

PEAK COLLECTIVE
REAL ESTATE

KW COMMERCIAL



FOR LEASE 1,792 SF

RETAIL/FLEX/AUTO REPAIR SHOP

356 Elk St, Rock Springs, WY 82901

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INVESTMENT SUMMARY

FOR LEASE

LEASE PRICE

\$15/SF/YR NNN

\$2,240 Per Month NNN

MONTHLY RENT WITH CAM FEES

\$2,426.07 Per Month

CAM FEES

\$186.07 Per Month

TOTAL GLA (SF)

1,792 SF

TOTAL AC

0.13 AC

YEAR BUILT

1975

PROPERTY TAX INFORMATION

TOTAL PROPERTY TAXES - \$769.79/YR

EXECUTIVE SUMMARY

- 1,492 SF Three Bay Auto Shop
- 300 SF Office
- High Visibility at a 4-Way Signalized Intersection
 - N Center St & Elk St
- Private Bathroom
- Off-Street Parking
- Less than a 5-minute drive from Interstate 80
- Nearby national tenants include Advance Auto Parts, Taco John's, Ace Hardware, and more!

TRAFFIC COUNT

- Elk St: 4,371 ADT
- N Center St: 9,215 ADT
- Interstate 80: 18,067 ADT

DRIVE DISTANCE

- Park City, UT: 2 Hr 31 Mins
- Salt Lake City, UT: 2 Hr 46 Mins
- Cheyenne, WY: 3 Hr 36 Mins
- Denver, CO: 5 Hr 26 Mins

SURROUNDING RETAIL/BUSINESS



DEMOGRAPHICS

1 MILE RADIUS

POPULATION: 5,986

TOTAL HOUSEHOLDS: 2,523

AVG HOUSEHOLD INCOME: \$82,209

5 MILE RADIUS

POPULATION: 26,675

TOTAL HOUSEHOLDS: 10,100

AVG HOUSEHOLD INCOME: \$87,909

10 MILE RADIUS

POPULATION: 28,247

TOTAL HOUSEHOLDS: 10,600

AVG HOUSEHOLD INCOME: \$87,479



PROPERTY AERIAL



ROCK SPRINGS MARKET AERIAL



WHY WYOMING?

#1

State Business Tax Climate

Tax Foundation

#1

Best State to Make a Living

MoneyRates.com

#2

Best Run State in the Country

24/7 Wall Street

#5

Most Friendly State for Small Business

Small Business & Entrepreneurship Council

**No State
Income Tax**

Tax Foundation

ROCK SPRINGS, WYOMING

Sweetwater County is anchored by the Cities of Rock Springs and Green River with a county-wide population of 45,534. The county's communities are vibrant and growing with a young population (average age 32). The local governments in Sweetwater County are pro-business and seek development, industry, and growth that best fits the culture and heritage of southwest Wyoming. Despite the county's small population, it still acts as a transportation hub with excellent access to interstate highway I-80. Taxes, or the relative lack thereof is a massive benefit to Sweetwater County. There is no corporate income tax, no personal income tax, no inventory tax, no tax on goods-in-transit or made for out-of-state sale. Wyoming has a great reputation in providing business owners with a reliable, collaborative environment in which to work.



PHOTOS



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