



**3435 N COLLEGE DR.
CHEYENNE, WY 82001**

Building Size:	Full Building Sale Price:	Unit #2 Size:	Unit 2 Lease Rate:
5,980 SF	\$4,500,000	2,742 SF	\$36.00/SF

RETAIL UNIT WITH DRIVE-THROUGH FOR LEASE OR SALE

- Prime retail opportunity in new-build retail unit with a drive-through, ideal for quick-service restaurant or coffee shop
- Excellent ingress and egress with ample parking space for customers
- Access easement in place
- Fully landscaped property with automatic sprinkler and drip system
- Zoned CB, offering flexibility for a variety of commercial uses
- Core and shell delivery
- +/- 17,000 VPD
- Available now



PROPERTY PHOTOS



PARKING

Unit 1
Leased



63'5"

Unit 2
Available

2,742 SF

42'4"

DRIVE-THRU

----- N COLLEGE DRIVE -----

ACCESS AND TRAFFIC FLOW



