

2,478 ± SF FREESTANDING RESTAURANT OPPORTUNITY ON 0.40 ± AC

STRATEGICALLY LOCATED COMMERCIAL SITE IN LARAMIE

1460 N 3RD ST LARAMIE, WY 82072

FOR SALE



SALE PRICE \$589,000

PROPERTY HIGHLIGHTS

- For Sale | 2,478 ± SF Freestanding Restaurant Opportunity on 0.40 ± AC
- Well-Suited for Owner-Users, Investors, Franchise Operators, and Retail Tenants
- Former Pizza Hut with Drive-Thru Capability – Ideal for QSR, Retail, or Conversion Users
- High-Visibility Location with 12,000–20,000+ ADT along Route 30
- Recent Exterior Improvements: Freshly Painted Building and Newly Striped Parking Lot
- ±35 Parking Stalls Supporting Strong Customer Access and Circulation
- Zoned B-2 Allowing for a Variety of Commercial Uses
- Built in 1977
- Parcel ID: 1673283400300
- Prime Laramie Location just off Route 30 and Minutes from I-80

PROPERTY OVERVIEW

1460 N 3rd Street presents a prime opportunity to acquire a 2,478 ± SF freestanding restaurant property on 0.40 ± acres in Laramie, Wyoming. Formerly operated as a Pizza Hut, the site is well-positioned for continued restaurant use or conversion to a variety of retail or quick-service concepts, benefiting from existing infrastructure and drive-thru capability.

Strategically located just off Route 30 (Lincoln Highway) and minutes from Interstate 80, the property offers excellent visibility and accessibility along one of Laramie's primary commercial corridors. With an estimated daily traffic count of 12,000–20,000+ vehicles, the site is supported by consistent vehicular exposure and strong surrounding activity.

Recent exterior improvements, including a freshly painted building and newly striped parking lot with approximately 35 stalls, enhance curb appeal and functionality. Zoned B-2, the property allows for a range of commercial uses, making it an attractive opportunity for owner-users, investors, or operators seeking a well-located, adaptable asset in a growing market.

Tom Bradley
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Conceptual Use Case Renderings



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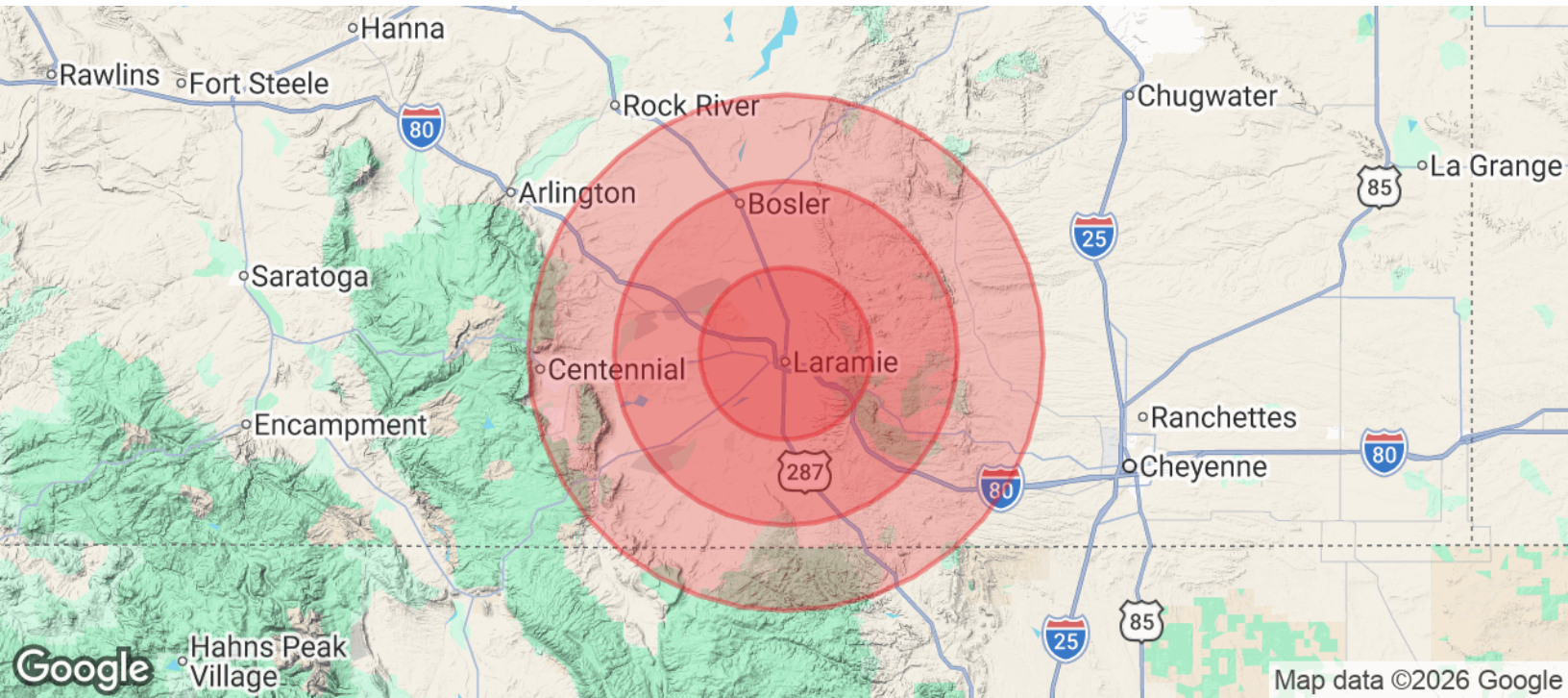


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POPULATION	30 MILES	20 MILES	10 MILES
Total Population	40,041	36,642	35,022
Average Age	33.1	31.6	30.9
Average Age (Male)	33.7	32.2	31.2
Average Age (Female)	33.1	31.8	31.1

HOUSEHOLDS & INCOME	30 MILES	20 MILES	10 MILES
Total Households	17,493	16,085	15,430
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$86,533	\$82,882	\$80,761
Average House Value	\$362,497	\$339,700	\$324,250

2023 American Community Survey (ACS)

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