



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

## **SHILOH COMMONS**

\$18.00 SF/yr (NNN)

3933 Central Ave  
Billings, MT 59106

AVAILABLE SPACE  
777 - 1,185 SF

### **AREA**

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 can 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.

**FOR LEASE**

CBCMONTANA.COM



### **OFFICE**

**David Mitchell**

Principal | Broker  
406 794 3404  
d@cbcmontana.com

**George Warmer**

Managing Partner  
406 855 8946  
george@cbcmontana.com

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
CBS**

1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# SHILOH COMMONS

3933 Central Ave, Billings, MT 59106

LEASE



## OFFERING SUMMARY

Available SF: 777-1,185 SF

Lease Rate: \$18.00 SF/yr (NNN)

Lot Size: 9.37 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 includes four, five-story garden style apartment buildings built by wood frame and steel construction. Additionally, there is a 6,300 sf retail building with a drive through.

## PROPERTY HIGHLIGHTS

- 2 units remaining for lease
- 777 SF Office Space Available
- 1,185 SF Office/Retail Space Available
- Attractive setting for professional or retail use.

CBCMONTANA.COM

David Mitchell  
Principal | Broker  
406 794 3404  
d@cbcmontana.com

George Warmer  
Managing Partner  
406 855 8946  
george@cbcmontana.com



COLDWELL  
BANKER  
COMMERCIAL

CBS



# SHILOH COMMONS

3933 Central Ave, Billings, MT 59106

LEASE



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	777 - 1,185 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office space for lease	-	777 SF	NNN	\$18.00 SF/yr	Office space for lease
Office/retail space for lease	-	1,185 SF	NNN	\$18.00 SF/yr	Office/shop space for lease

CBCMONTANA.COM

David Mitchell

Principal | Broker

406 794 3404

d@cbcmontana.com

George Warmer

Managing Partner

406 855 8946

george@cbcmontana.com



COLDWELL  
BANKER  
COMMERCIAL

CBS

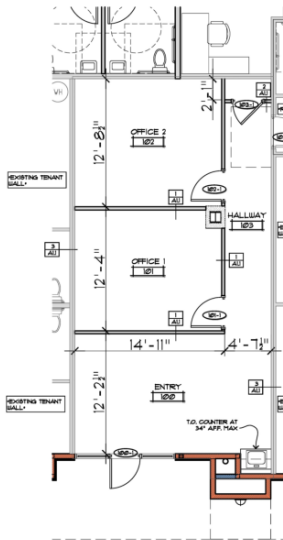




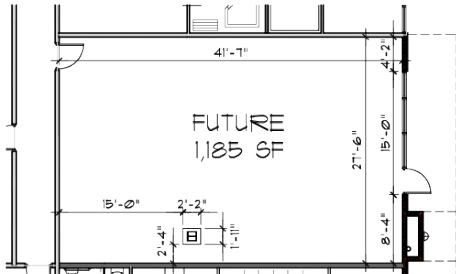
# SHILOH COMMONS

3933 Central Ave, Billings, MT 59106

LEASE



TENANT FLOOR PLAN - 777 SF  
SCALE 1/8" = 1'-0"



CBCMONTANA.COM

David Mitchell  
Principal | Broker  
406 794 3404  
d@cbcmontana.com

George Warmer  
Managing Partner  
406 855 8946  
george@cbcmontana.com



COLDWELL  
BANKER  
COMMERCIAL  
CBS



# SHILOH COMMONS

3933 Central Ave, Billings, MT 59106

LEASE



CBCMONTANA.COM

David Mitchell  
Principal | Broker  
406 794 3404  
d@cbcmontana.com

George Warmer  
Managing Partner  
406 855 8946  
george@cbcmontana.com



COLDWELL  
BANKER  
COMMERCIAL

CBS

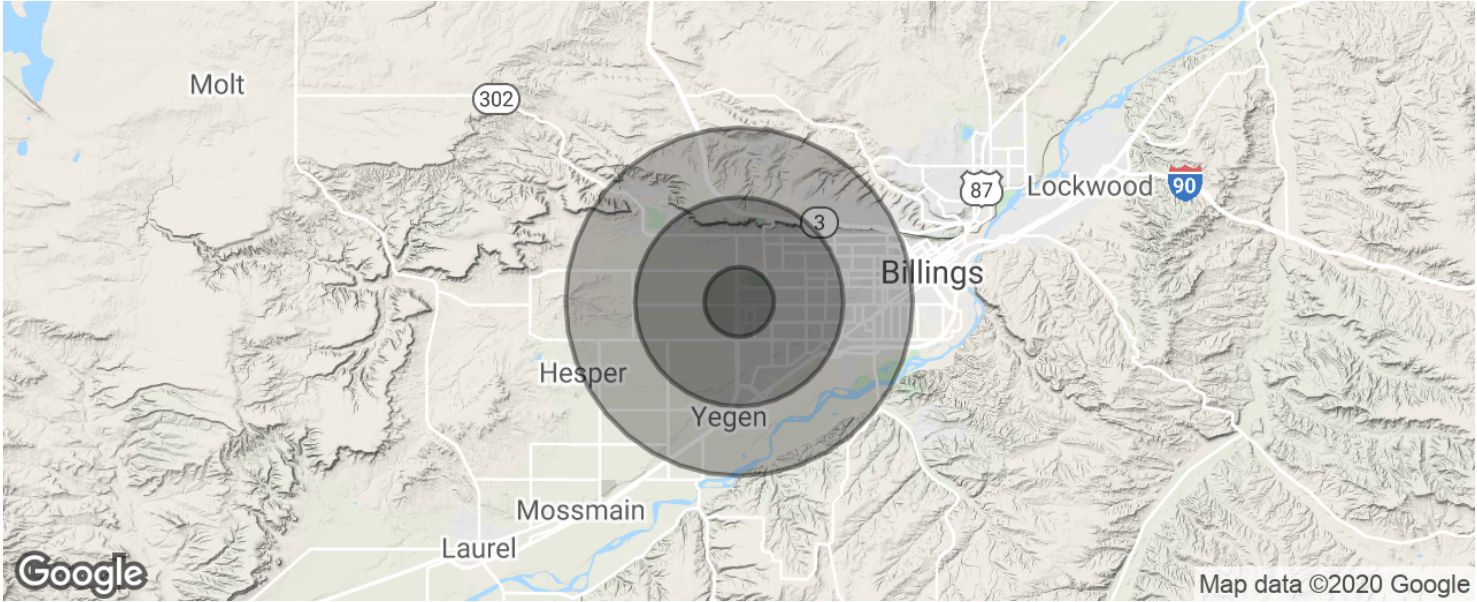




# SHILOH COMMONS

3933 Central Ave, Billings, MT 59106

LEASE



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

CBCMONTANA.COM

David Mitchell

Principal | Broker

406 794 3404

d@cbcmontana.com

George Warmer

Managing Partner

406 855 8946

george@cbcmontana.com



COLDWELL  
BANKER  
COMMERCIAL

CBS