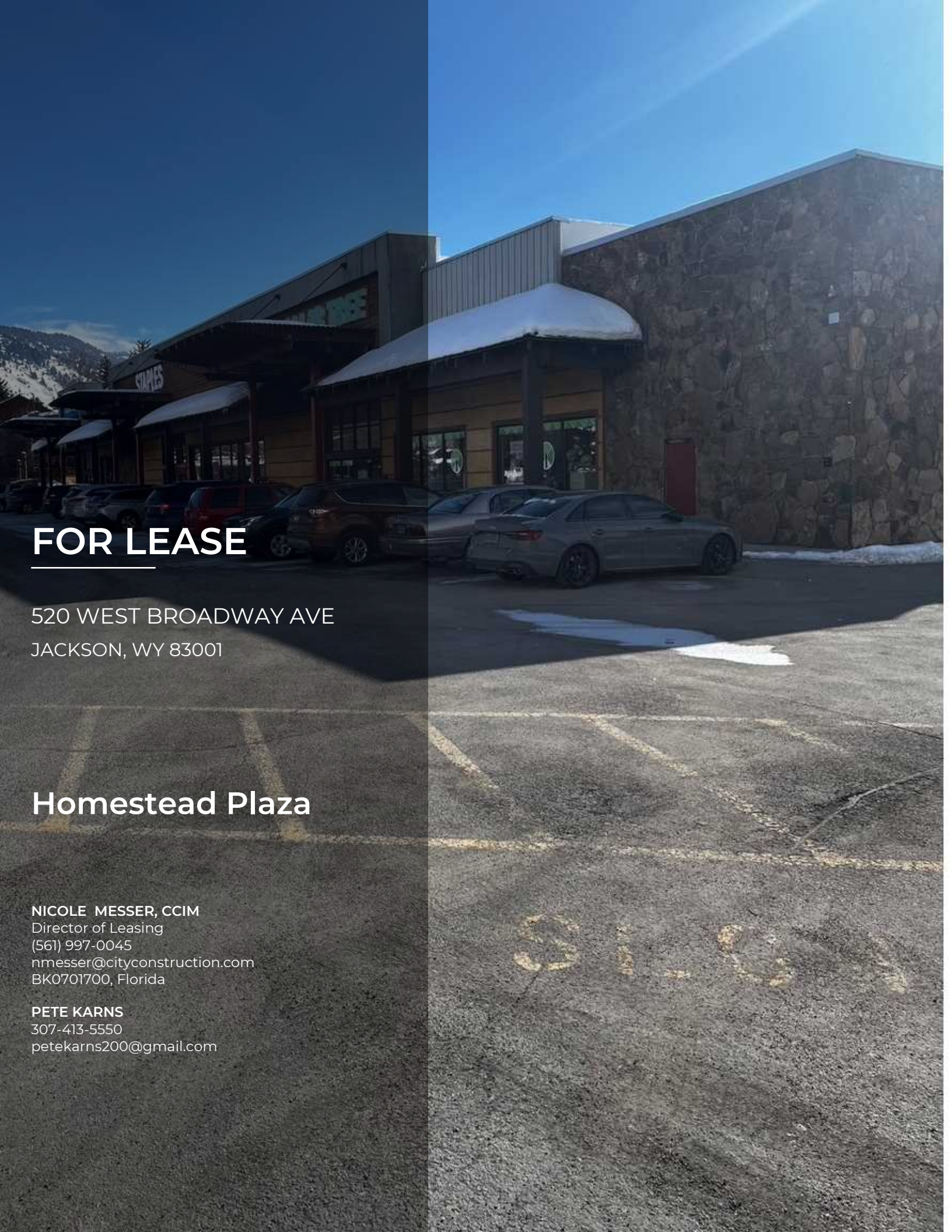




FOR LEASE

520 WEST BROADWAY AVE
JACKSON, WY 83001

Homestead Plaza

NICOLE MESSER, CCIM

Director of Leasing
(561) 997-0045
nmesser@cityconstruction.com
BK0701700, Florida

PETE KARNS

307-413-5550
petekarns200@gmail.com

PROPERTY SUMMARY

520 WEST BROADWAY AVENUE



Property Summary

Lease Rate:	\$25.00 NNN
Available SF:	19,000
Parking Ratio:	4.25 per 1,000

Property Overview

19,000 SQFT coming available for lease August 1, 2024 in a prime downtown Jackson, WY location!! Single story, ground level, space with ample parking, previously occupied by Dollar Tree. Join Staples and local sporting goods store, Hoback Sports!

Location Overview

Located in the heart of Jackson, WY with a strong demographic of young families with an average age of 36.5, average household size of 2.45 making an average household income of \$130,000 within a 15 minute drive time.

CITY CONSTRUCTION
170 NW Spanish River Blvd. #101
Boca Raton, FL 33431

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Director of Leasing
O: (561) 997-0045
C: (786) 487-5793
nmesser@cityconstruction.com
BK0701700, Florida

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PROPERTY PHOTOS

520 WEST BROADWAY AVENUE



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Executive Summary

520 W Broadway Ave, Jackson, Wyoming, 83001
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 43.47712
Longitude: -110.77017

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	4,591	10,314	13,588
2020 Population	4,851	11,663	15,096
2023 Population	4,867	11,763	15,188
2028 Population	4,881	11,711	15,126
2010-2020 Annual Rate	0.55%	1.24%	1.06%
2020-2023 Annual Rate	0.10%	0.26%	0.19%
2023-2028 Annual Rate	0.06%	-0.09%	-0.08%
2020 Male Population	52.0%	51.4%	51.3%
2020 Female Population	48.0%	48.6%	48.7%
2020 Median Age	35.7	36.1	37.5
2023 Male Population	54.2%	53.3%	52.7%
2023 Female Population	45.8%	46.7%	47.3%
2023 Median Age	34.1	35.6	36.9

In the identified area, the current year population is 15,188. In 2020, the Census count in the area was 15,096. The rate of change since 2020 was 0.19% annually. The five-year projection for the population in the area is 15,126 representing a change of -0.08% annually from 2023 to 2028. Currently, the population is 52.7% male and 47.3% female.

Median Age

The median age in this area is 36.9, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	75.9%	75.1%	78.0%
2023 Black Alone	0.2%	0.3%	0.3%
2023 American Indian/Alaska Native Alone	1.1%	1.3%	1.1%
2023 Asian Alone	1.3%	1.5%	1.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	9.2%	9.1%	7.8%
2023 Two or More Races	12.2%	12.7%	11.4%
2023 Hispanic Origin (Any Race)	21.4%	21.8%	18.7%

Persons of Hispanic origin represent 18.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	78	96	119
2010 Households	1,940	4,283	5,570
2020 Households	2,007	4,731	6,050
2023 Households	2,041	4,790	6,131
2028 Households	2,080	4,844	6,198
2010-2020 Annual Rate	0.34%	1.00%	0.83%
2020-2023 Annual Rate	0.52%	0.38%	0.41%
2023-2028 Annual Rate	0.38%	0.22%	0.22%
2023 Average Household Size	2.35	2.43	2.45

The household count in this area has changed from 6,050 in 2020 to 6,131 in the current year, a change of 0.41% annually. The five-year projection of households is 6,198, a change of 0.22% annually from the current year total. Average household size is currently 2.45, compared to 2.47 in the year 2020. The number of families in the current year is 3,044 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

520 W Broadway Ave, Jackson, Wyoming, 83001
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 43.47712
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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	55.7%	66.0%	66.6%
Median Household Income			
2023 Median Household Income	\$76,882	\$83,083	\$87,866
2028 Median Household Income	\$82,242	\$89,663	\$94,536
2023-2028 Annual Rate	1.36%	1.54%	1.47%
Average Household Income			
2023 Average Household Income	\$114,420	\$128,485	\$137,728
2028 Average Household Income	\$126,941	\$142,133	\$151,353
2023-2028 Annual Rate	2.10%	2.04%	1.90%
Per Capita Income			
2023 Per Capita Income	\$46,919	\$52,091	\$56,186
2028 Per Capita Income	\$52,885	\$58,542	\$62,650
2023-2028 Annual Rate	2.42%	2.36%	2.20%
GINI Index			
2023 Gini Index	37.6	38.0	37.4

Households by Income

Current median household income is \$87,866 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$94,536 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$137,728 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$151,353 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$56,186 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$62,650 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	47	40	39
2010 Total Housing Units	2,300	5,031	6,749
2010 Owner Occupied Housing Units	822	2,031	2,921
2010 Renter Occupied Housing Units	1,118	2,252	2,648
2010 Vacant Housing Units	360	748	1,179
2020 Total Housing Units	2,320	5,275	7,041
2020 Owner Occupied Housing Units	938	2,281	3,231
2020 Renter Occupied Housing Units	1,069	2,450	2,819
2020 Vacant Housing Units	422	737	1,200
2023 Total Housing Units	2,417	5,413	7,225
2023 Owner Occupied Housing Units	814	2,131	3,170
2023 Renter Occupied Housing Units	1,227	2,659	2,961
2023 Vacant Housing Units	376	623	1,094
2028 Total Housing Units	2,465	5,483	7,312
2028 Owner Occupied Housing Units	853	2,196	3,253
2028 Renter Occupied Housing Units	1,228	2,648	2,945
2028 Vacant Housing Units	385	639	1,114
Socioeconomic Status Index			
2023 Socioeconomic Status Index	57.9	53.3	54.7

Currently, 43.9% of the 7,225 housing units in the area are owner occupied; 41.0%, renter occupied; and 15.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 7,041 housing units in the area and 17.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.80%. Median home value in the area is \$973,513, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.84% annually to \$1,066,393.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 14, 2024

Custom template

520 W Broadway Ave, Jackson, Wyoming, 83001 (5 minutes)
520 W Broadway Ave, Jackson, Wyoming, 83001
Drive time of 5 minutes

Prepared by Esri
Latitude: 43.47712
Longitude: -110.77017

DEMOGRAPHIC SUMMARY

520 W Broadway Ave, Jackson, Wyoming, 83001
Drive time of 5 minutes

KEY FACTS

4,867

Population



2,041

Households

34.1

Median Age

\$65,398

Median Disposable Income

EDUCATION

5.4%

No High School Diploma



22.8%

High School Graduate



15.2%

Some College/

Associate's Degree



56.6%

Bachelor's/Grad/

Prof Degree

INCOME



\$76,882

Median Household Income



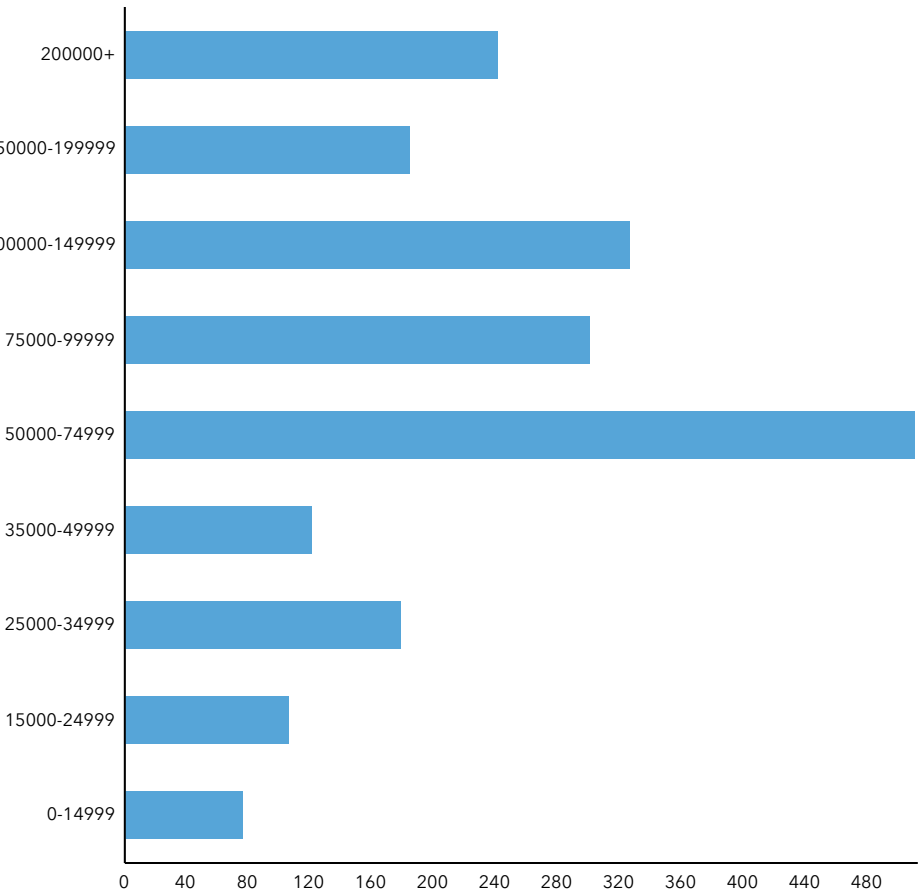
\$46,919

Per Capita Income

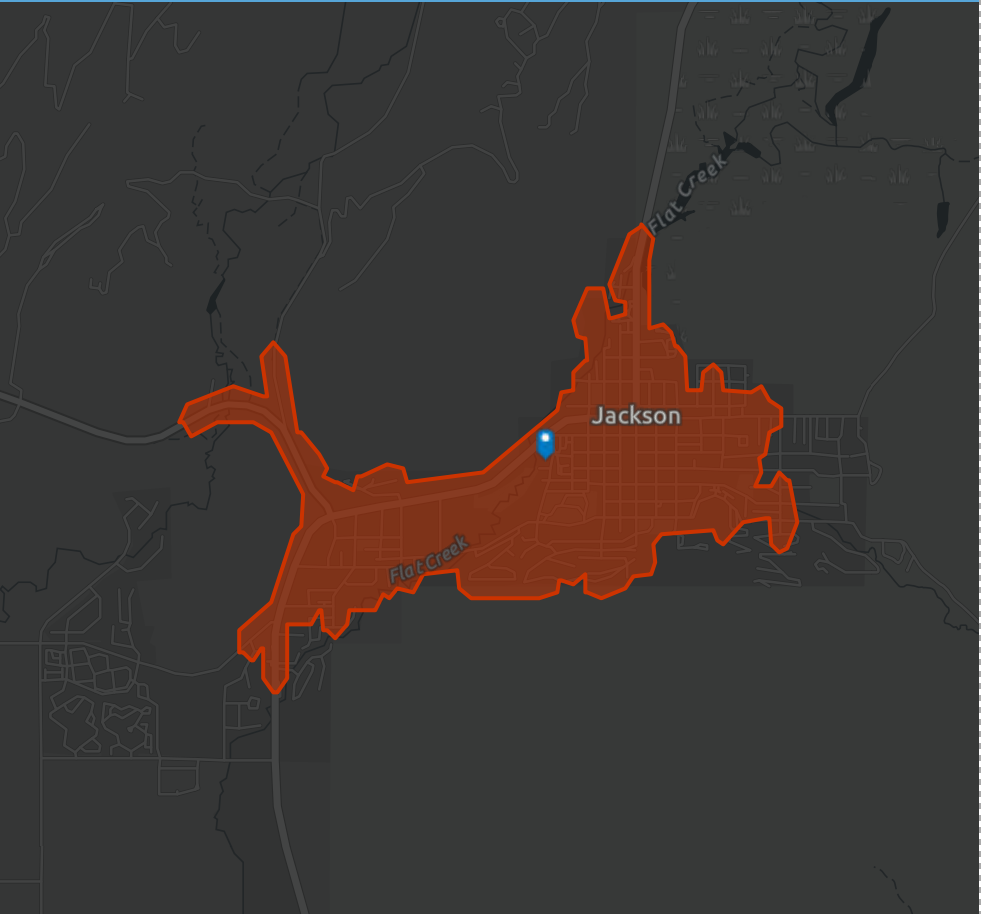


\$83,981

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



56.5%

White Collar



15.0%

Blue Collar



30.1%

Services

0.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

Custom template

520 W Broadway Ave, Jackson, Wyoming, 83001 (10 minutes)
520 W Broadway Ave, Jackson, Wyoming, 83001
Drive time of 10 minutes

Prepared by Esri
Latitude: 43.47712
Longitude: -110.77017

DEMOGRAPHIC SUMMARY

520 W Broadway Ave, Jackson, Wyoming, 83001
Drive time of 10 minutes

KEY FACTS

11,763

Population



4,790

Households

35.6

Median Age

\$70,113

Median Disposable Income

EDUCATION

5.5%

No High School Diploma



17.6%

High School Graduate



19.2%

Some College/
Associate's Degree



57.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$83,083

Median Household Income



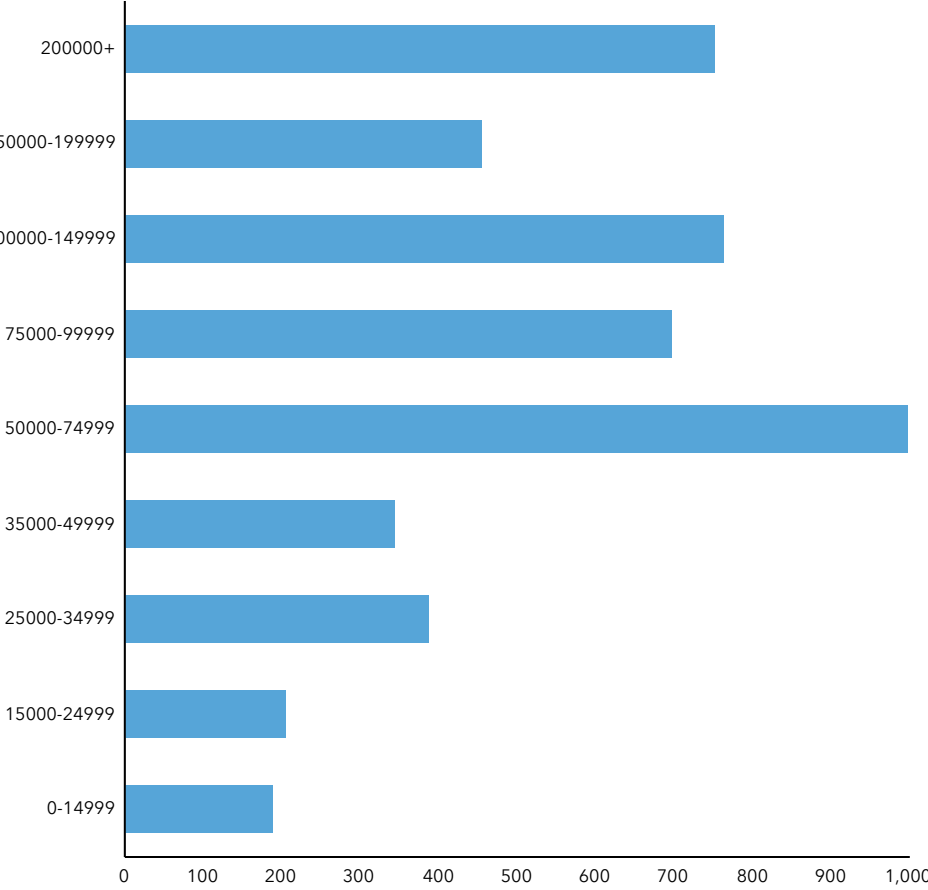
\$52,091

Per Capita Income



\$108,284

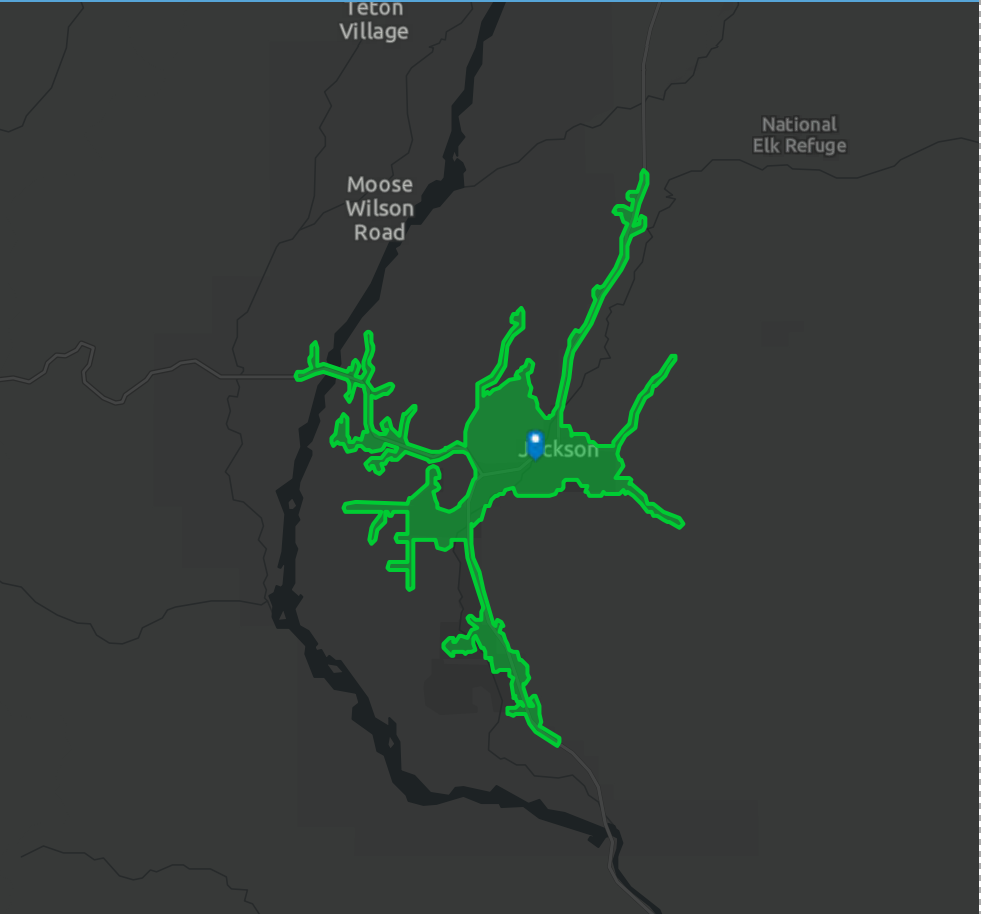
Median Net Worth



Household Income Range	Count (Approx.)
200000+	750
150000-199999	450
100000-149999	750
75000-99999	700
50000-74999	950
35000-49999	350
25000-34999	380
15000-24999	200
0-14999	180

HOUSEHOLD INCOME





EMPLOYMENT



63.9%

White Collar



14.0%

Blue Collar



23.7%

Services

0.9%

Unemployment Rate

Custom template

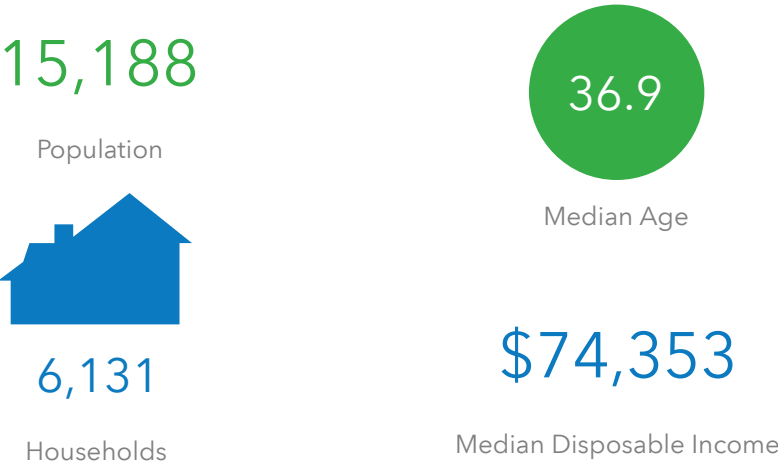
520 W Broadway Ave, Jackson, Wyoming, 83001 (15 minutes)
520 W Broadway Ave, Jackson, Wyoming, 83001
Drive time of 15 minutes

Prepared by Esri
Latitude: 43.47712
Longitude: -110.77017

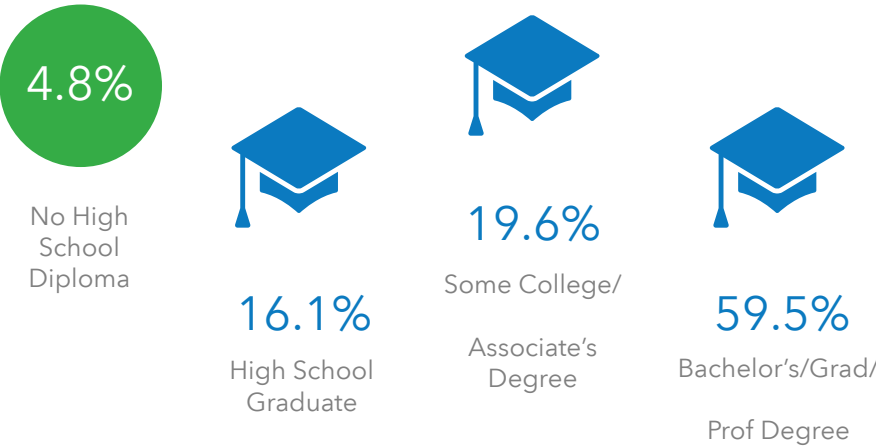
DEMOGRAPHIC SUMMARY

520 W Broadway Ave, Jackson, Wyoming, 83001
Drive time of 15 minutes

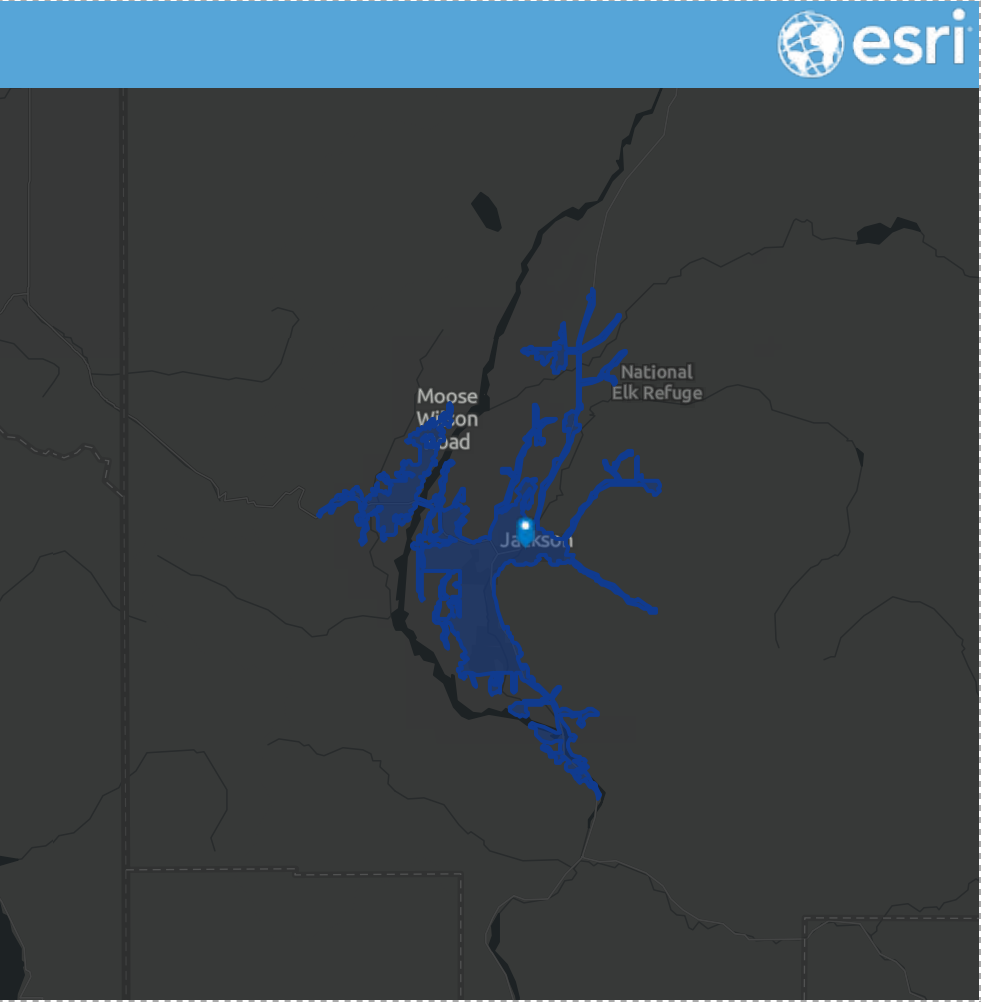
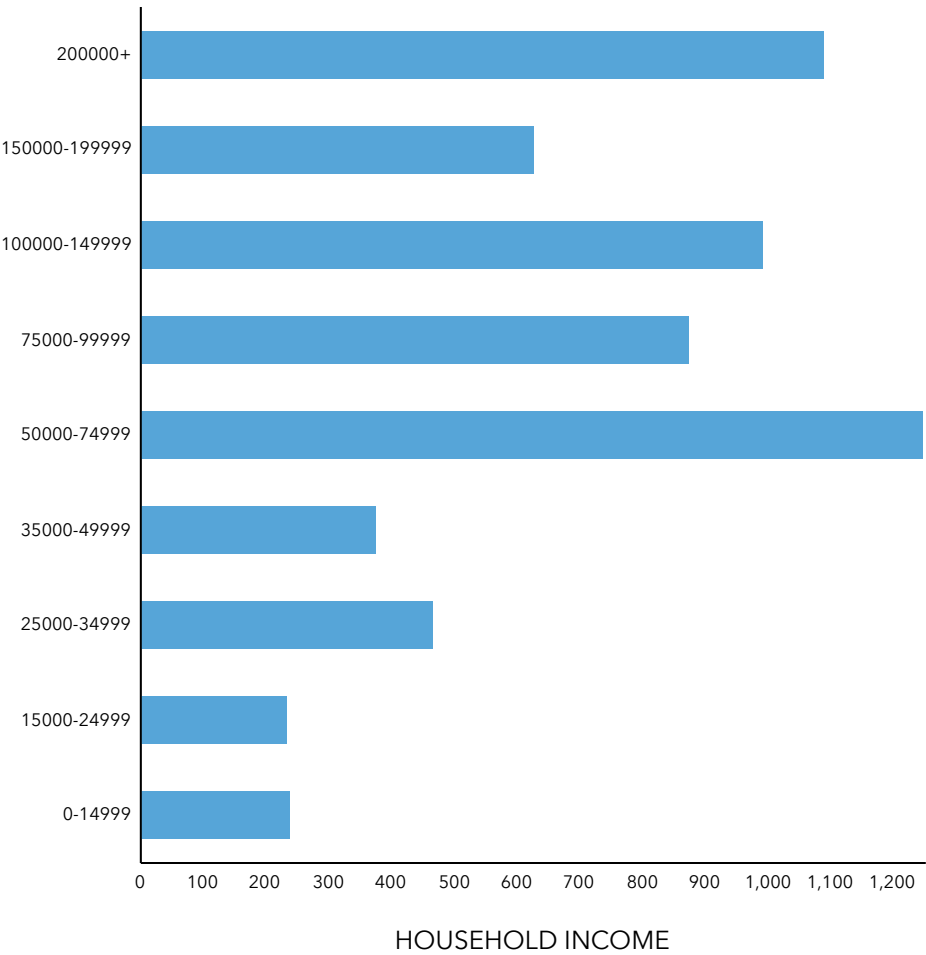
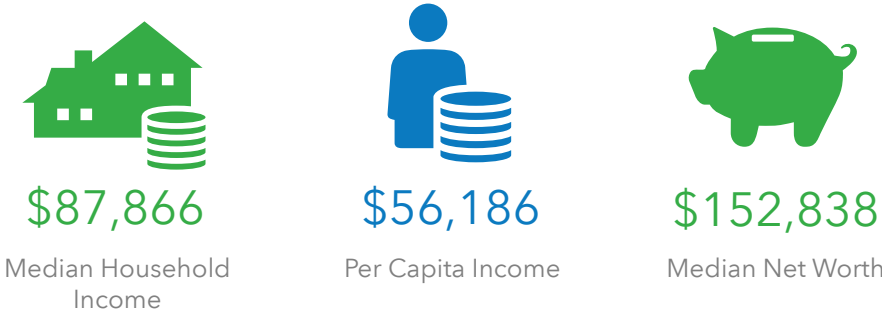
KEY FACTS



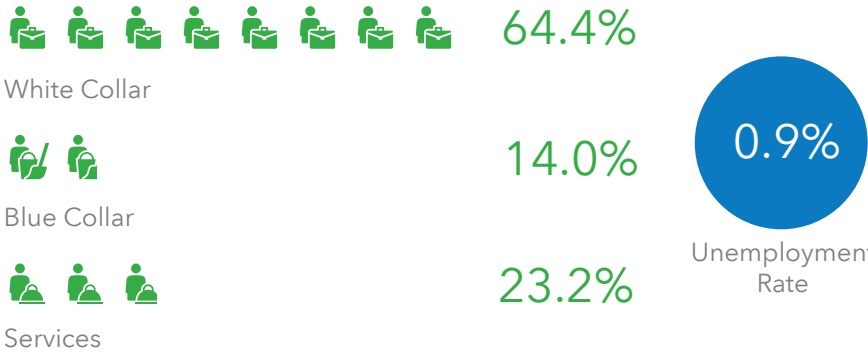
EDUCATION



INCOME



EMPLOYMENT



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