

17,207 SF
OWNER/USER OPPORTUNITY



HIGH COUNTRY



3320 E LINCOLNWAY
CHEYENNE, WY 82001

FOR SALE OR LEASE

SALE PRICE: \$3,640,000 (\$212/SF)
LEASE RATE: \$17.00/SF NNN



OPPORTUNITY

EXECUTIVE SUMMARY



17,207 SF
Building Size



4.96 Acres
Lot Size



18'-20'
Ceiling Height



370'
Frontage along Lincolnway



1995
Year Built



BUILDING
Signage



ZONING
CB - Community Business Zoning

Position your business for success at 3320 E Lincolnway, a prime commercial property located along one of Cheyenne's most heavily traveled corridors. This high-traffic location offers exceptional visibility, easy access, and strong signage potential, making it ideal for retail, automotive, service, or mixed-use commercial ventures.

The property features a spacious lot with ample parking and flexible building space that can be adapted to suit a variety of business needs. Located just minutes from downtown Cheyenne and I-80, it benefits from both local and regional traffic, ensuring consistent exposure and customer flow.

Whether you're expanding your footprint or launching a new enterprise, 3320 E Lincolnway delivers the location, infrastructure, and visibility to help your business thrive.



OPPORTUNITY

PROPERTY HIGHLIGHTS



High-Visibility Commercial Opportunity

on E Lincolnway – Cheyenne, WY



Unmatched Exposure And Easy Access

Positioned along one of Cheyenne's most heavily traveled corridors, 3320 E Lincolnway offers unmatched exposure and easy access to key regional routes, including I-80 and I-25, making it a strategic location for businesses serving Cheyenne, Laramie County, and beyond.



Functional Building Size with Expansion Lot

The building's moderate footprint allows for a range of operational uses—from showroom to light industrial—while an additional lot provides space for expanded parking, storage, or future development.



Modern Features with Quality Construction

The building features tilt-up concrete construction, a lighted parking lot, and high ceilings in the showroom, creating a clean, professional environment suitable for a variety of commercial uses.

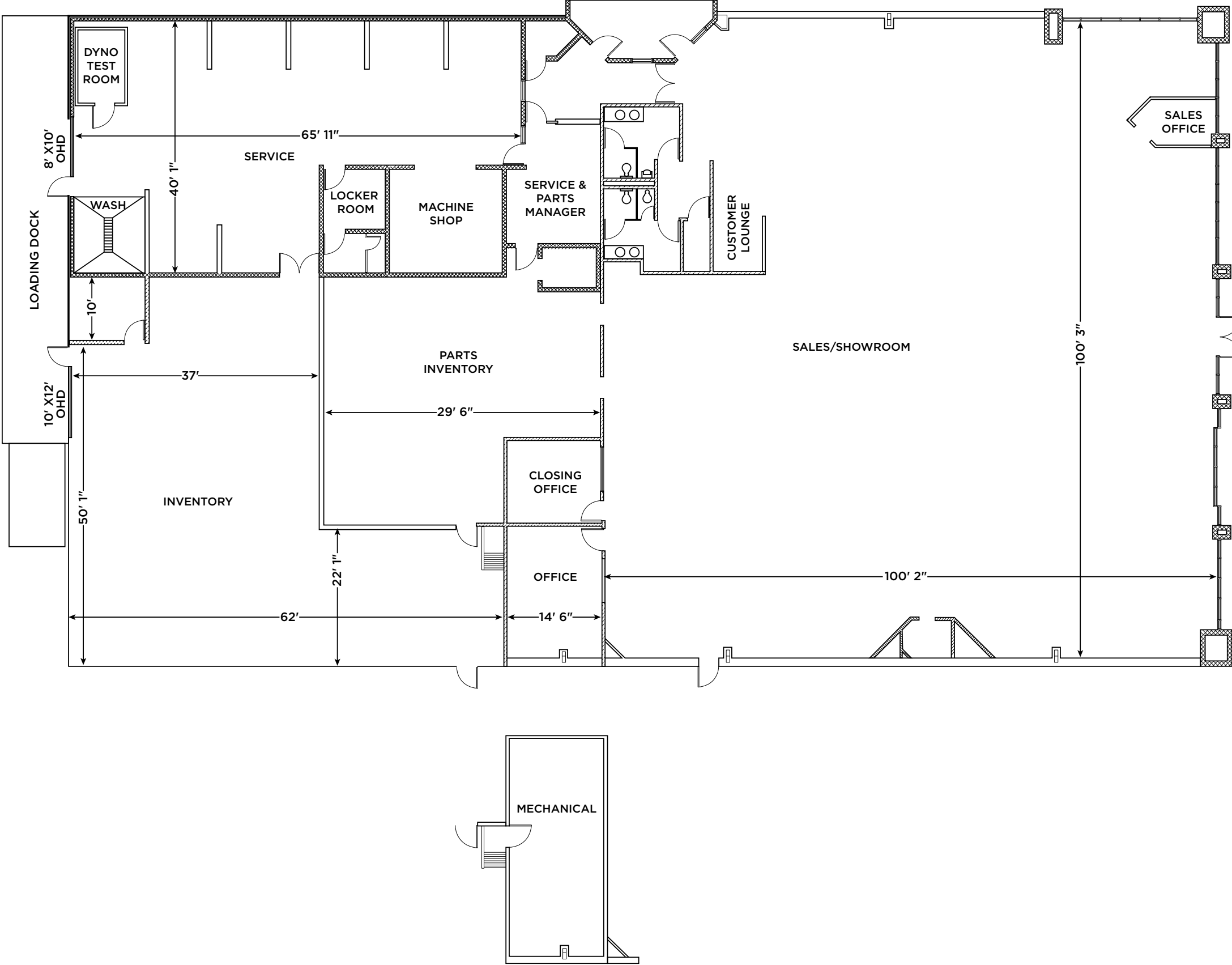


Poised for Growth in a Strengthening Market

Cheyenne's growing economy and strategic location at the crossroads of major interstates continue to drive demand for quality commercial and industrial properties. This asset is well-positioned to capitalize on that momentum for both users and investors.



OPPORTUNITY
FLOOR PLAN



OPPORTUNITY LOCATION OVERVIEW

CHEYENNE WY

As the capital and most populous city of Wyoming, Cheyenne sits in the southeastern corner of the state, near the Colorado border. It serves as a cultural and economic hub for the region. The Cheyenne Downtown Development Authority (DDA) is actively working on revitalization projects, including beautification, business incentives, and public space enhancements. Cheyenne continues to celebrate its Western heritage through events like Cheyenne Frontier Days, the world's largest outdoor rodeo and Western celebration. The city also supports a growing arts scene and historic preservation efforts.



66,405

Population



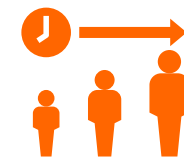
29,224

Households (HH)



\$83,001

Median HH Income



38.7 Years

Median Age



52,906

Employees



3,919

Businesses

OPPORTUNITY DRIVE TIMES

**Lincolnway/
Business 80**

8,031
Vehicles Per Day

**College Dr/
WY 212**

16,700
Vehicles Per Day



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CHEYENNE, WY 82001

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