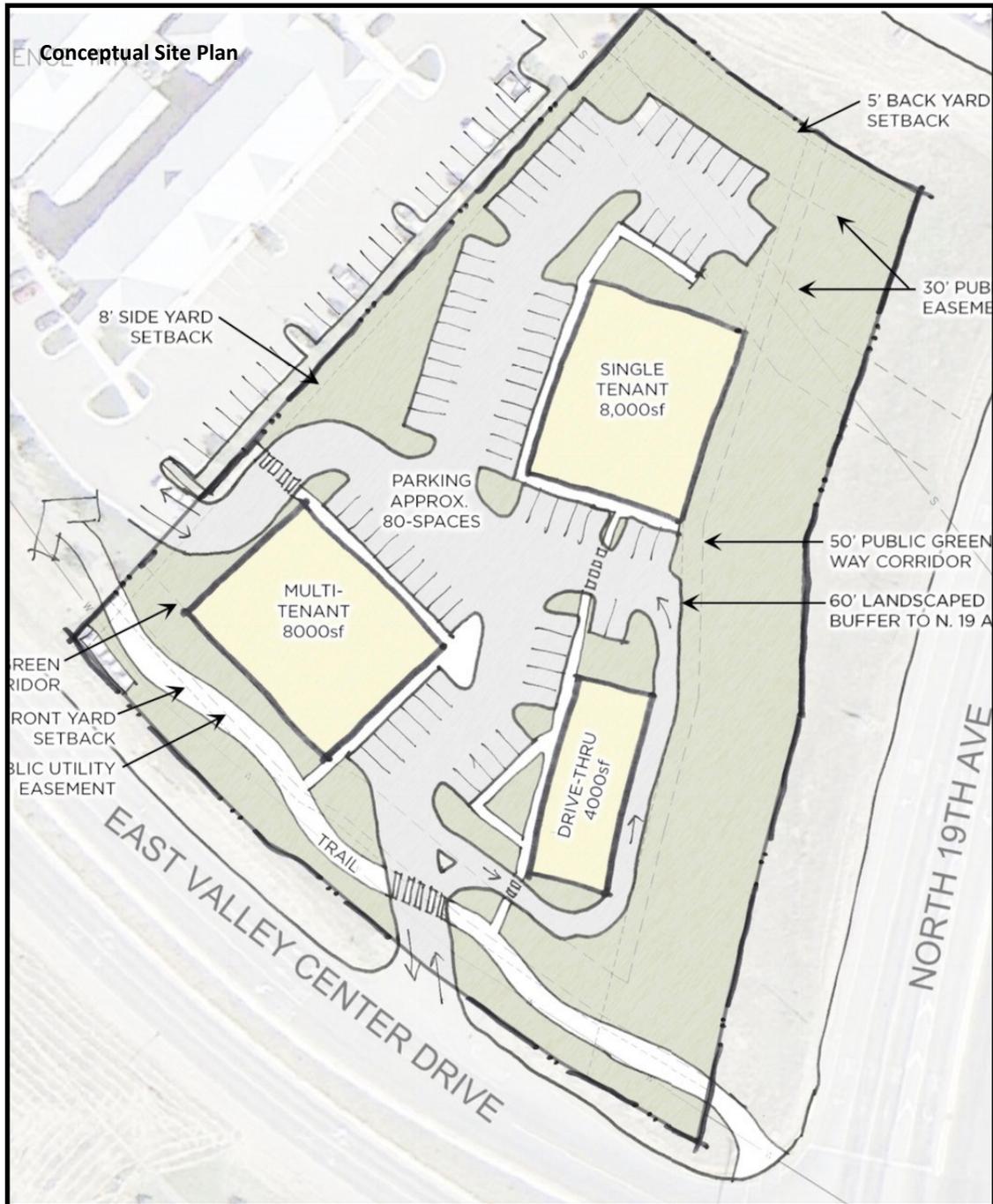
Our Mission:

Provide the foundation to transform real estate concepts into successful property assets.

Bozeman, Montana

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**REAL ESTATE
MONTANA & Co.**
commercial investment retail

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