

# 3609

E. LINCOLNWAY

TURNKEY RESTAURANT  
CHEYENNE, WYOMING

3,956 SF Available for Lease or Sale



# PROPERTY OVERVIEW

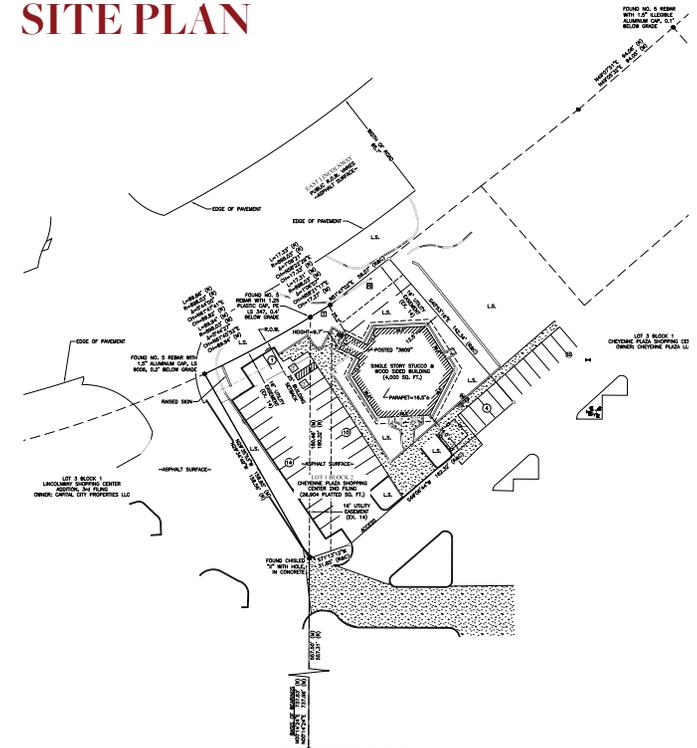
Cheyenne Plaza, located on the eastern side of Cheyenne, Wyoming, is a prominent “big box” shopping center nestled in a dense residential area. The plaza offers a variety of large retail spaces that cater to diverse retail needs with tenants like Murdoch’s Ranch and Home Supply, Sportsman’s Warehouse, Dollar Tree, Sherwin Williams, and more.

CONTACT BROKER FOR PRICING

PROPERTY TYPE:	TURNKEY RESTAURANT
BUILDING SIZE:	3,956 SF
LOT SIZE:	0.62 ACRES (26,904 SF)
ZONING:	CB, CHEYENNE
YEAR BUILT:	1982



## SITE PLAN



# MARKET OVERVIEW

## CHEYENNE, WYOMING

### MARKET OVERVIEW

Cheyenne is the state capital and is conveniently located; 100 miles away from Denver, less than 50 miles from Fort Collins (CSU), and only 10 miles from the Colorado state line. People are choosing to live in Wyoming (one of lowest property tax states) and commute to Colorado (one of highest property tax states). There is a brand new Department of Defense contract to build next generation ICBMs at Warren Air Force Base, which will have major defense contractor companies and their high-income employees moving to Cheyenne for at least the next ten years.

The Cheyenne market is experiencing growth and expansion, much like many of its counterparts along the Rocky Mountain Front Range corridor. With average housing costs of around \$220,000, Cheyenne offers a more affordable alternative to some of its southern neighbors, but it too has experienced solid price appreciation over the last 5 years. Major employers in the market include a concentration in government jobs related to FE Warren Air Force Base and the National Guard. Cheyenne is also home to major retail distribution centers, tech giants like Microsoft and the National Center for Atmospheric Research (NCAR) and the emerging wind energy industry. Cheyenne is also well known for the outdoor recreation opportunities that are in such close proximity, including fishing, boating, biking, skiing and an abundance of parks and recreation.

### BUSINESS INCENTIVES

The State of Wyoming is focused on business growth and expansion, particularly in the state's capitol. Business Incentive programs available include WyoREC's Renewal Energy Credit Discount Program, Community Grant & Loan Program, Industrial Development Revenue Bonds, Wyoming Partnership Challenge Loan Program, Community Development Block Grant program and more. There are also a variety of workforce training and incentive programs available to primary employers throughout the state.

Cheyenne enjoys a favorable tax and regulatory climate, low cost-of-doing business, and world class communications. Cheyenne is also the home to FE Warren Air Force Base. Warren Air Force Base is a terrific source of an educated and disciplined workforce made up of current and retired military enlisted and officers. Without the major urban reconstruction and remediation costs of larger cities, Cheyenne is able to focus its resources on improvements for the future: a \$1.46 million expansion to the Greater Cheyenne Greenway, expanded parks, downtown historic districts, and new schools and community college facilities.

### WYOMING TAX BENEFITS

- No personal state income tax
- No corporate state income tax
- No inventory taxes
- No sales tax on food
- Low property taxes

### DEMOGRAPHICS

#### Cheyenne, WY



**66,405**  
2024 POPULATION



**29,224**  
2024 TOTAL HOUSEHOLDS



**\$86,427**  
AVG. HOUSEHOLD INCOME

#### Wyoming



**581,971**  
2024 POPULATION



**240,173**  
2024 TOTAL HOUSEHOLDS



**\$94,866**  
AVG. HOUSEHOLD INCOME



DEMOGRAPHICS			
	2 MILE	5 MILE	10 MILE
2024 POPULATION	29,480	81,054	92,053
2024 HOUSEHOLDS (HH)	12,543	34,298	38,279
AVG. HH INCOME	\$72,570	\$74,690	\$78,633

**3609  
E. LINCOLNWAY**

**Pershing Marketplace**  
 QDOBA MEXICAN EATS | FIREHOUSE SUBS | DAZE & BOC

**E LINCOLNWAY 13,177 VPD**

# CONTACT

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