



OFFERING MEMORANDUM

MEDICAL OFFICE BUILDING FOR SALE

2120 LOGAN AVENUE
CHEYENNE, WY

LISTED BY

BEN TRAUTWEIN
(307) 286-7112
BENTRAUTWEIN@GMAIL.COM

and

KRISTIE BIBBEY
(307) 630-0564
KRISTIE@PROPERTYEX.COM

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GRAHAM
GROUP

WWW.GRAHAMGROUPCRE.COM

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PROPERTY SUMMARY

Exceptional medical or professional office opportunity in central Cheyenne! This well-maintained, turnkey commercial building offers approximately 2,744 SF of flexible space in a high-visibility location with traffic counts of $\pm 5,000$ vehicles per day.

Previously utilized as a dental office, the property is well suited for continued medical use or can be easily adapted for a variety of professional office users. Ideal for owner-users or investors seeking a centrally located property to establish or expand their business presence. Contact us today to schedule a private tour.

PROPERTY DETAILS

For Sale:	\$670,000
Year Built:	1959
Acreage:	.24
Total SF:	2,744
Zoning:	CB

AREA OVERVIEW

CENTRAL CHEYENNE

The area serves as the city's vibrant core, encompassing a diverse array of commercial establishments, government offices, and cultural landmarks. The business landscape here is characterized by a mix of retail shops, restaurants, professional services, and entertainment venues, reflecting the area's economic vitality.

The subject property benefits from a strategic location just off the busy Pershing Boulevard corridor, providing immediate proximity to one of Cheyenne's primary commercial routes while maintaining separation from the congestion and noise of the main roadway. Surrounded by established residential neighborhoods, the site offers a built-in local customer base and a more accessible, neighborhood-oriented setting—yet remains within easy reach of the city's growing commercial activity and services.

Traffic patterns in Central Cheyenne are influenced by its role as a commercial hub, with notable traffic volumes on major thoroughfares such as Central Avenue and Warren Avenue. Along the Pershing corridor, traffic counts hit 22,365/year, benefited by the Pershing entrance/exit to Interstate 25, a major north-south highway facilitating regional connectivity. Central Cheyenne's western edge is approximately 2 miles from I-25, allowing for efficient access to the interstate.



SELECT BUSINESSES Near 2120 Logan Avenue

FNBO	Wyoming State Museum
Dairy Queen	Marv's Plumbing & Heating
Ziggi's Coffee	The Brake Shop
Rotten Apple Ink	Advance Auto Parts
Drew's Barbershop	Wyoming National Guard Museum
First Steps Pediatric Dentistry	Blue Federal Credit Union
Cheyenne Regional Airport	Express Employment
Nellie's Grub & Pub	Four Winds Liquor & Lounge
Cheyenne Veterans Affairs Medical Center	Allstate Insurance
Cheyenne Regional Medical Center	Domino's Pizza

CHEYENNE, WY QUICK STATS

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing 2023	\$326,166
Unemployment Rate	2.0%

IN PROXIMITY TO...

Laramie	55 Miles (52 minutes)
Fort Collins	51 Miles (50 minutes)
Denver	105 Miles (96 minutes)
Casper	171 (140 minutes)
Scottsbluff	93 Miles (86 minutes)

Sources: <https://www.census.gov>, ESRI, plancheyenne.org, dot.state.wy.us



Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming

WHY CHEYENNE?

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.



U.S. AIR FORCE
9,700
Personal Civil Service Independence



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.

- The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.
- The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.
- Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

Civilian Labor Force
50,540

Average Commute (Min)
8.98

Located Near
I-25, I-80
&
Two Major Railroads

Headquarter Locations



WHY WYOMING?

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

THE UNIVERSITY OF WYOMING

The only University in Wyoming, and it has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are from the great state of Wyoming.



±12,000
Student
Population



8
Community
Colleges



9
Commercial
Airports



2
Class One
Railroads



\$400M
State-Wide
Scholarships

ROCKY MOUNTAIN LOCATION

The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.

Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to and from communities statewide.



2 National Parks

**5 National
Forests**

**12 State Parks
& countless acres of
public land to hunt, fish,
bike, hike, & climb.**

**State Population
580,435**

**Income Tax
0**

**Sales Tax
4%**

**Unemployment Rate
2.9%**

**9th Largest State
97,914 Sq.Mi.**

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com



CONTACT

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255 STOREY BOULEVARD, CHEYENNE
WWW.GRAHAMGROUPCRE.COM
OFFICE: (307) 632-6481