

# CENTURY 21 COMMERCIAL®

BHJ Realty, Inc.



## Commercial Shop & Office Space

*114 East Ridge Road  
Sheridan, WY 82801*

Contact:

**Bruce Garber**

**Commercial Specialist**

Phone : 1-307-752-2013

License: 4498

Email : [bruce.garber@c21bhj.com](mailto:bruce.garber@c21bhj.com)

CENTURY 21 Commercial®®, the CENTURY 21 Commercial Logo and C21 Commercial®® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.  
©Copyright 2011-2023 CRE Tech, Inc. All Rights Reserved.

# TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER	2
PROPERTY DESCRIPTION	3
PROPERTY PHOTOS	5
BUILDING FLOOR PLAN	10
LOCATION RISK ANALYSIS	11
AERIAL & LOCATION REPORT	14
DEMOGRAPHIC ANALYSIS	16
ZONING USE CHART I2	23

**CENTURY 21** COMMERCIAL®  
BHJ Realty, Inc.



## COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



**CENTURY 21** COMMERCIAL<sup>®</sup>  
BHJ Realty, Inc.

## PROPERTY INFO:

### PURCHASE PRICE:

*\$1,150,000*

### PROPERTY ADDRESS:

*114 EAST RIDGE ROAD  
SHERIDAN, WY 82801*

### YEAR BUILT:

*2009*

### PROPERTY SIZE

*8,640 SQ. FT.*

### LAND SIZE

*3.73 ACRES*

## COMMERCIAL SHOP & OFFICE SPACE

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

# PROPERTY OVERVIEW

This property has prime office and shop space located in County Industrial Zoning in Sheridan, Wyoming. It offers a total of 8,640 square feet of shop and office space, along with ample parking. One of the key advantages of this property is its visibility from Interstate 90 (I-90) on the east side of Sheridan.

The property enjoys easy access to KROE Lane and the 5th street exit, allowing convenient transportation to and from I-90. It is also just a few minutes away from downtown Sheridan, providing proximity to various amenities and services.

The shop portion of the property is equipped with 6 overheads, which are easy for loading and unloading of goods. The office space has a front entrance, separate from the shop area.

## Commercial Shop & Office Space *Sheridan WY 82801*



### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



## COMMERCIAL SHOP & OFFICE SPACE

114 East Ridge Road, Sheridan, WY, 82801

### DETAILED PROPERTY DESCRIPTION

---

**CENTURY 21** COMMERCIAL<sup>®</sup>  
BHJ Realty, Inc.

It's important to note that two bays of the shop space are already leased to another company. Therefore, the sale of this property is subject to the terms and conditions of that existing lease agreement. This is a national tenant that pays attractive market rents that the new owner could use to offset expenses.

Overall, this property offers a desirable location, suitable for businesses that require office and shop space with good visibility and access to major transportation routes.

**County Zoning is I-2 - includes over 80 permitted uses.**

**Per Sheridan County - Paving improvements for East Ridge Road slated for 2026.**

# PROPERTY PHOTOS

CENTURY 21<sup>®</sup> COMMERCIAL<sup>®</sup>  
BHJ Realty, Inc.



## COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.  
©Copyright 2011-2023 CRE Tech, Inc. All Rights Reserved.

# PROPERTY PHOTOS

CENTURY 21<sup>®</sup> COMMERCIAL<sup>®</sup>  
BHJ Realty, Inc.



## COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

# PROPERTY PHOTOS

CENTURY 21<sup>®</sup> COMMERCIAL<sup>®</sup>  
BHJ Realty, Inc.



## COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



# PROPERTY PHOTOS

**CENTURY 21** COMMERCIAL  
BHJ Realty, Inc.



## COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial® the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

# PROPERTY PHOTOS

CENTURY 21<sup>®</sup> COMMERCIAL<sup>®</sup>  
BHJ Realty, Inc.



## COMPANY DISCLAIMER

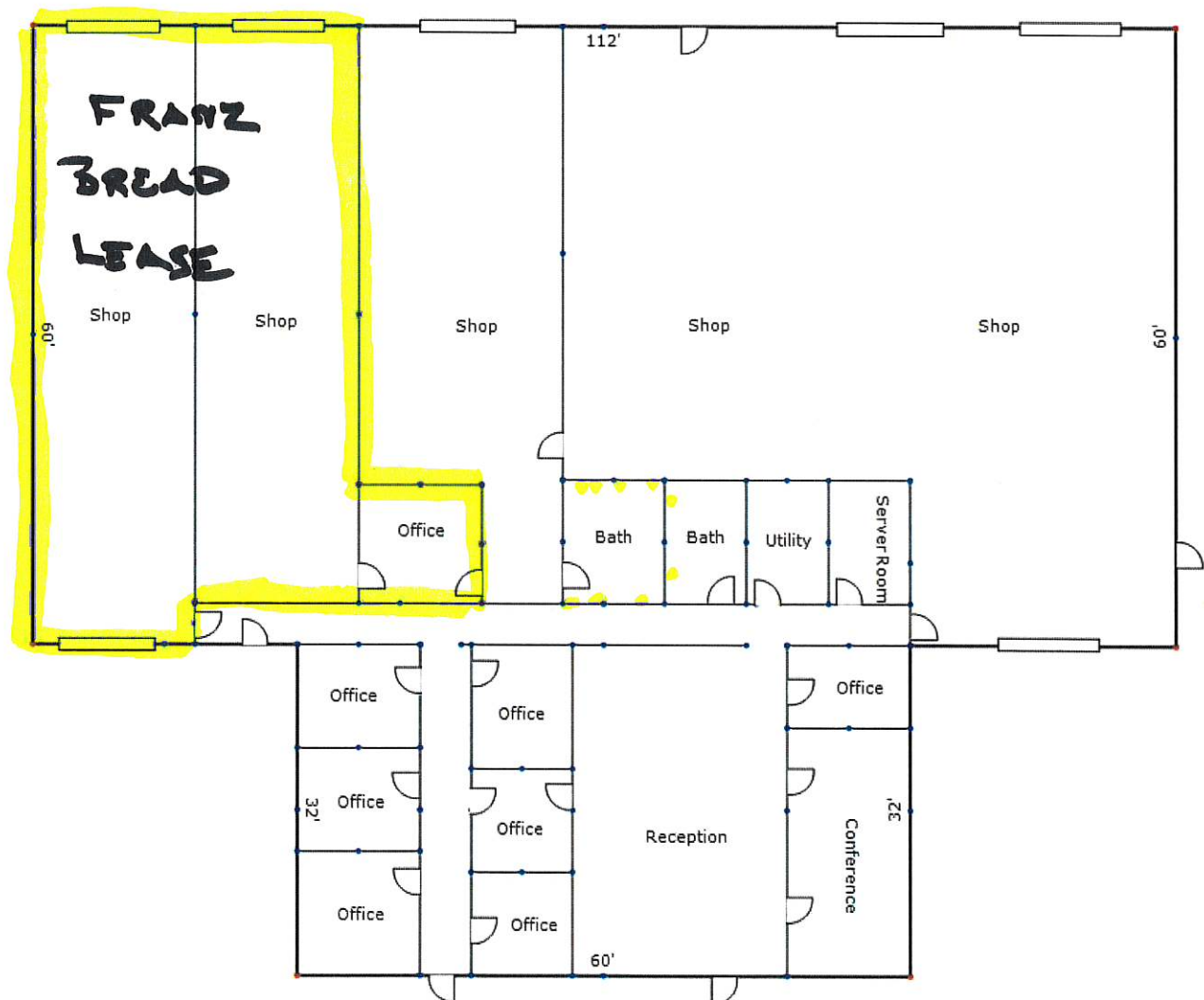
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

**Improvement Quality and Condition-As Proposed**

**Improvement Quality:** Overall quality of construction is rated as average.

**Improvement Condition:** Overall condition rating is considered to be average.

**Improvement Deferred Maintenance:** N/A

**BUILDING FLOOR PLAN-AS IS**

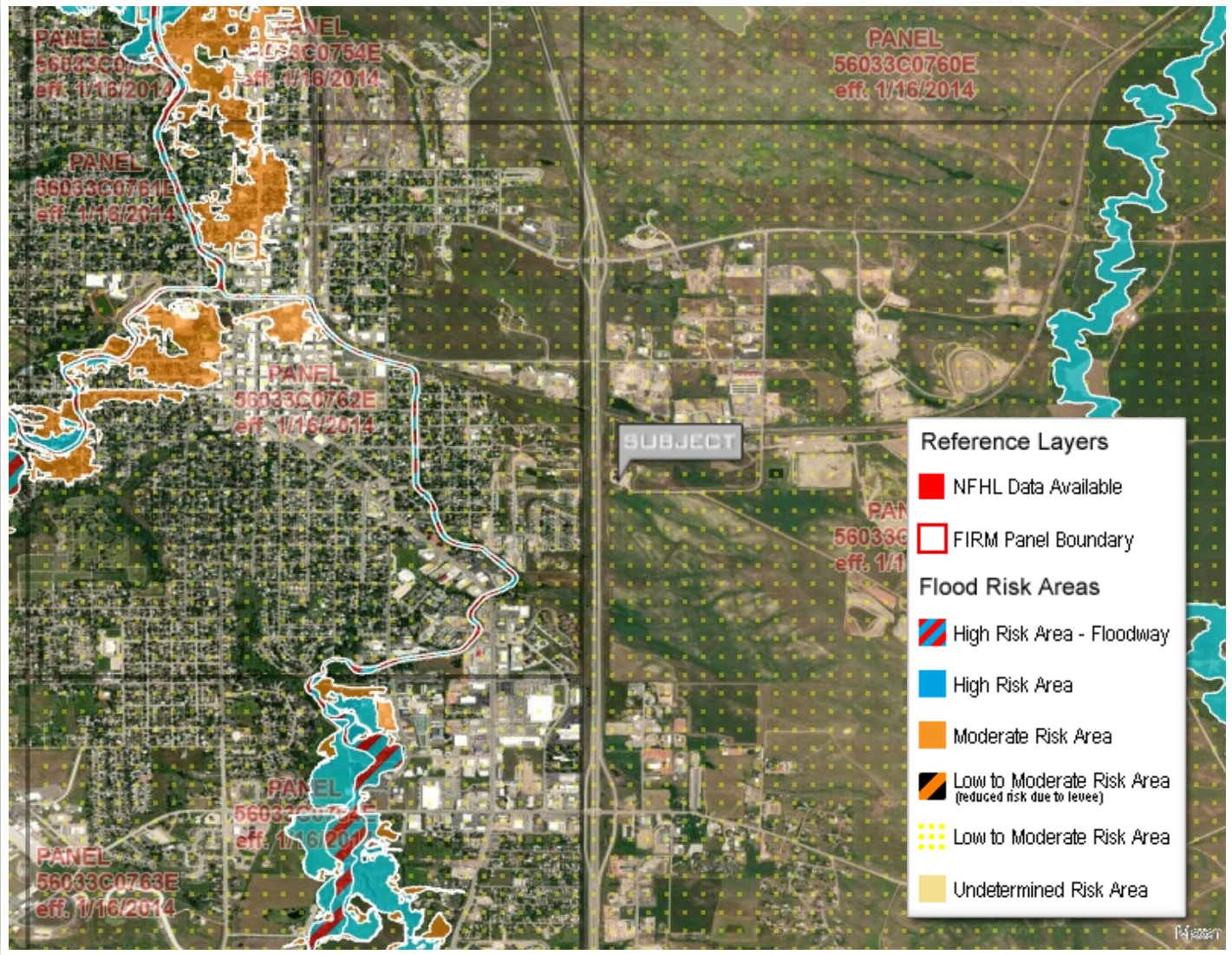


COMMERCIAL SHOP & OFFICE SPACE

114 East Ridge Road, Sheridan, WY, 82801

LOCATION RISK ANALYSIS

Flood Risk Analysis  
FEMA Map Last Updated:2022-08-12



Bruce Garber  
Commercial Specialist

BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: bruce.garber@c21bhj.com  
www.century21bhj.com  
101 S Main Street, Sheridan WY 82801

CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.





## Flood Hazard Designations

FEMA Map Last Updated: 2022-08-12

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

**Zone A:** Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AE and A1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AH:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AO:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

**Zone AR:** Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone A99:** Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone V:** Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone VE and V1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



**Bruce Garber**  
Commercial Specialist

BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: bruce.garber@c21bhj.com  
www.century21bhj.com  
101 S Main Street, Sheridan WY 82801

CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.



## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way. BHJ Realty, Inc. makes no express or implied representations or warranties regarding this report or the information in it. Without limiting the foregoing, CRE Tech, Inc. and BHJ Realty, Inc. does not warrant that the report or information in it will be error-free or will meet any particular criteria of performance or quality. CRE Tech, Inc. and BHJ Realty, Inc. expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.

Your use of this report and information in it is at your own risk. You assume full responsibility and risk of loss resulting from the use of this report or information in it. None of CRE Tech, Inc., BHJ Realty, Inc., or their affiliates, or any partners, principals, stockholders or employees of any thereof will be liable for any special, indirect, incidental, consequential or punitive damages or any other damages whatsoever, whether in an action of contract, statute, tort (including, without limitation, negligence) or otherwise, relating to the use of this report or information contained in it.



**Bruce Garber**  
Commercial Specialist

BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: [bruce.garber@c21bhj.com](mailto:bruce.garber@c21bhj.com)  
[www.century21bhj.com](http://www.century21bhj.com)  
101 S Main Street, Sheridan WY 82801

CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.



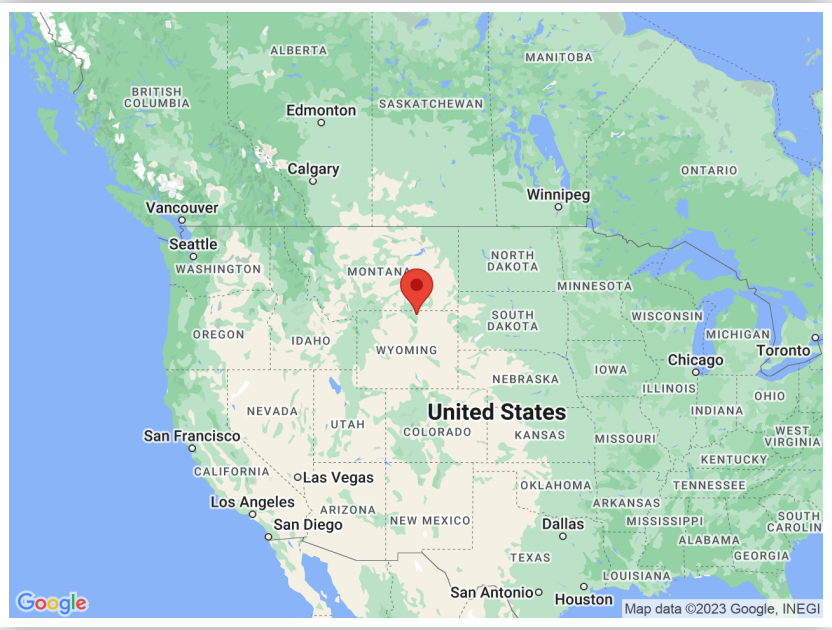
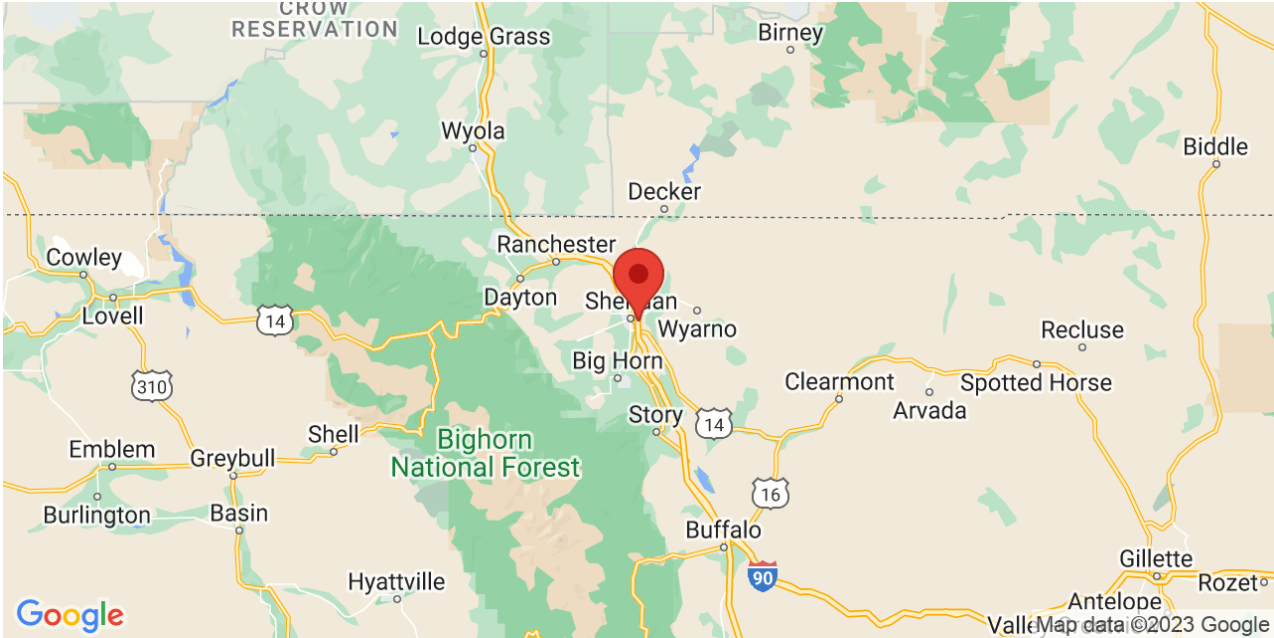
Page 13

COMMERCIAL SHOP & OFFICE SPACE

114 East Ridge Road, Sheridan, WY, 82801

AREA LOCATION MAP

Commercial Shop & Office Space  
114 East Ridge Road, Sheridan, WY, 82801



Bruce Garber  
Commercial Specialist

BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: bruce.garber@c21bhj.com  
www.century21bhj.com  
101 S Main Street, Sheridan WY 82801

CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.



**Commercial Shop & Office Space**  
114 East Ridge Road, Sheridan, WY, 82801



**Bruce Garber**  
**Commercial Specialist**

BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: [bruce.garber@c21bhj.com](mailto:bruce.garber@c21bhj.com)  
[www.century21bhj.com](http://www.century21bhj.com)  
101 S Main Street, Sheridan WY 82801

CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.



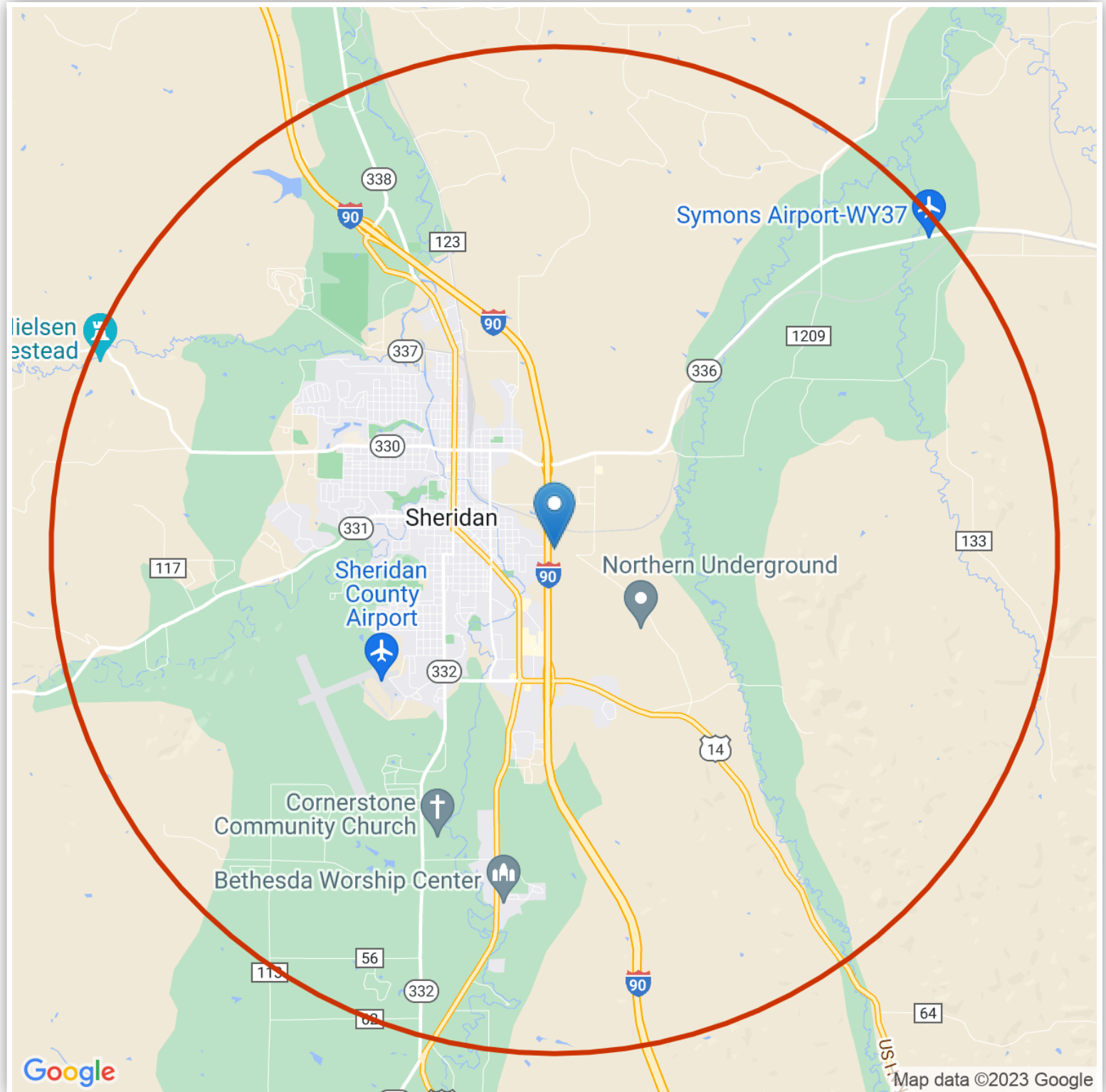


## COMMERCIAL SHOP & OFFICE SPACE

114 East Ridge Road, Sheridan, WY, 82801

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)

**CENTURY 21** COMMERCIAL  
BHJ Realty, Inc.



**Bruce Garber**  
Commercial Specialist

BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: bruce.garber@c21bhj.com  
www.century21bhj.com  
101 S Main Street, Sheridan WY 82801

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.



Page 16

COMMERCIAL SHOP & OFFICE SPACE

114 East Ridge Road, Sheridan, WY, 82801

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

22,520

Population

41.4

Median Age



Average Household Size

\$60,982

Median Household Income

EDUCATION

4%

No High School Diploma



26%

High School Graduate



37%

Some College



33%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,692

Total Businesses



15,570

Total Employees

EMPLOYMENT



White Collar

66%



Blue Collar

22%



Services

12%



Unemployment Rate

INCOME



\$60,982

Median Household Income



\$34,555

Per Capita Income



\$141,264

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator	Value	Difference	
<\$15,000	8.2%	+1.0%	
\$15,000 - \$24,999	9.0%	+0.1%	
\$25,000 - \$34,999	9.0%	+1.3%	
\$35,000 - \$49,999	13.1%	+0.4%	
\$50,000 - \$74,999	19.8%	+1.2%	
\$75,000 - \$99,999	14.2%	-1.3%	
\$100,000 - \$149,999	17.7%	-1.9%	
\$150,000 - \$199,999	4.5%	-0.4%	
\$200,000+	4.5%	-0.4%	

Bars show deviation from  
56033 (Sheridan County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2021 Esri



Bruce Garber  
Commercial Specialist

BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: bruce.garber@c21bhj.com  
www.century21bhj.com  
101 S Main Street, Sheridan WY 82801

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.



## COMMERCIAL SHOP & OFFICE SPACE

114 East Ridge Road, Sheridan, WY, 82801

INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

**CENTURY 21** COMMERCIAL  
BHJ Realty, Inc.

# COMMUNITY PROFILE

22,520   0.5%   2.2   21.8   41.4   \$60,982   \$141,264   \$250,865   21%   58%   21%

Population Total   Pop Growth   Average HH Size   Diversity Index   Median Age   Median HH Income   Median Net Worth   Median Home Value   Under 18   Ages 18 to 65   Aged 66+



**11.8%**  
Service Workers

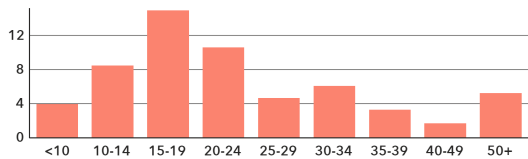


**22.0%**  
Blue Collar Workers

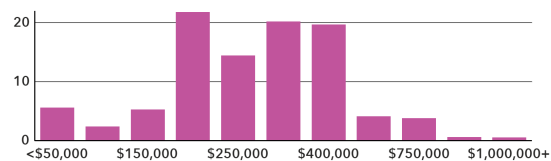


**66.2%**  
White Collar Worker

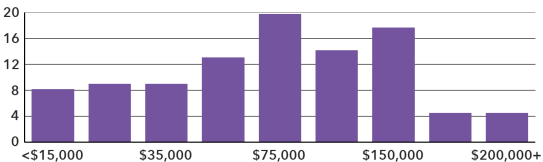
Mortgage as Percent of Salary



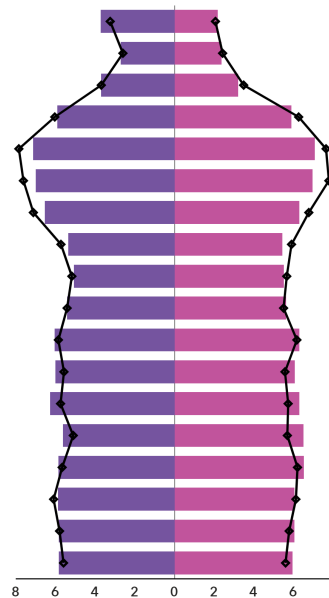
Home Value



Household Income

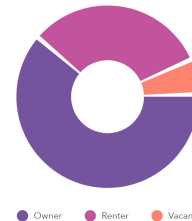


Age Profile: 5 Year Increments

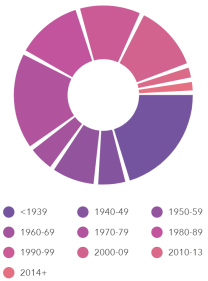


Dots show comparison to 56033 (Sheridan County)

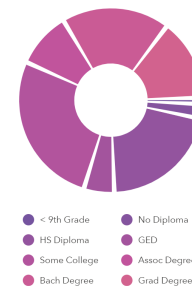
Home Ownership



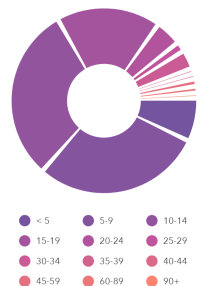
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026



**Bruce Garber**  
Commercial Specialist

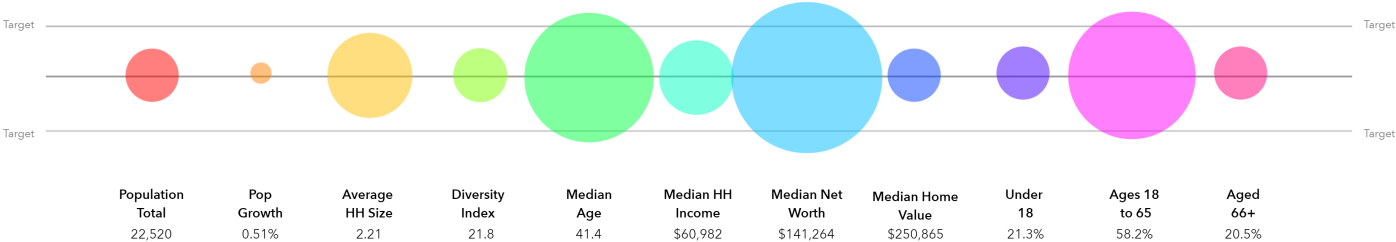
BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: bruce.garber@c21bhj.com  
www.century21bhj.com  
101 S Main Street, Sheridan WY 82801

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

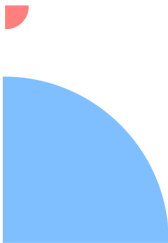
© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.



MARKET SUMMARY 114 East Ridge Road, Sheridan, WY, 82801  
5-mile ring



No High School Diploma 4%

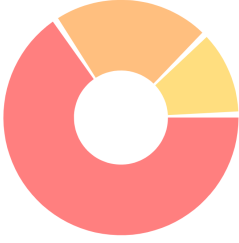


High School Graduate 26%



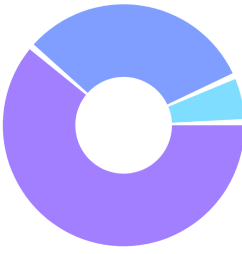
Bachelor's, Professional or Graduate Degree 33%    Some College 37%

Educational Attainment



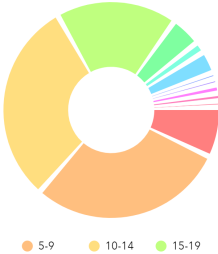
White Collar    Blue Collar    Services

Job Type



Owner    Renter    Vacant

Home Ownership



< 5    5-9    10-14    15-19    20-24  
25-29    30-34    35-39    40-44    45-59  
60-89    90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



Bruce Garber  
Commercial Specialist

BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: bruce.garber@c21bhj.com  
www.century21bhj.com  
101 S Main Street, Sheridan WY 82801

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.







## POPULATION TRENDS AND KEY INDICATORS

5-mile ring  
 114 East Ridge Road, Sheridan, WY, 82801

<b>22,439</b>	<b>9,856</b>	<b>2.20</b>	<b>41.9</b>	<b>\$66,079</b>	<b>\$270,356</b>	<b>75</b>	<b>117</b>	<b>28</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



**\$9,788**

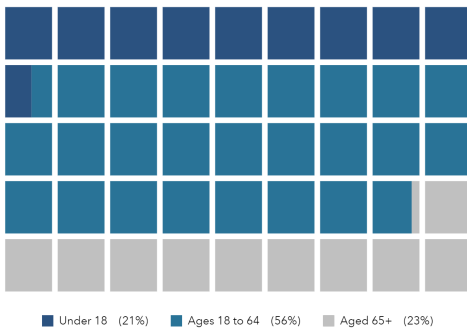
Avg Spent on Mortgage & Basics



**21.6%**

Percent of Income for Mortgage

### POPULATION BY AGE



### POPULATION BY GENERATION



**7.7%**

Greatest Gen:  
Born 1945/Earlier



**24.6%**

Baby Boomer:  
Born 1946 to 1964



**17.6%**

Generation X:  
Born 1965 to 1980



**21.5%**

Millennial:  
Born 1981 to 1998



**21.5%**

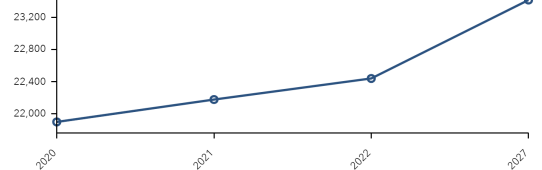
Generation Z:  
Born 1999 to 2016



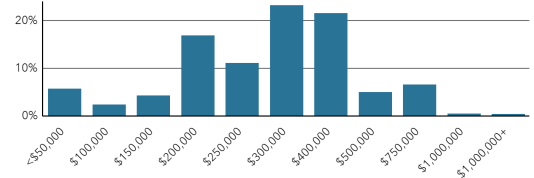
**7.0%**

Alpha: Born  
2017 to Present

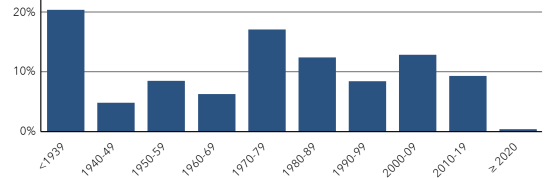
### Historical Trends: Population



### Home Value



### Housing: Year Built



Source: Esri, Esri, Esri-U.S. BLS, ACS  
 Esri forecasts for 2022, 2027, 2022, 2017-2021  
 © 2023 Esri



**Bruce Garber**  
 Commercial Specialist

BHJ Realty, Inc.  
 Phone: 1-307-752-2013  
 License: 4498  
 Email: bruce.garber@c21bhj.com  
 www.century21bhj.com  
 101 S Main Street, Sheridan WY 82801

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

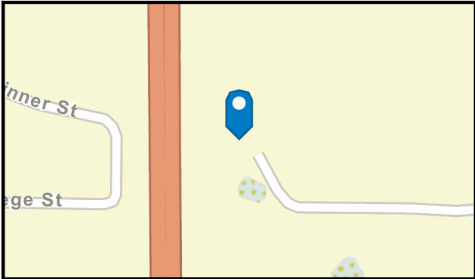
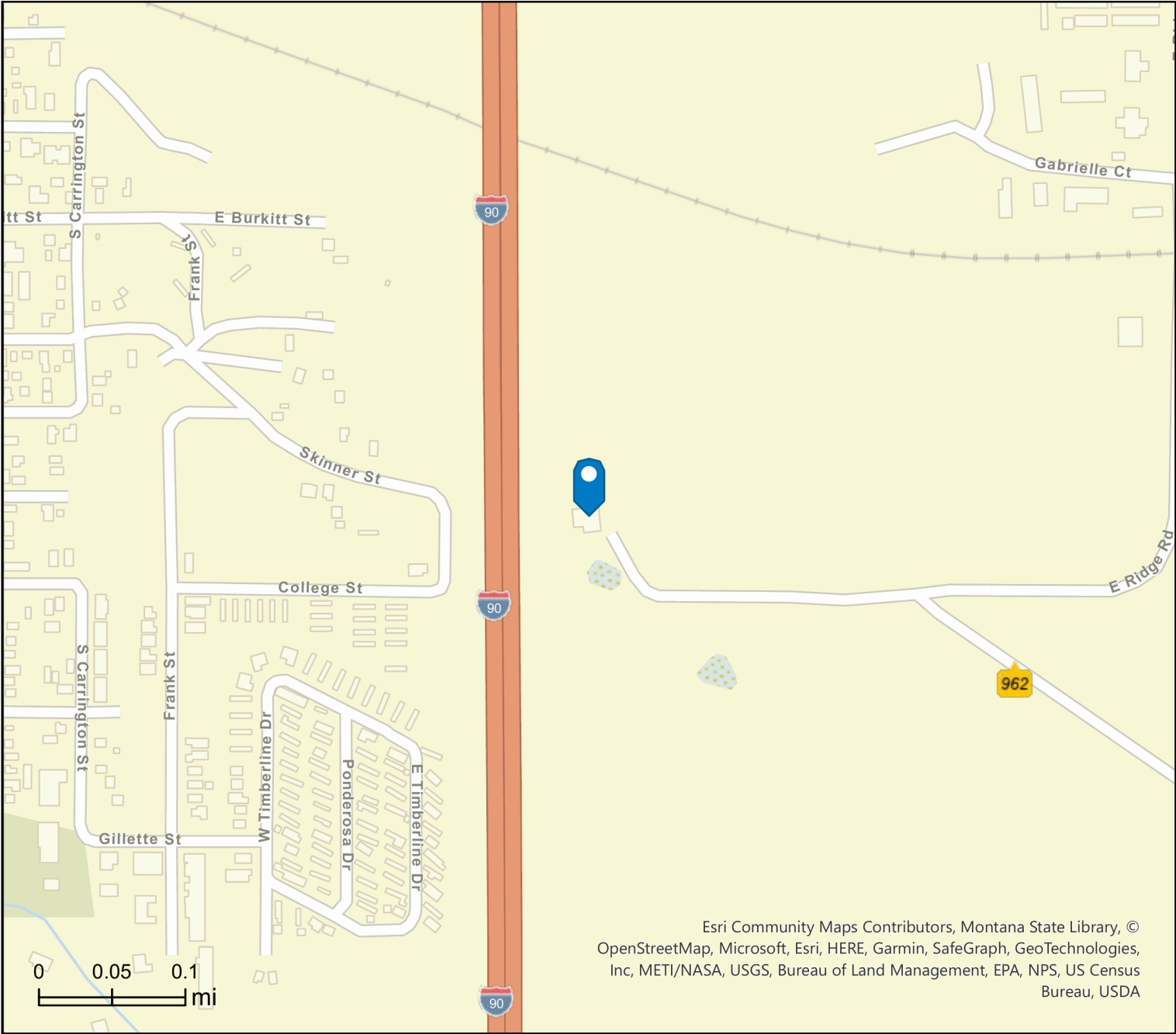
© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.



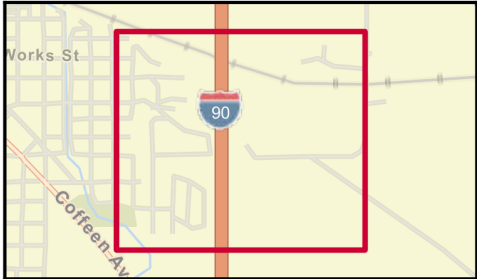
COMMERCIAL SHOP & OFFICE SPACE

114 East Ridge Road, Sheridan, WY, 82801

TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).



Bruce Garber  
Commercial Specialist  
BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: bruce.garber@c21bhj.com  
www.century21bhj.com  
101 S Main Street, Sheridan WY 82801

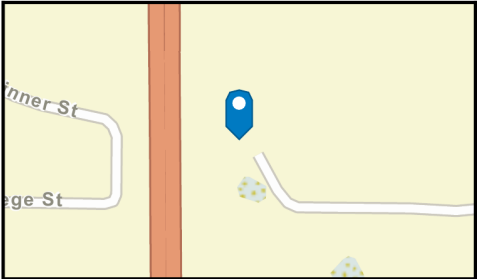
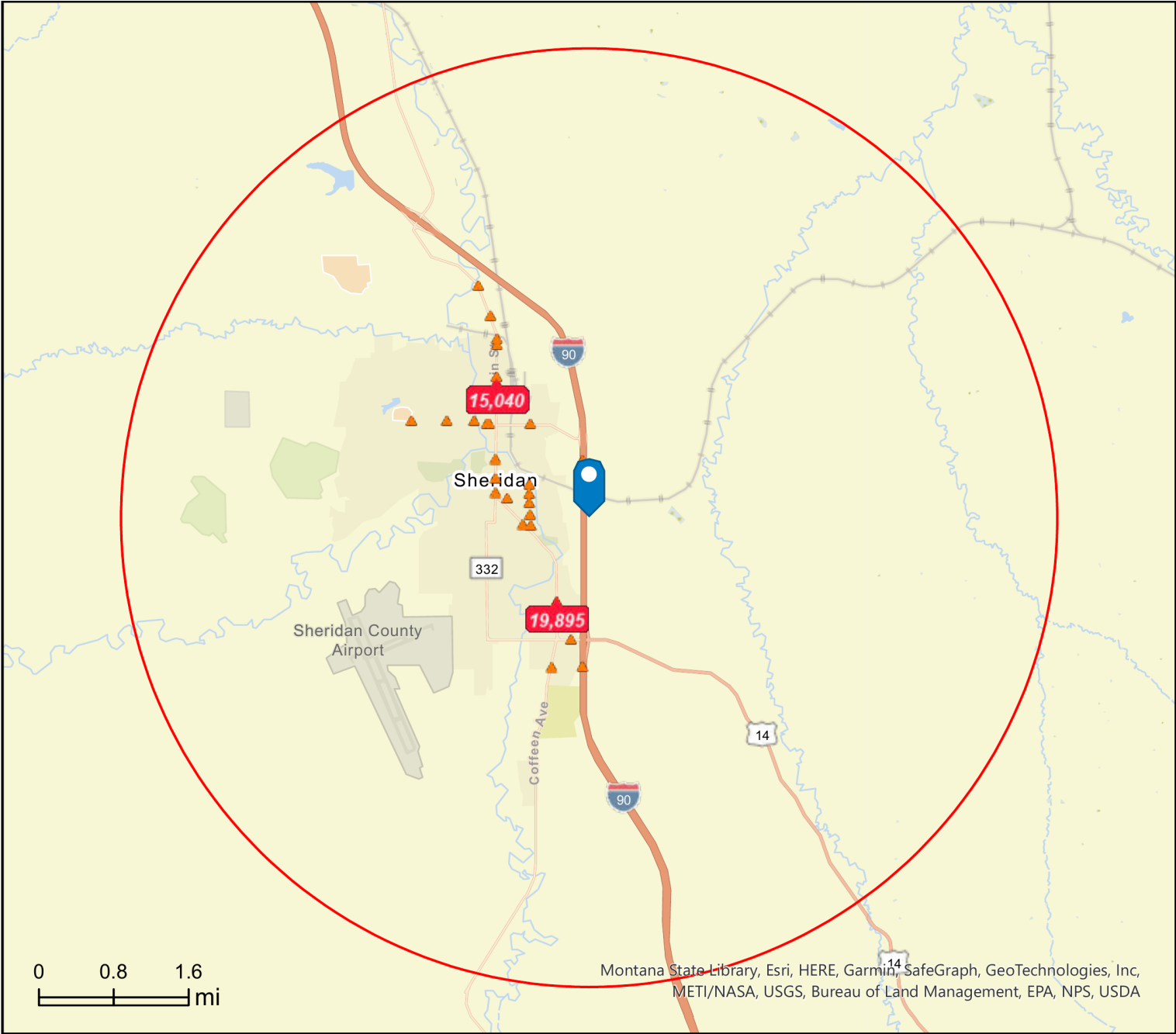
CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.  
© Copyright 2011- 2023 CRE Tech, Inc. All Rights Reserved.



COMMERCIAL SHOP & OFFICE SPACE

114 East Ridge Road, Sheridan, WY, 82801

TRAFFIC COUNT - STUDY AREA (RING: 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).



Bruce Garber  
Commercial Specialist

BHJ Realty, Inc.  
Phone: 1-307-752-2013  
License: 4498  
Email: bruce.garber@c21bhj.com  
www.century21bhj.com  
101 S Main Street, Sheridan WY 82801



- (2) Side Yard 2'
- (3) Rear Yard 3'

Detached Garage, Corner Lot, Front or Street Load

- (1) Principal Street Yard 15'
- (2) Side Yard 2'
- (3) Rear Yard 3'
- (4) Side Street Yard 5'

Accessory Structure, Interior Lot

- (1) Front Yard 15'
- (2) Side Yard 2'
- (3) Rear Yard 3'

Accessory Structure, Corner Lot

- (1) Principal Street Yard 15'
- (2) Side Yard 2'
- (3) Rear Yard 3'
- (4) Side Street Yard 5'

Detached Accessory Dwelling, Interior Lot

- (1) Front Yard 15'
- (2) Side Yard 2'
- (3) Rear Yard 3'

Detached Accessory Dwelling, Corner Lot

- (1) Principal Street Yard 15'
- (2) Side Yard 2'
- (3) Rear Yard 3'
- (4) Side Street Yard 5'

**Section 18. Zoning Use Chart.**

**TABLES OF PERMITTED USES**

• = Permitted

USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Accessory building/use	•	•	•	•	•	•	•	•	
Accessory dwelling*	•	•	•	•	•				
Agricultural	•	•	•				•	•	
Agricultural Processing*	•	•	•						
Agricultural Service/ Feed Sales						•	•	•	
Airport									•
Airstrip*	•								
Amusement Center						•	•		





USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Animal Clinic	•					•	•	•	
Animal Shelter						•	•	•	
Arena, Commercial						•	•	•	
Arena, Recreational	•								
Art Gallery					•	•	•	•	
Bar/lounge						•	•	•	
Bed and Breakfast					•	•			
Bottling Factory								•	
Bus Terminal						•	•	•	
Business, Retail					•	•	•	•	
Business, Wholesale						•	•	•	
Campground						•	•	•	
Carwash						•	•	•	
Cement Manufacture								•	
Cemetery									
Cemetery, Family	•								
Chemical Plant, Process & Storage								•	
Club, Lodge					•	•	•	•	
Communication Tower & Facility						•	•	•	
Concrete Batch Plant							•	•	
Construction Yard & Shop						•	•	•	
Convenience Store					•	•	•		
Creosote Mfg./ Treating								•	
Dairy, Commercial						•	•	•	
Daycare Facility, Commercial					•	•	•		
Daycare Facility, Home	•	•	•	•	•				
Drilling Rig, Assembly/ Service							•	•	
Drive-In Facility					•	•	•		
Dwelling, Multi-Family			•						



USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Dwelling, Single Family	•	•	•	•	•				
Dwelling, Two Family			•						
Equipment Rental						•	•	•	
Farm Implement Sales/Service						•	•	•	
Feed Lot, Commercial									
Financial Institutions					•	•	•	•	
Forestry	•	•							
Frozen Food Locker						•	•	•	
Gas & LPG Processing Plant								•	
Greenhouse, Agricultural/Commercial	•					•	•	•	
Grocery Store					•	•	•	•	
Grocery Store, Neighborhood				•	•	•	•	•	
Guest, Dude Ranch									
Halfway House									
Heavy Equipment Sales/Service						•	•	•	
Heliport									•
Hospital									
Hot Mix Plant							•	•	
Junkyard/Salvage, Commercial								•	
Kennel, Commercial						•	•	•	
Landscaping Nursery					•	•	•	•	
Laundry, Commercial						•	•	•	
Laundromat					•	•			
Library, Public									
Liquor Store						•	•		
Lumberyard						•	•	•	



USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Manufacturing, Explosives/ Storage								•	
Manufacturing							•	•	
Meat Processing						•	•	•	
Medical, Dental Clinic					•	•			
Mineral Manufacturing/ Refining/ Processing								•	
Mini-Warehouse						•	•	•	
Mobile Home	•	•	•	•					
Mobile Home Park			•						
Mobile Home Sales						•	•	•	
Mobile Home Storage, Permanent						•	•	•	
Mobile Home Storage, Temporary									
Model Home	•	•	•		•				
Mortuary						•	•		
Motel/Hotel						•	•	•	
Nursing Home			•		•	•			
Office, General						•	•	•	
Office, Professional				•	•	•	•	•	
Oil Field/ Mining Equip. Sales/ Service						•	•	•	
On-farm Retail Sales*	•	•	•						
Open Space	•	•	•						
Parking Structure					•	•	•	•	
Park Playground		•	•	•	•	•			
Personal Service Shop				•	•	•	•		
Pharmacy				•		•	•		
Pipe Storage in conjunction with another permitted use						•	•	•	
Pipeline Terminal							•	•	
Pipeyard						•	•	•	





USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Place of Worship					•	•	•		
Pre-Cast Concrete							•	•	
Printing/ Newspaper House						•	•	•	
Recreational Facility					•	•	•		
Refinery									
Research/Lab Facility						•	•	•	
Resort/Lodge						•			
Restaurant, Café					•	•	•		
Rock Crushing							•	•	
Sales Barn						•	•	•	
Sanitary Landfill									
Sawmill							•	•	
School, College, University									
Sewage Lagoon									
Sewage Treatment Facility									
Specialty or Sundry Shop				•	•	•			
Stockyard/ Rendering/ Plant							•	•	
Storage of Flammable and Combustible Liquids							•	•	
Storage: Flammable and Combustible Liquids not to exceed 500 Gallons Total	•					•	•	•	
Storage Explosives									
Storage, Indoor/ Outdoor						•	•	•	
Supply/ Service Shop						•	•	•	
Taxidermist						•	•	•	
Temporary Hot Mix Batch Plants								•	
Theater						•	•		
Toxic/Hazardous Waste									





USES	A	R-R	U-R	C-3	C-2	C-1	I-2	I-1	A-P
Truck Terminal						•	•	•	
Truck Stop						•	•	•	
Utilities Installation						•	•	•	
Vehicle Repair Business						•	•	•	
Vehicle Sales						•	•	•	
Vehicle Salvage Yard								•	
Vehicle Service Station						•	•	•	
Vehicle Storage						•	•	•	
Vehicle Wrecker Service						•	•	•	
Warehouse						•	•	•	
Wind Energy System, Large									
Wind Energy System, Small*	•	•	•	•	•	•	•	•	
Woodworking Shop/Seven or Less Employees					•	•	•	•	
Woodworking Shop/ More than 7 Employees						•	•	•	

\* Subject to Section 19. Specific Use Standards

Uses not indicated as permitted in a zoning district may be established upon granting of a conditional use permit as per Section 27. Conditional Use Permits.

## **Section 19. Specific Use Standards**

### **A. Accessory Dwellings**

- (1) Minimum lot area – one accessory dwelling per the district-required minimum lot area per existing principal single family dwelling. In addition, where residential dwellings are permitted uses by the terms of these rules, and where provisions are made to safely dispose of sewage, every legal non-conforming lot, with an existing principal single family dwelling, shall be entitled to one accessory dwelling.
- (2) Living area - Accessory dwellings shall not exceed 75% of the living area of the principal residential dwelling, but in no case shall exceed 800 square feet in floor area including basements and lofts.
- (3) Minimum yard- Each accessory dwelling shall meet the minimum yard requirements established for that zoning district.

# BHJ REALTY, INC.

*BRUCE GARBER, COMMERCIAL  
SPECIALIST*



## **Bruce Garber, Commercial Specialist**

*Phone: 1-307-752-2013*

*Email: [bruce.garber@c21bhj.com](mailto:bruce.garber@c21bhj.com)*

*License: 4498*



1-307-752-2013



[bruce.garber@c21bhj.com](mailto:bruce.garber@c21bhj.com)



101 S Main Street  
Sheridan, WY, 82801, United States

## **COMPANY DISCLAIMER**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial<sub>®</sub>, the CENTURY 21 Commercial Logo and C21 Commercial<sub>®</sub> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

CENTURY 21 Commercial<sub>®</sub>, the CENTURY 21 Commercial Logo and C21 Commercial<sub>®</sub> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2023 CRE Tech, Inc. All Rights Reserved.