

# TWIST REALTY

## 2<sup>ND</sup> STREET AND LANDMARK AVE

CASPER, WYOMING



The 2<sup>nd</sup> Street and Landmark Ave site is a build-to-suit project on the primary road through Casper. The site lies in the heart of the retail area, with Eastridge Mall to the west and newer

restaurants and power centers to the east. Development of this area is ongoing, with medical facilities, hotels, and residential areas new or under development.



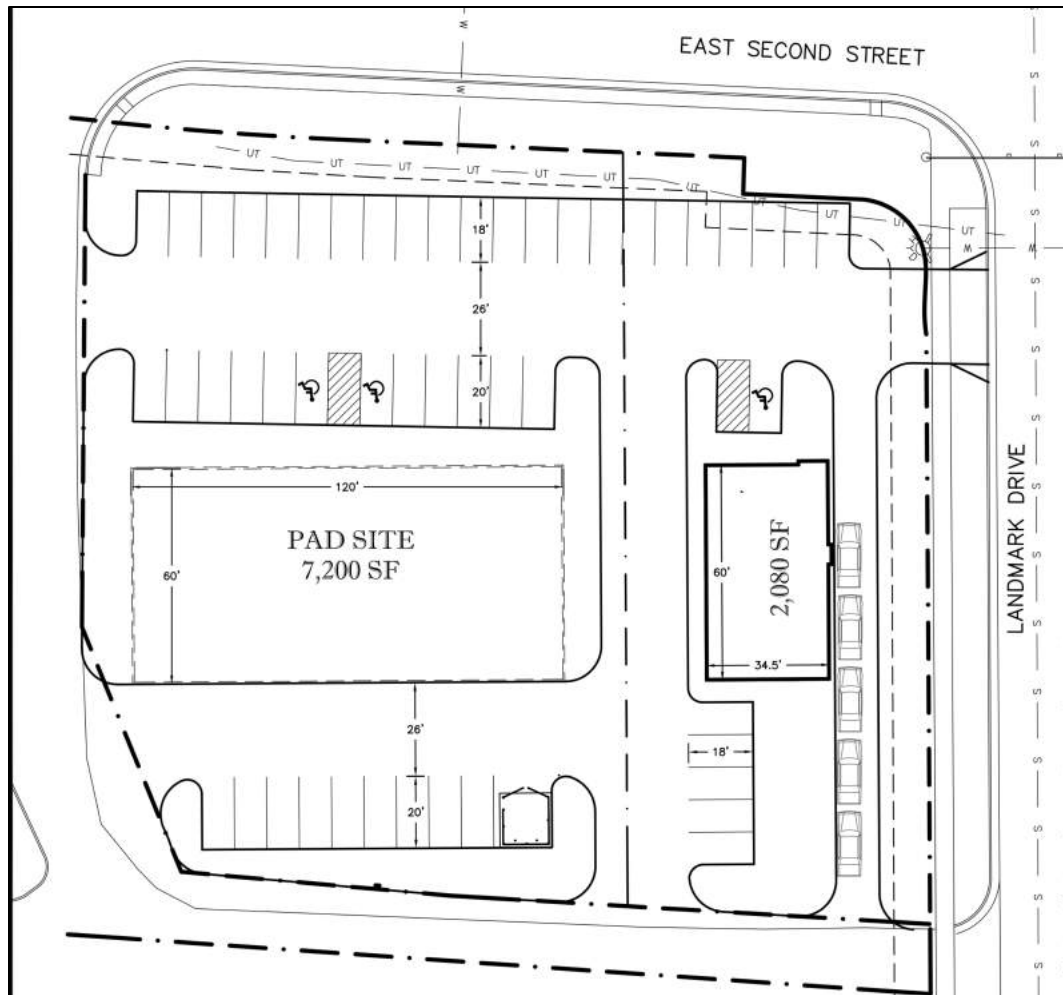
The site is on the hard corner of the signaled intersection. It is highly visible from all directions due to its hilltop location and can be accessed from both roads. Traffic counts in the immediate area are the highest in the city, and are trending upward.

### CONTACT

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## DEMOGRAPHICS

	<u>1 MILE</u>	<u>5 MILE</u>	<u>30 MILE</u>
2010 Population	4,884	46,711	78,594
2016 Population Est.	6,121	51,266	87,143
Avg HH Income	\$89,666	\$71,650	\$74,842

\*DATA OBTAINED FROM ESRI REPORT 7/21/2016.

## TRAFFIC COUNTS

2 <sup>nd</sup> Street E of Landmark Dr	12,861
2 <sup>nd</sup> Street E of Wyoming Blvd	24,406
Wyoming Blvd S of 2 <sup>nd</sup> Street	23,248

\* TRAFFIC COUNTS ARE 2-WAY, FROM 2012 & 2016. OBTAINED FROM CITY OF CASPER.