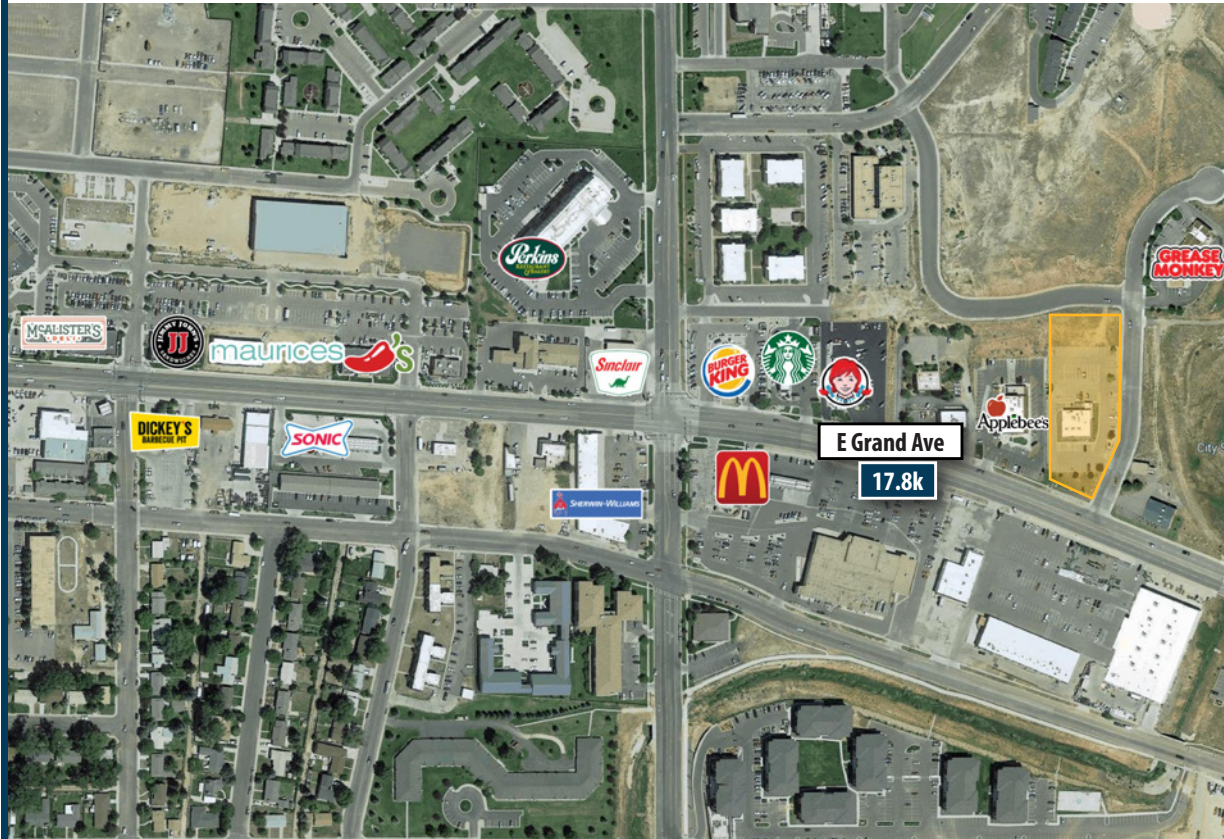




# FORMER FREDDY'S FROZEN CUSTARD & STEAKBURGERS

3225 E Grand Avenue | Laramie, Wyoming 82070



## AVAILABLE SPACE

- 1.66 Acres

## TRAFFIC COUNTS

- E Grand Ave (17,882 AADT)

## PROPERTY INFORMATION

- Former Freddy's building available
- Great QSR opportunity
- Close proximity to national retailers and restaurants
- Located on highly traveled E Grand Ave

## DEMOGRAPHICS (based on 2023 data)


Variable	Community Population	RTA
2023 Population	31,728	39,041
Average HH Income	\$76,520	\$82,912
Median Age	26.95	29.17

\* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

## CONTACT

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 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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Data Source: TXDOT 2015

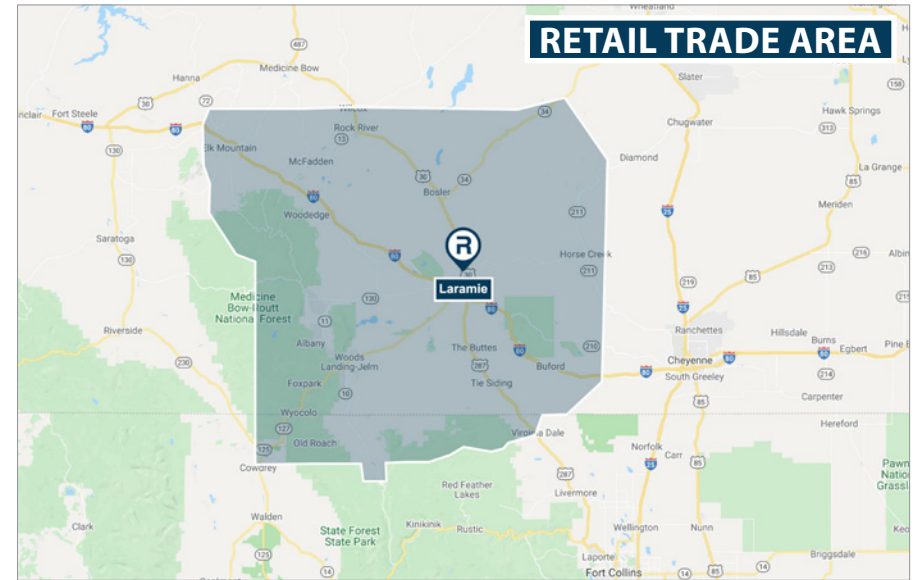
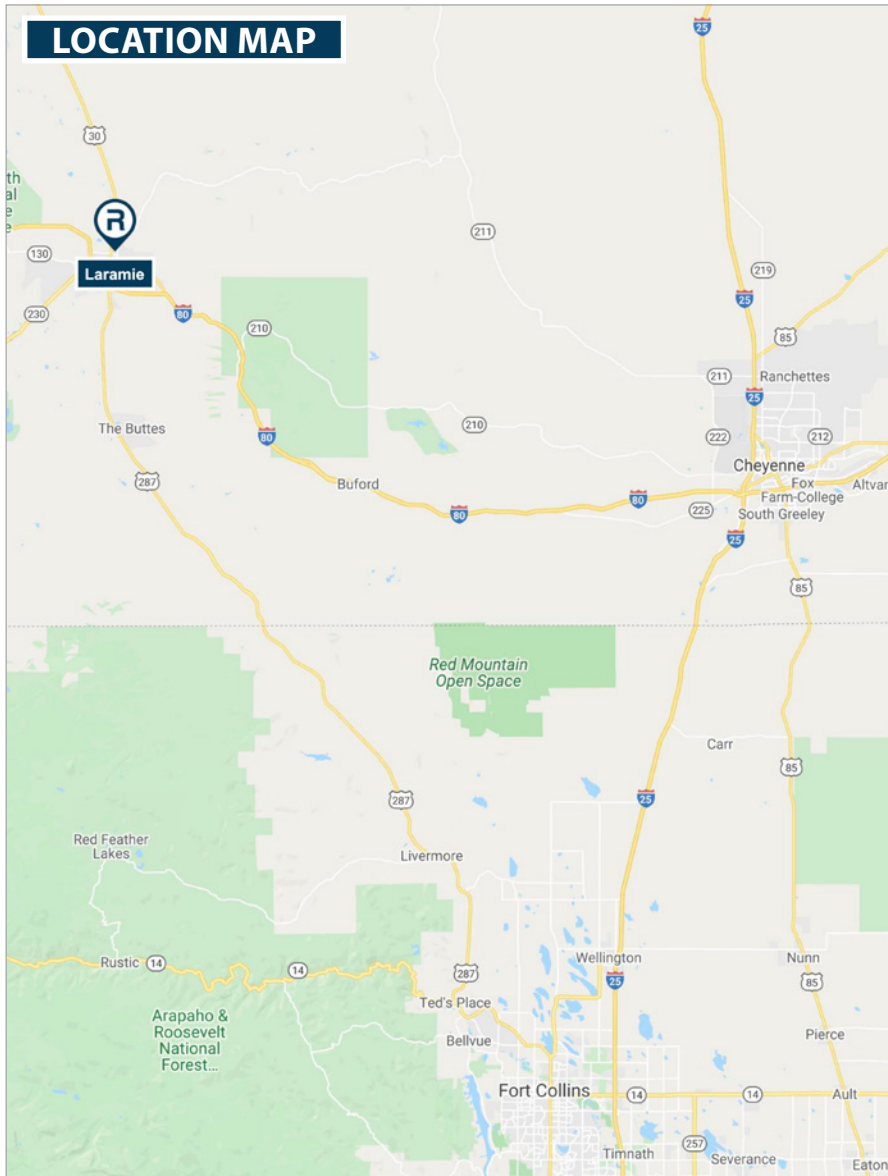
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