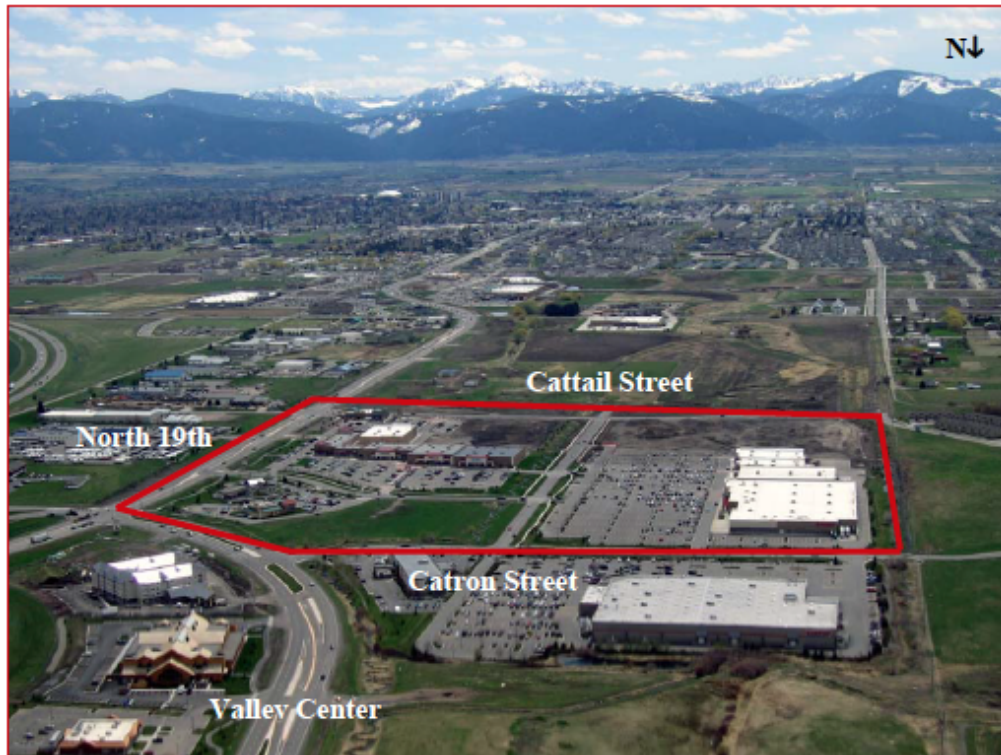


# TWIST REALTY

## GALLATIN CENTER

I-90 AT N. 19<sup>TH</sup> STREET | BOZEMAN, MONTANA



Gallatin Center is the primary regional shopping destination for southwest Montana. Major retailers include Target, Costco, Ross, Bed Bath & Beyond, Ulta, Shoe Carnival, Michael's, PETsMART, and Mattress Firm, with WinCo set to open a new store early 2017. Hotels, restaurants, and national and regional small shop tenants complement the mix. The shopping center is located at the southwest quadrant of I-90 and North 19<sup>th</sup> Street, a main artery into town. It is ideally suited for retailers serving the regional and local markets because of its strong location, excellent freeway visibility, ease of access, existing infrastructure, and tenant mix.

### CONTACT

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# TWIST REALTY



## DEMOGRAPHICS

<u>Trade Area Population (Gallatin County)</u>	
2010 Population	89,513
2015 Population	100,739
2010 Median HH Income	\$50,136
2014 Median HH Income	\$54,298

\*DEMOGRAPHIC DATA OBTAINED FROM US CENSUS BUREAU.

## PROJECT DATA

Center Size	600,000 s.f.
Parking Ratio	4:1:1000 s.f.
<u>Traffic Counts (2014)</u>	
N. 19 <sup>th</sup> , S. of Cattail St	25,030
N. 19 <sup>th</sup> , N. of Valley Center	20,080

\*AADT TRAFFIC DATA OBTAINED FROM [MDT.MAPS.ARCGIS.COM](http://MDT.MAPS.ARCGIS.COM).