



Unit #2  
**2,742 SF**

Sale Price  
**\$4,500,000**

Lease Rate  
**\$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



**3435 N COLLEGE DRIVE  
UNIT #2  
CHEYENNE, WY 82001**



# PROPERTY PHOTOS





PARKING

Unit 1  
Leased



63'5"

Unit 2  
Available

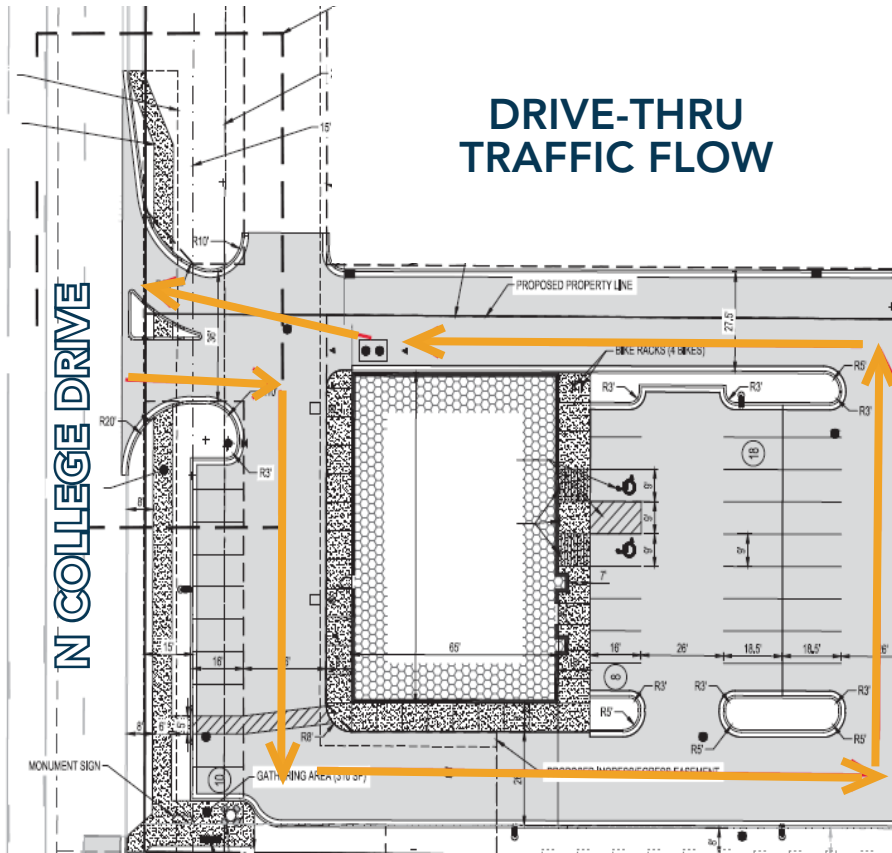
2,742 SF

42'4"

DRIVE-THRU

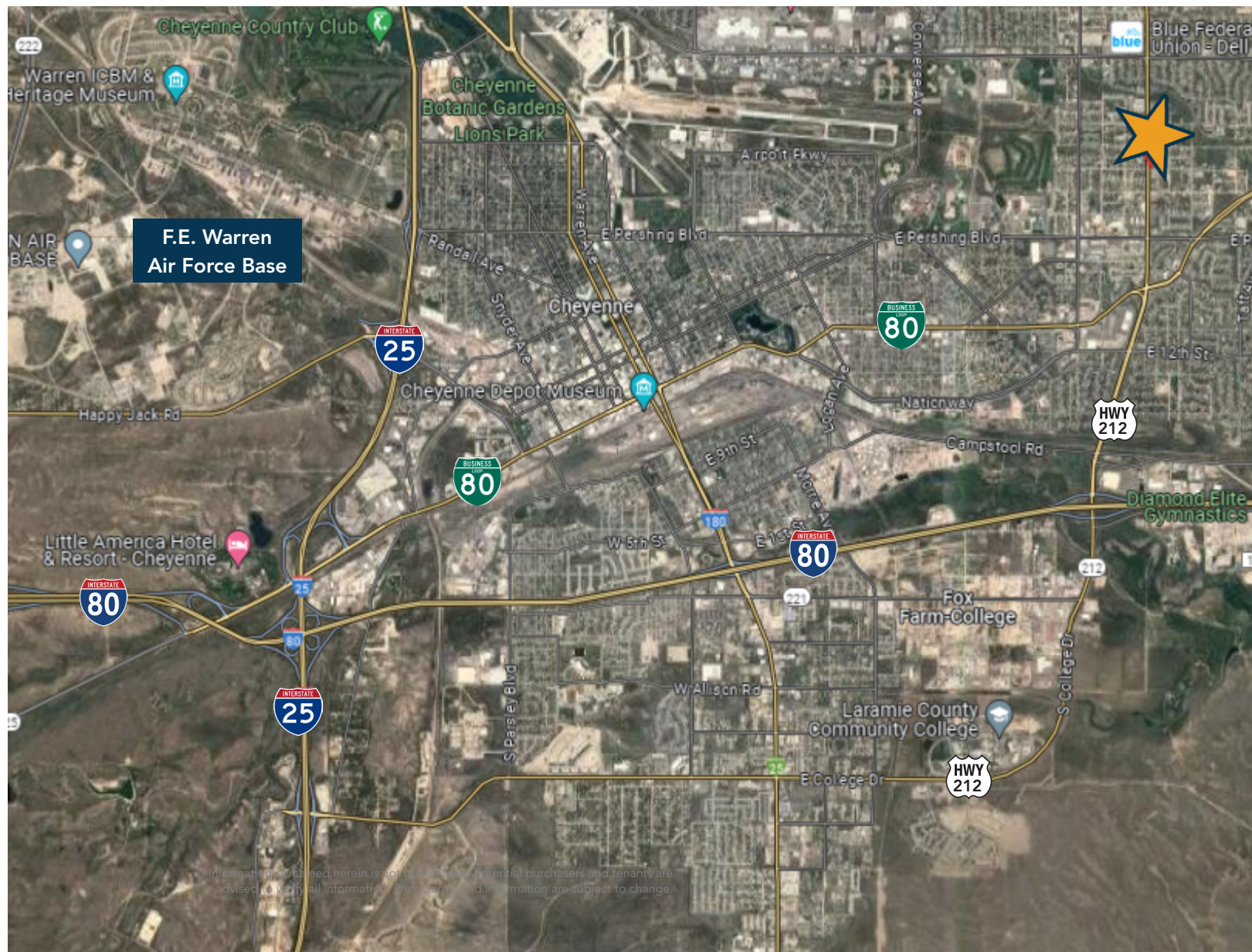
----- N COLLEGE DRIVE -----

# ACCESS AND TRAFFIC FLOW





# AREA MAP



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