



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

14 S 27TH ST

Billings, MT 59101

AVAILABLE SPACE

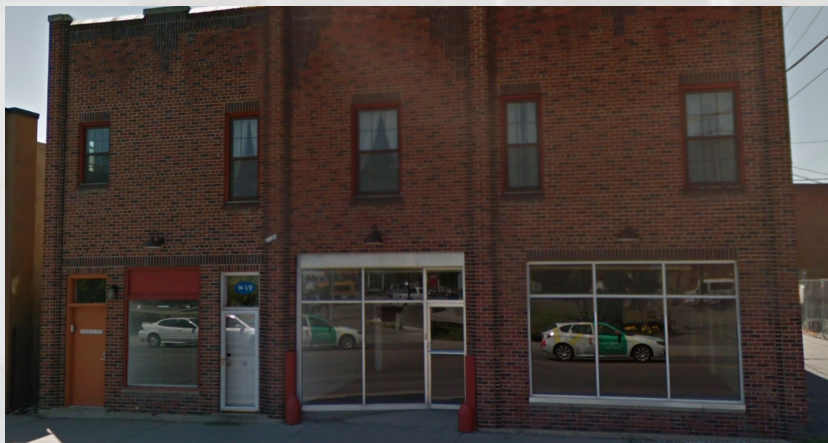
530 SF

LEASE RATE

\$700.00 per month (+ electric)

AREA

14 S 27th St retail space is located on a busy 27th St W. Located near downtown Billings, tenants enjoy walking distance from The Fieldhouse, Wild Ginger, RiverStone Health, Double Tree Hotel and Carters Brewing to name a few. This retail space would be an ideal location for a barber shop, salon, retailer or any small business looking for an affordable space closing to downtown with good exposure.



CBCMONTANA.COM

OFFICE

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



14 S 27TH ST

Billings, MT 59101

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OFFERING SUMMARY

Available SF:	530 SF
Lease Rate:	\$700 per month (+ electric)
Lot Size:	7,000 SF
Year Built:	1930
Building Size:	13,972 SF
Zoning:	Central Business District

PROPERTY OVERVIEW

- *530 SF of Retail Space for Lease
- *\$700/mo + electric
- *Located on a busy 27th Street in downtown Billings
- *16,000+ cars per day
- *Excellent retail exposure with good signage opportunities
- *Modern tile & luxury vinyl plank flooring
- *Updated restrooms
- *Street parking or free city parking lot just north of the skate park for customers & employees

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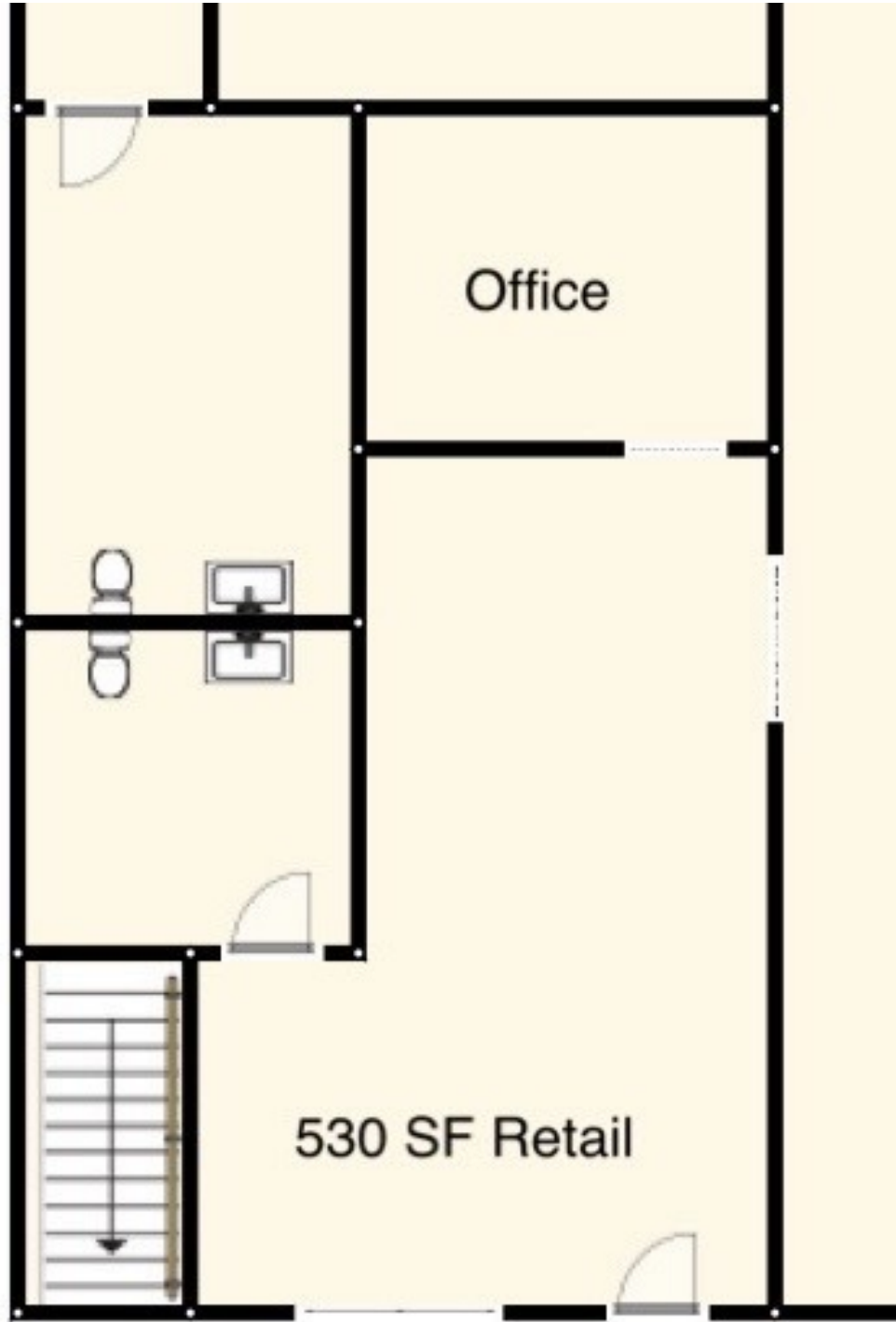


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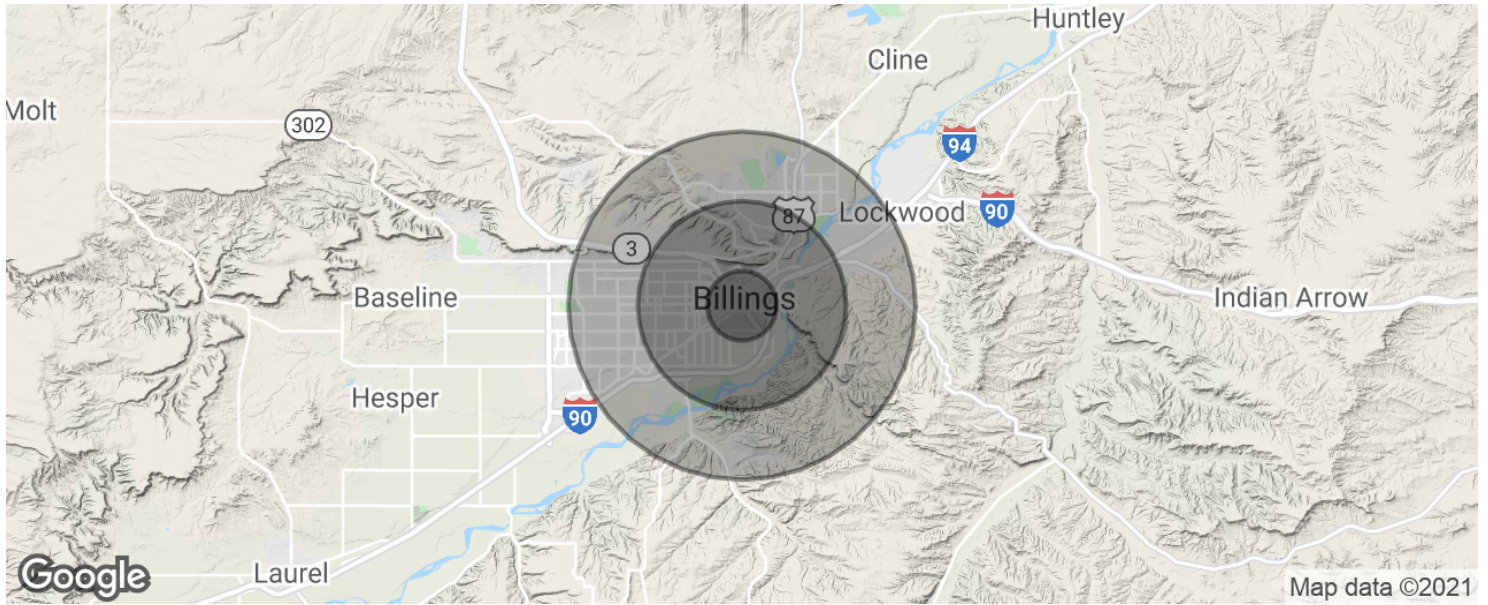
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,037	53,365	98,099
Median age	35.3	34.4	35.8
Median age (Male)	35.1	33.4	34.4
Median age (Female)	34.6	36.2	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,455	22,769	41,599
# of persons per HH	2.3	2.3	2.4
Average HH income	\$37,814	\$49,208	\$53,555
Average house value	\$158,882	\$149,338	\$159,744

* Demographic data derived from 2010 US Census

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