COLDWELL BANKER COMMERCIAL
CBS

FOR LEASE

SHILOH COMMONS
3933 SHILOH ROAD
Billings, MT 59106

AVAILABLE SPACE
818 SF to 7,566 SF

LEASE RATE
$18.00 - 20.00 SF/yr (NNN)

OVERVIEW
Shiloh Commons is Montana's premiere lifestyle campus located in the heart of Billings' thriving Westend. Shiloh commons combines the activity of over 60,000 SF of retail, office and restaurant space at the base of 144 upscale homes.

CBCMONTANA.COM

OFFICE

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1215 24th Street, Suite 240, Billings, MT 59102
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LEASE

3933 CENTRAL AVE

Billings, MT 59106

OFFERING SUMMARY

Available SF:	819 to 7,566 SF
Lease Rate:	$18.00 - 20.00 SF/yr (NNN)
Lot Size:	9.37 Acres
Year Built:	2019
Building Size:	60,000 SF

PROPERTY OVERVIEW

Montana' s premier lifestyle campus, located in the heart of Billings' thriving west end. Combining the activity of over 60,000 sf of retail, office, and restaurant space at the base of 144 upscale homes, Shiloh Commons is a true confluence of energy. The mix of unique businesses draws people in and beckons them to stay. The project will include four, five-story garden style apartment buildings built by wood frame and steel construction. Additionally, there will be a 6,300 sf retail building with a drive through.

Shiloh Commons will be constructed on 9.37 acres at the Northeast corner of the intersection of Shiloh Road and Central Avenue. Shiloh Commons will generate a tremendous amount of energy on Billings West End. The retailers at Shiloh Commons will enjoy the benefit of being located in the highly desirable Shiloh Corridor , the primary retail hub in Billings. The city is moving west making this area the future of retail in Billings and the surrounding area for years to come. According to a City of Billings traffic count study, the traffic count on Shiloh Road has been increasing at a rate of 2,500 vehicles per day since 2014 and that trend is expected to continue. As projected, the per day vehicle count will exceed 28,000 by 2020.

PROPERTY HIGHLIGHTS

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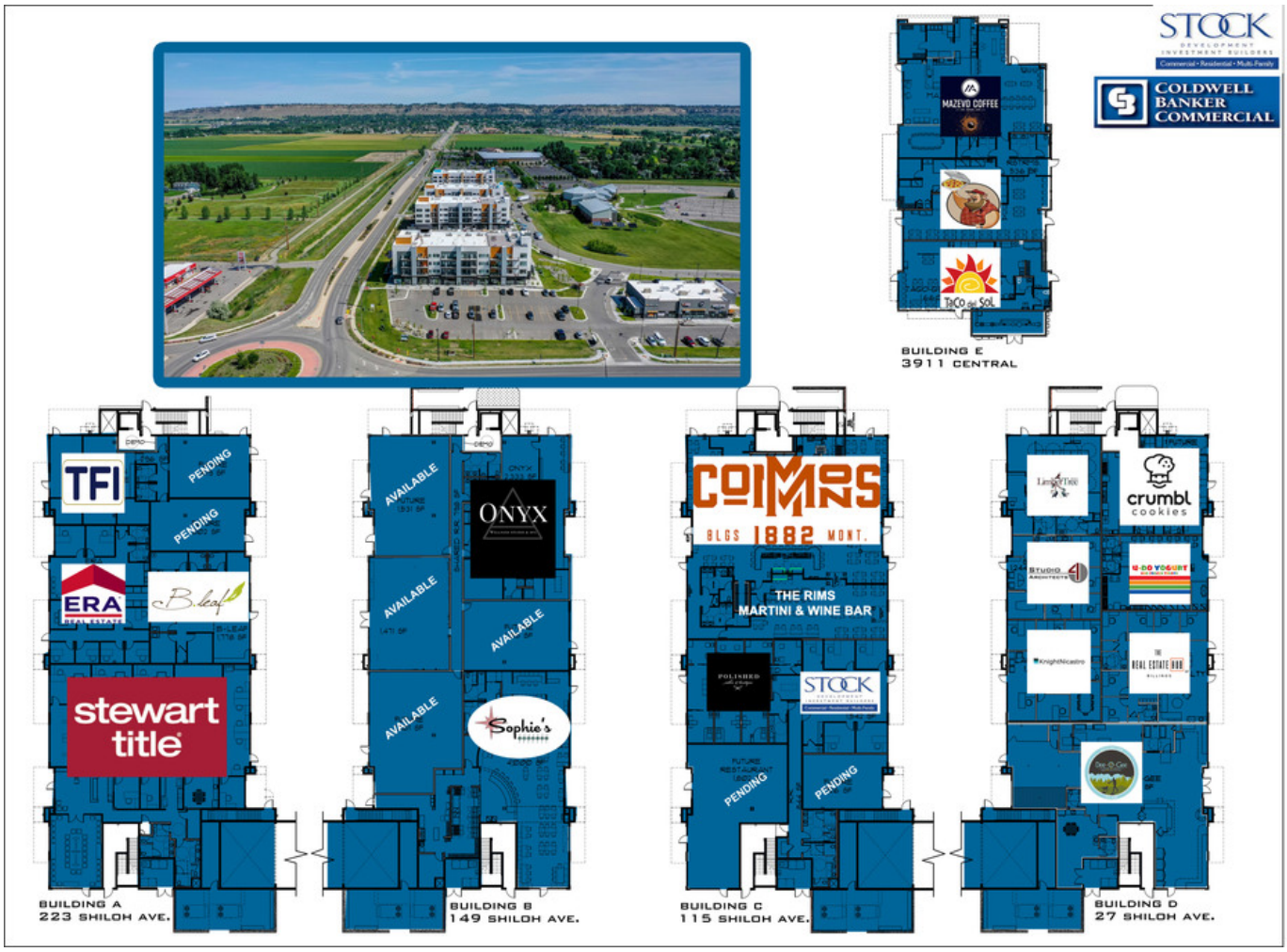

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BUILDING	UNIT SIZE SF AVAILABLE
BUILDING A	819 SF
BUILDING B	1,531 SF
BUILDING B	1,471 SF
BUILDING B	1,701 SF
BUILDING B	1,185 SF
BUILDING C	859 SF

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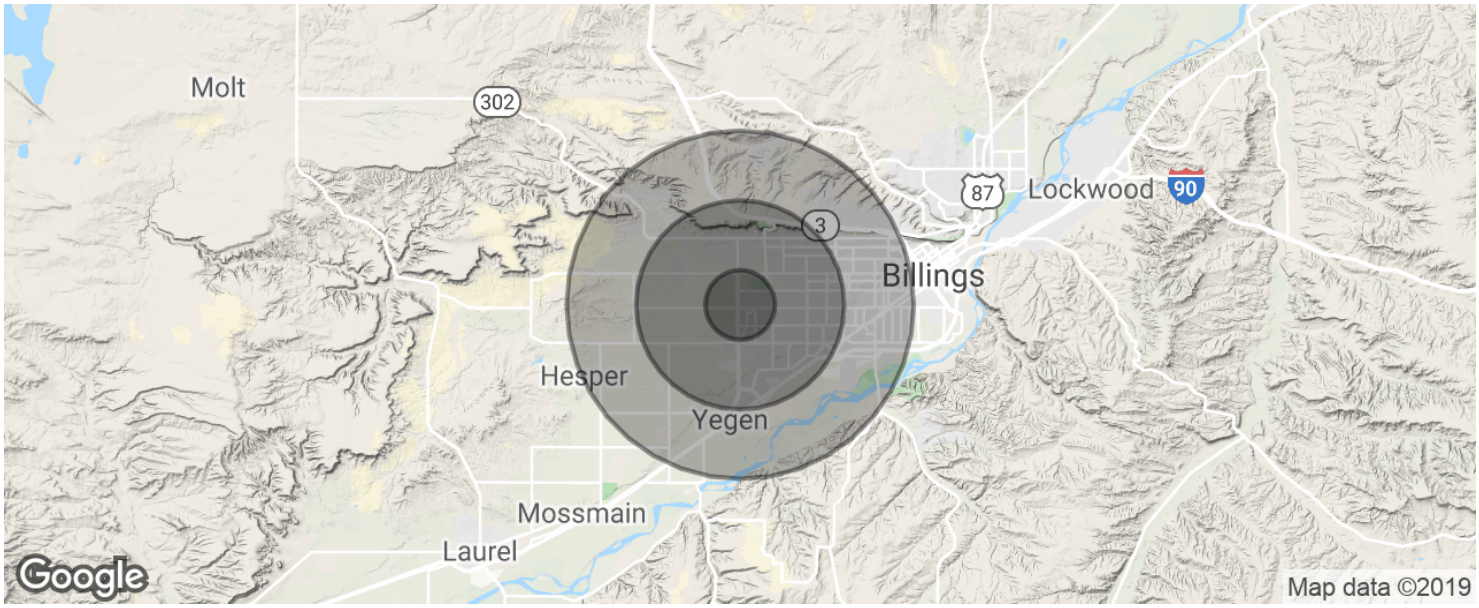

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,569	36,174	68,112
Median age	38.7	42.1	40.9
Median age (Male)	35.3	39.5	38.9
Median age (Female)	39.8	43.5	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,078	16,170	29,845
# of persons per HH	2.1	2.2	2.3
Average HH income	$54,934	$68,046	$68,761
Average house value	$157,808	$225,792	$222,776

** Demographic data derived from 2010 US Census*

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