



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR LEASE

## 2010 GRAND AVE, SUITE 5

Billings, MT 59102

### AVAILABLE SPACE

1,300 - 2,600 SF

### LEASE RATE

\$1,652 per month (+ utilities)

### AREA

Excellent retail location on Grand Ave with pounding traffic. Perfect for small business owner or national chain who needs high traffic counts. Offering Suite 5 with ADA restrooms and attractive large pane glass windows and door. This retail space was previously a tuxedo rental shop and is perfectly set up for a clothing retailer or anyone who needs an open floor plan.

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### OFFICE

Nathan Matelich

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## OFFERING SUMMARY

Available SF: 1,300 - 2,600 SF

Lease Rate: \$1,652 per month (+ utilities)

Lot Size: 0.66 Acres

Building Size: 9,048 SF

Zoning: Community Commercial

## PROPERTY OVERVIEW

- \*1,300 SF of Retail for Lease
- \*\$1,652/mo + utilities
- \*Class A retail strip center on busy Grand Avenue
- \*Traffic counts of 19,000 cars per day
- \*Extra sink in retail area
- \*220 electrical outlets on back wall
- \*ADA restroom
- \*Large pylon sign
- \*Flooring & paint allowance for qualified tenants who sign 3-5 year lease
- \*Zoned Community Commercial

NOTE: Space can be combined with adjacent unit to form 2,600 SF of contiguous retail space for \$3,304/mo + utilities.

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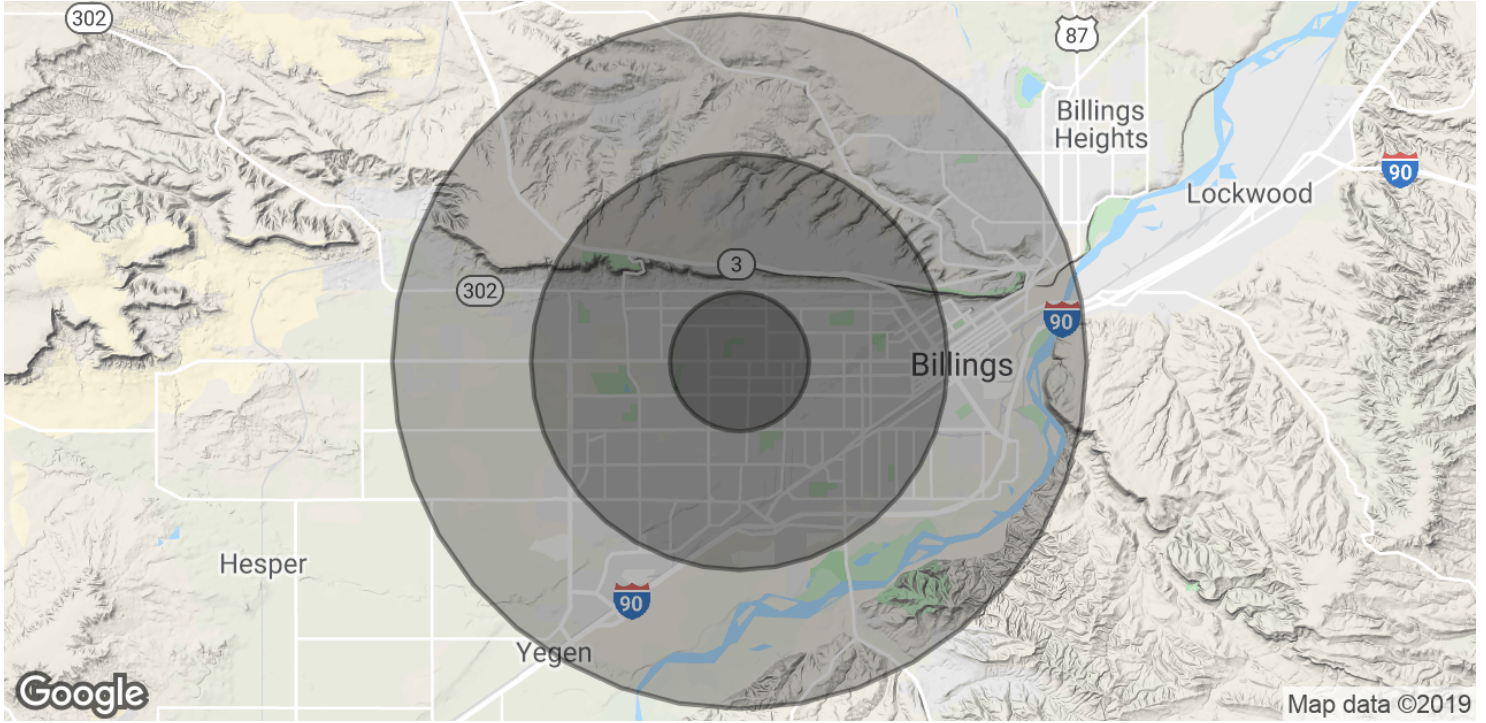
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## 2010 GRAND AVE, SUITE 5

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,359	66,860	103,364
Median age	39.9	38.9	38.1
Median age (Male)	38.5	36.7	36.3
Median age (Female)	41.1	41.8	40.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,208	29,571	45,410
# of persons per HH	2.2	2.3	2.3
Average HH income	\$58,264	\$59,508	\$57,830
Average house value	\$178,971	\$193,440	\$189,760

\* Demographic data derived from 2010 US Census

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