



The Annex of Bozeman

1773 S 22nd Avenue
Bozeman, MT 59718



Retail space for lease

- Less than 1 mile from the largest university in MT, Montana State University with an enrollment just under 17,000 students
- The property will feature an integrated public park with a pavilion, sky deck, lounge, fitness center, indoor bike and ski storage, covered parking and volleyball courts.

Leasing Contact

Kevin Creamer

Leasing Agent

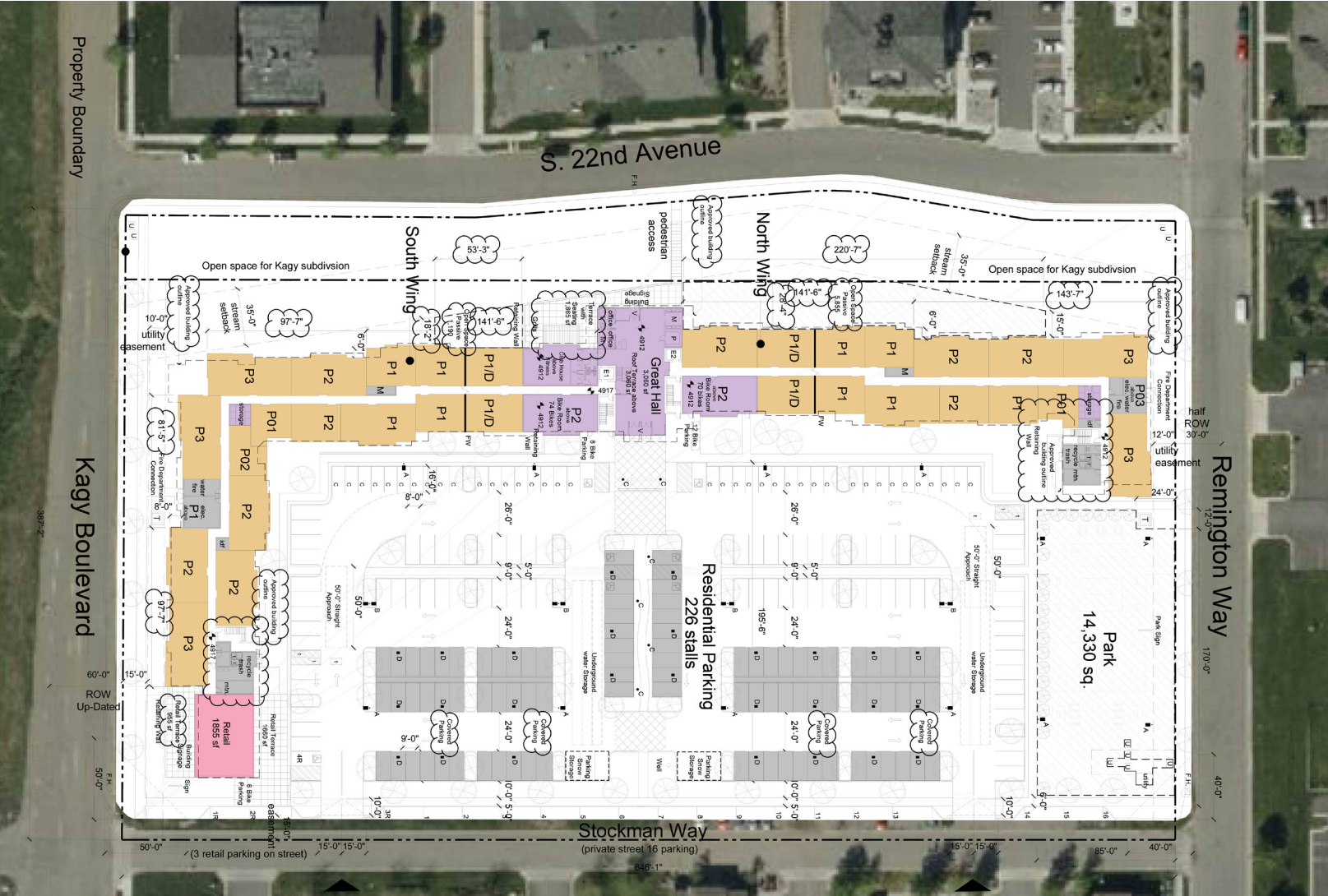
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Site plan

Annex at Bozeman

1773 S. 22nd Avenue
Bozeman, MT 59718
www.theannexgrp.com



Area Profile	5-mile radius	10-mile radius	20-mile radius
Est. Population	62,539	87,458	110,425
Est. Households	26,590	36,457	45,187
Avg. Household Income	\$88,646	\$94,215	\$93,522
Median Age	32.3	34.1	34.8

Source: Esri, 2022



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