

SPACE FOR LEASE

\$1,652/mo + utilities



CBS



2010 GRAND AVE

PROPERTY HIGHLIGHTS

- 1,300 SF of Retail for Lease
- Class A retail strip center on busy Grand Avenue
- Traffic counts of 19,000 cars per day
- ADA restrooms
- Large pylon sign
- Flooring & paint allowance for qualified tenants who sign 3-5 year lease
- Zoned Community Commercial
- *Base Rent = \$12 PSF
- *NNN = \$3.25 PSF



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2010 GRANDE AVE, BILLINGS, MT 59102

SPACE FOR LEASE

PROPERTY OVERVIEW

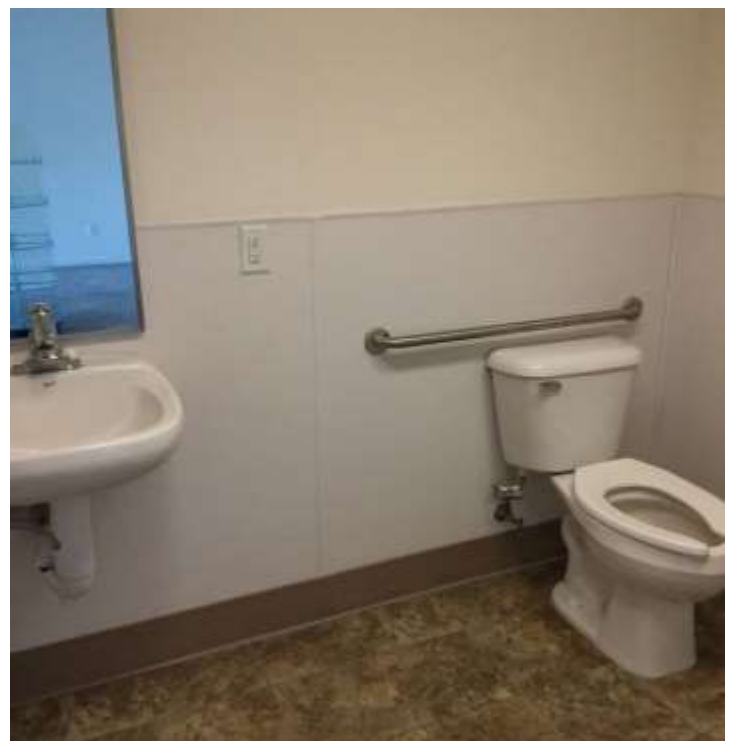
Excellent retail location on Grand Ave with pounding traffic. Perfect for small business owner or national chain who needs high traffic counts. Offering Suite 4 with ADA restrooms and attractive large pane glass windows and door.



PROPERTY PHOTOS



PROPERTY PHOTOS



SITE LOCATION

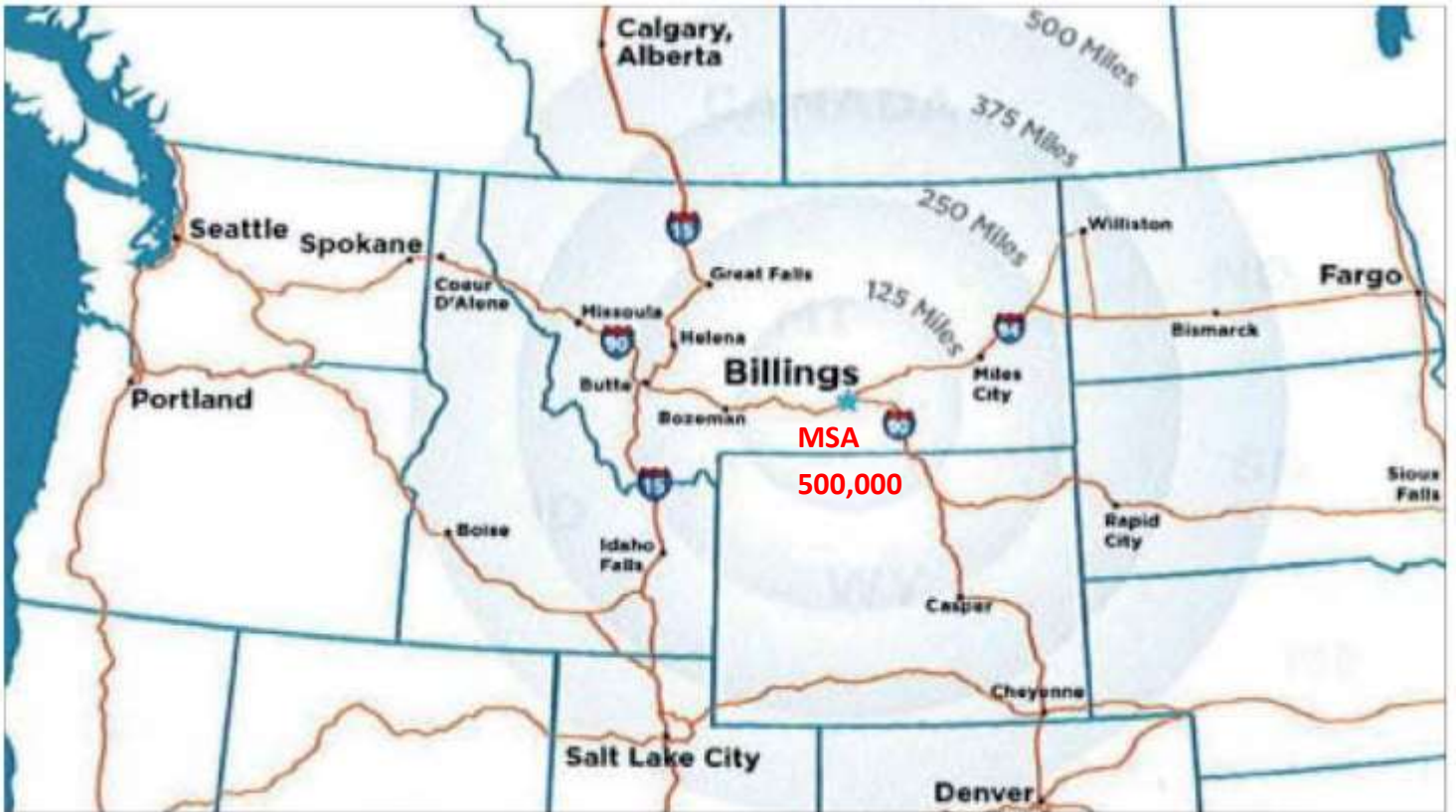


ABOUT BILLINGS

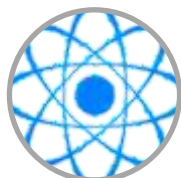
- Largest city in Montana
- Trade and distribution hub for MT, WY, ND, and SD
- Foreclosure rate
 - Montana is the 4th lowest in country
- No sales tax
 - Attracts shoppers from neighboring states
- \$1 out of every \$7 spent in Billings
 - Compared to rest of Montana
- Favorable business climate
 - Montana ranked 6th out of 50 states



BILLINGS TRADE AREA



BILLINGS INDUSTRY

***ENERGY***

With shale formations, coal reserves, oil fields and farm facilities surrounding Billings, the location is ideal for upstream and mid stream oil and gas as well as other energy development companies.

***HEALTHCARE***

Billings is home to two-state -of-the-art hospitals, Billings Clinic and St. Vincent Healthcare. Billings Clinic, a member of the Mayo Clinic Health Network, and St. Vincent Healthcare were recently awarded by Health grades for excellence in patient safety. These hospitals are the largest employers in the community and the state.

***REGIONAL HEADQUARTERS***

Low labor costs and low effective tax rates makes Billings an ideal location for this industry sector. Between 2003 and 2010, Billings experienced an 8.4% compound annual growth rate in regional managing offices. Corporations like Wells Fargo and GE have had great success with back office operations, and companies like KOA and Avitus Group are headquartered in Billings.

BILLINGS INDUSTRY

***DATA CENTERS & IT SERVICES***

Billings offers a very safe and reliable geographic location for housing data. Located on a major fiber optic route that runs from Minneapolis to Seattle, Montana's internet speeds are as fast as (or faster) anywhere in the nation. The investment put into fiber allows the state to embrace next generation technology and significant growth in the technology sector.

***MANUFACTURING***

With extremely competitive natural gas prices and access to a population of over 10 million within a day's drive, Billings is a great place for manufacturing value-added food products, machinery and equipment, chemicals and plastics.

***WAREHOUSING***

Located a day's drive from Denver, Calgary, Salt Lake and Spokane, Billings is well positioned as a warehousing and distributing hub. This industry continues to grow with FedEx Ground constructing a 146,000 sq. ft., \$38 million dollar facility and local companies expanding like Gardner Distributing and new manufacturing companies like Insulation Snakes. Billings is also home to a number of specialty trucking and logistics companies.

CONTACT INFORMATION

For more information, please contact:

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