

Building Size:



Unit #2 Size:

-

Unit 2 Lease Rate:

5,980 SF

\$4,500,000

\$36.00/SF 2,742 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 ٠
- 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

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

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PROPERTY PHOTOS





UNIT LAYOUT

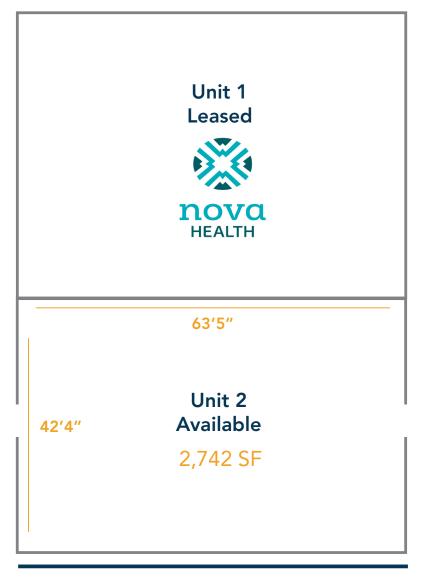
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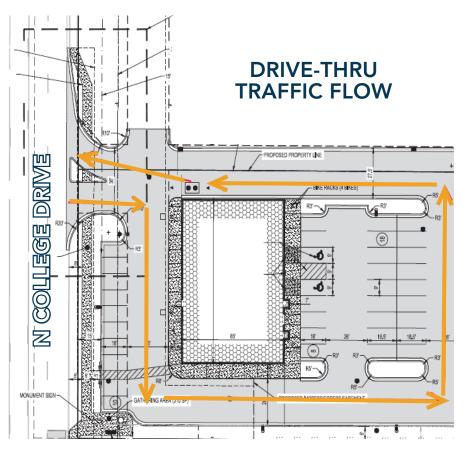


DRIVE-THRU



PARKING

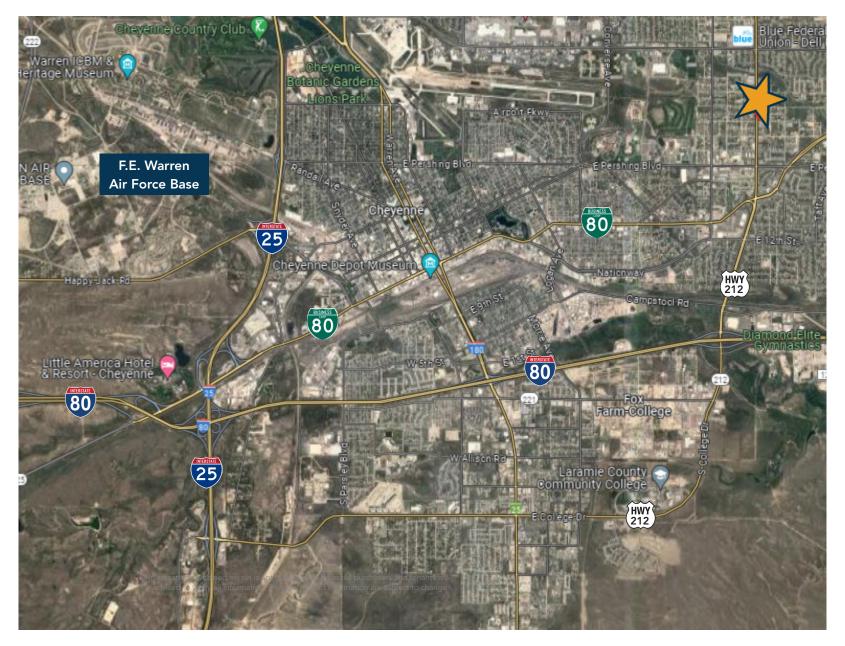
ACCESS AND TRAFFIC FLOW







AREA MAP





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