



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

FOR LEASE

## SHILOH COMMONS

\$18.00 - 20.00 SF/yr (NNN)

Billings, MT 59106

AVAILABLE SPACE  
60,000 SF

### AREA

Shiloh Commons is located on 9.37 acres at the Northeast corner of the intersection of Shiloh Road and Central Avenue.



CBCMONTANA.COM

### OFFICE

George Warmer  
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**COLDWELL BANKER COMMERCIAL  
CBS**  
1215 24th Street, Suite 240, Billings, Montana 59102  
406.656.2001



# SHILOH COMMONS 3933 CENTRAL AVE

Billings, MT 59106



LEASE

## OFFERING SUMMARY

Available SF:	60,000 SF
Lease Rate:	\$18.00 - 20.00 SF/yr (NNN)
Lot Size:	9 Acres
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 is located 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.

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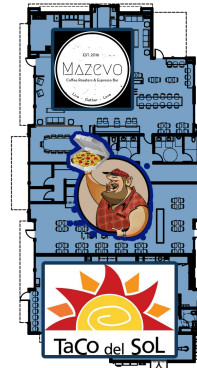




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Billings, MT 59106

LEASE



**STUDIO 4**  
ARCHITECTS  
1430 COUNTRY MANOR  
BLVD. SUITE 4A  
BILLINGS, MT 59102  
ph: 406.656.1714  
fx: 406.656.1715  
web: studio4architects.com



PROJECT:

**SHILOH COMMONS**  
223 SHILOH ROAD  
BILLINGS, MT 59102

**SET:**  
PROJECT NO. 1813  
DRAWN BY: CMB  
CHECKED BY: JMB  
**DATES:**  
PRE: 5/23/17  
CRS: \_\_\_\_\_  
BID: \_\_\_\_\_  
CDS: \_\_\_\_\_  
REV: \_\_\_\_\_  
**SHEET:**

PRELIMINARY - NOT FOR CONSTRUCTION

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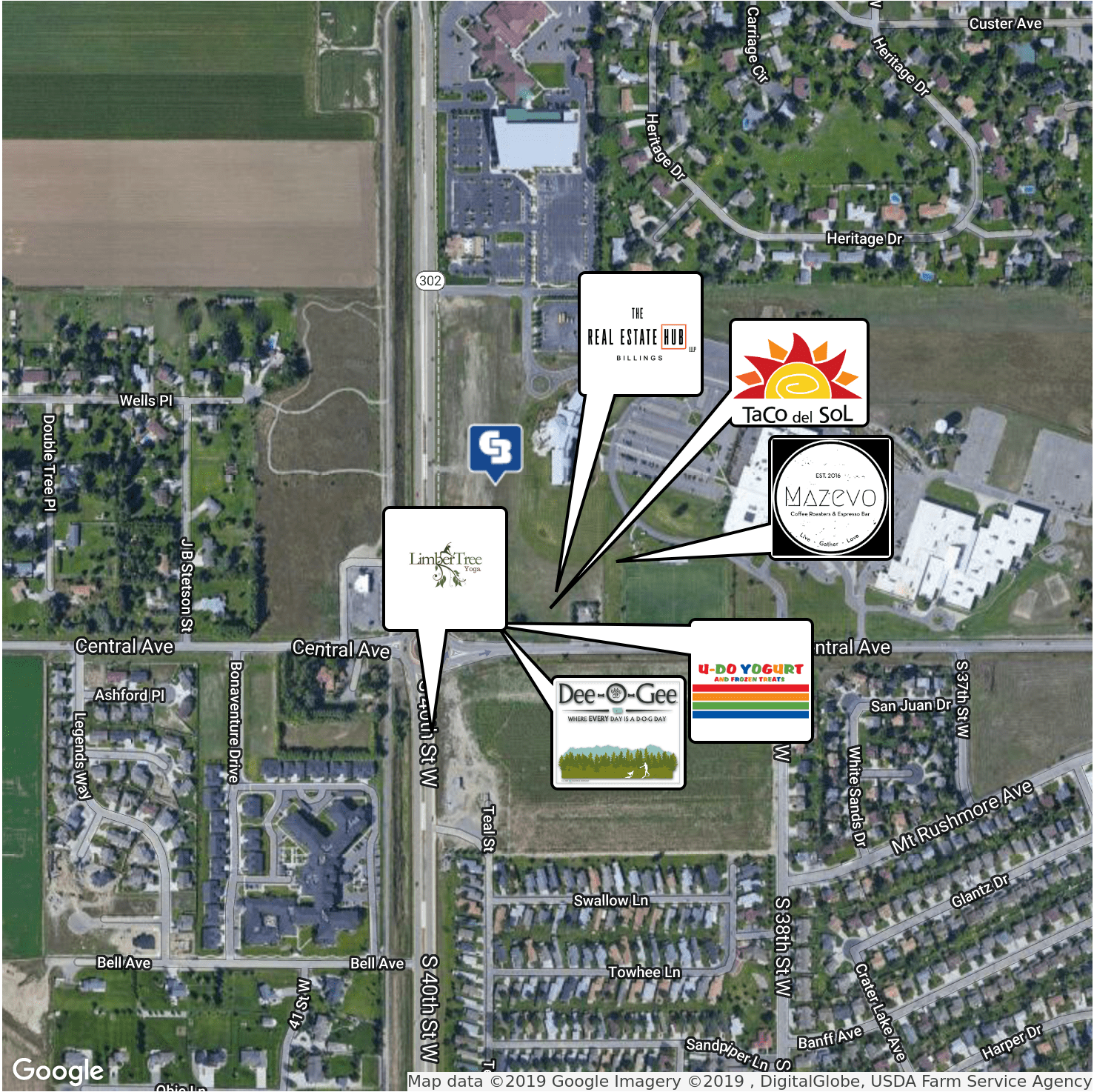




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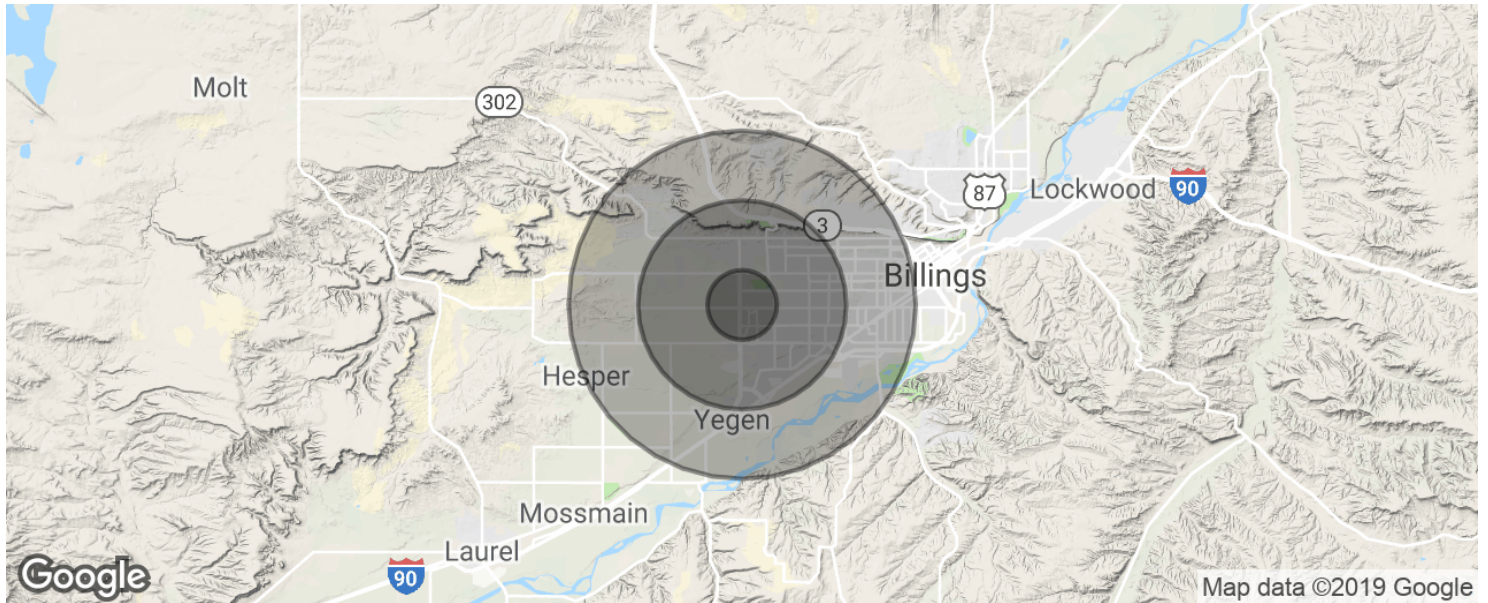
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## SHILOH COMMONS 3933 CENTRAL AVE

Billings, MT 59106



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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