



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2545 CENTRAL AVE

Billings, MT 59102

AVAILABLE SPACE

1,190 SF & 1,498 SF

LEASE RATE

\$14.00 - 17.00/SF (NNN)

AREA

Great retail opportunities with high visibility from Central Ave boasting traffic counts of over 10,000 cars/day and anchor tenants like Target, TJ Maxx, Dollar Tree and Sola Salon to drive traffic to the plaza. Demographically, this intersection is well positioned with over 105,000 people, a median household income above \$85,000, and nearly 45,000 houses, all within a 5-mile radius. Within several blocks are major retailers including Winco, Albertsons, US Bank, Hobby Lobby, McDonald's, Wendys, Panera, Krispy Kreme, AMC Theaters, Subway, KFC and the Rimrock Mall. The site has one traffic light off Central Ave at Stewart Park Rd and additional access to the property is available on St Johns Ave.

CBCMONTANA.COM



OFFICE

Kyle Schlichenmayer

406.698.1899

kyle@cbcmontana.com

Nathan Matelich

406.781.6889

nathan@cbcmontana.com

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



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OFFERING SUMMARY

Available SF: 1,190 SF & 1,498 SF

Lease Rate: \$14.00 - 17.00/SF (NNN)

Lot Size: 3.86 Acres

Year Built: 1989

Building Size: 52,140 SF

Renovated: 2003

Zoning: Community Commercial

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PROPERTY OVERVIEW

*2 Retail Spaces for LEASE

*Target Anchored Retail Center

*Suite C-1 (1,498 SF)

*Suite F (1,190 SF)

*Lease rate \$14-\$17/SF NNN

*Final rate to be dependent upon tenant's qualifications and tenant improvement requirements

*Zoned Community Commercial

*10,000+ Cars/Day

*Large Pylon Sign



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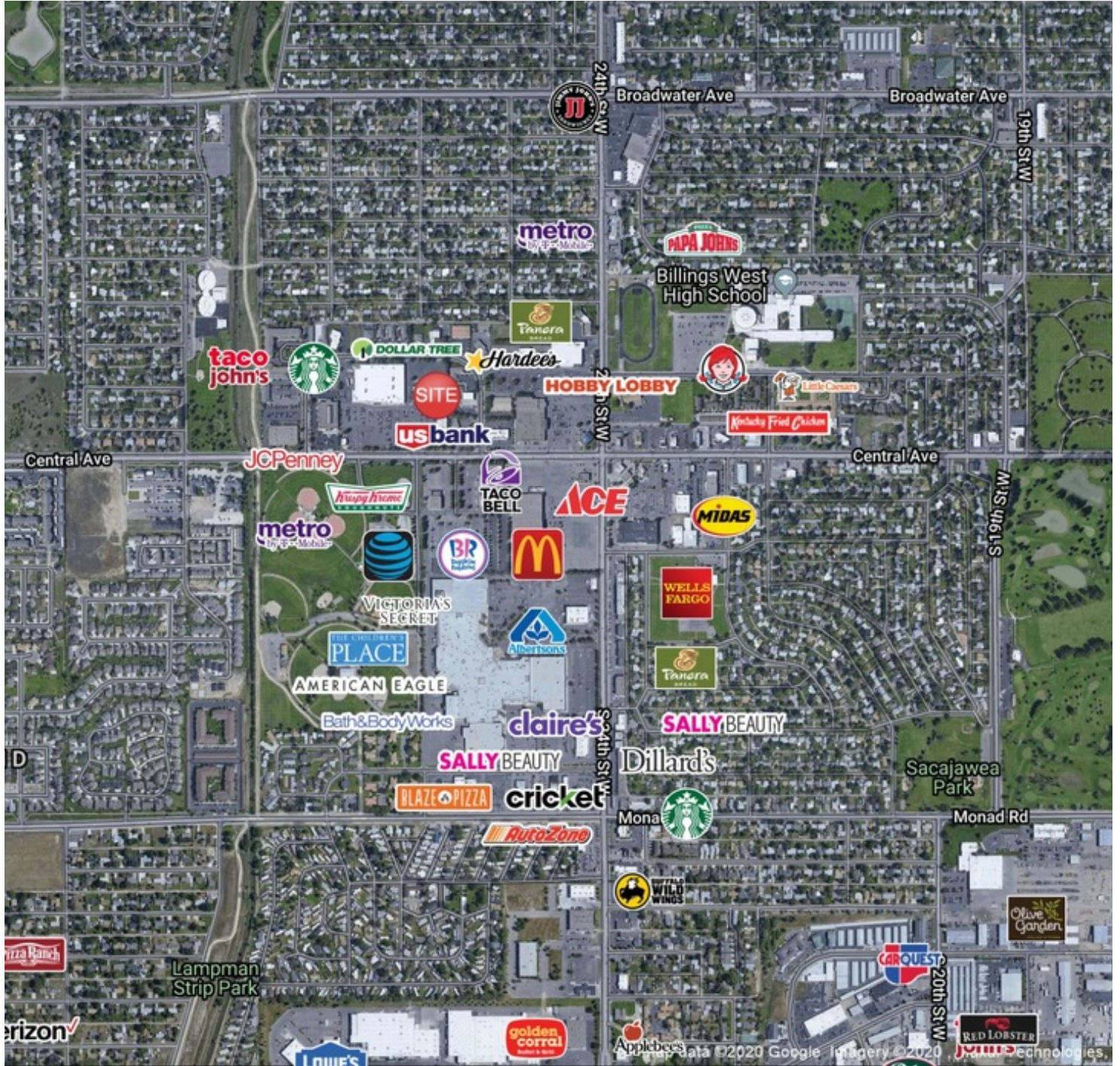
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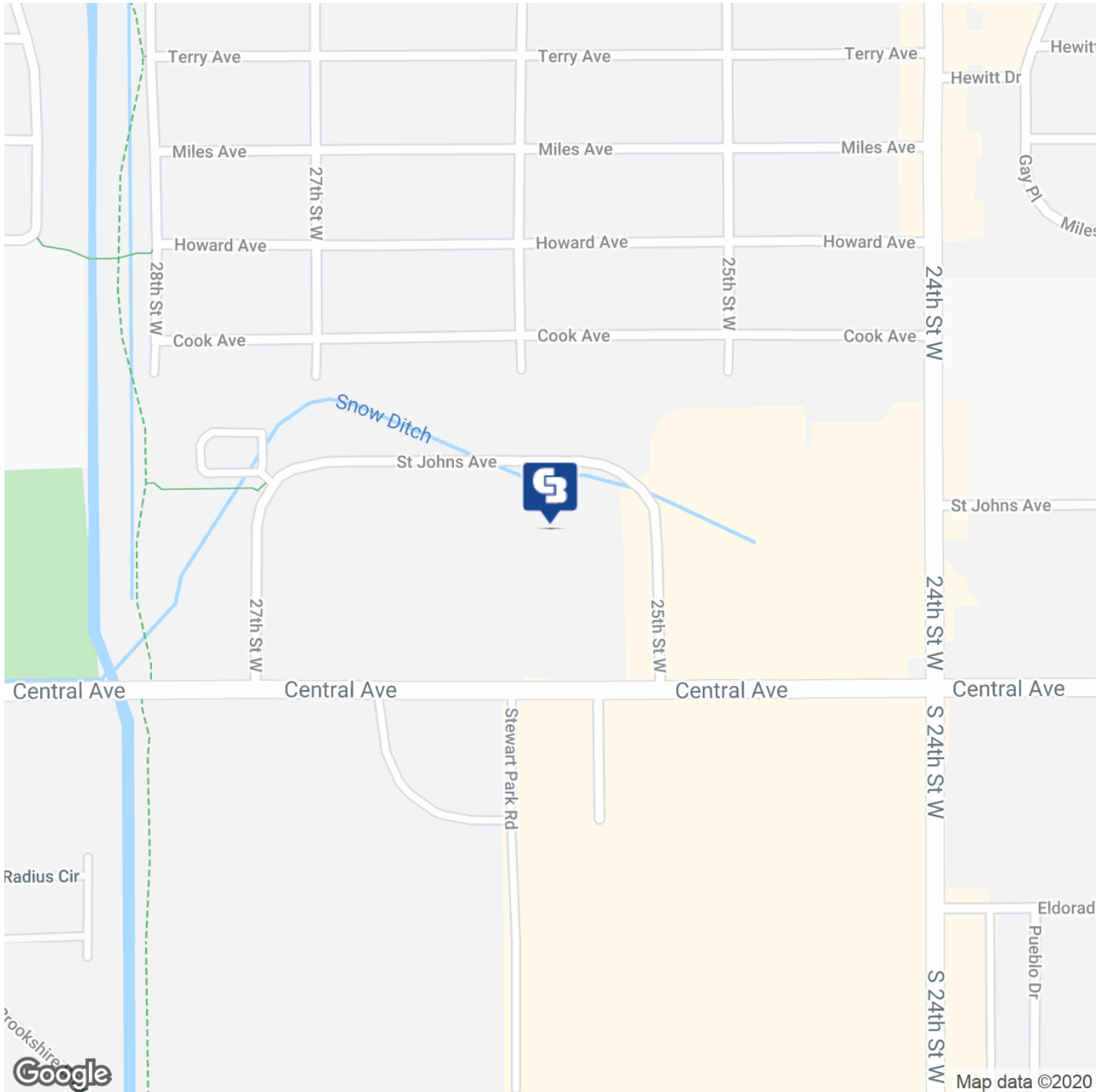
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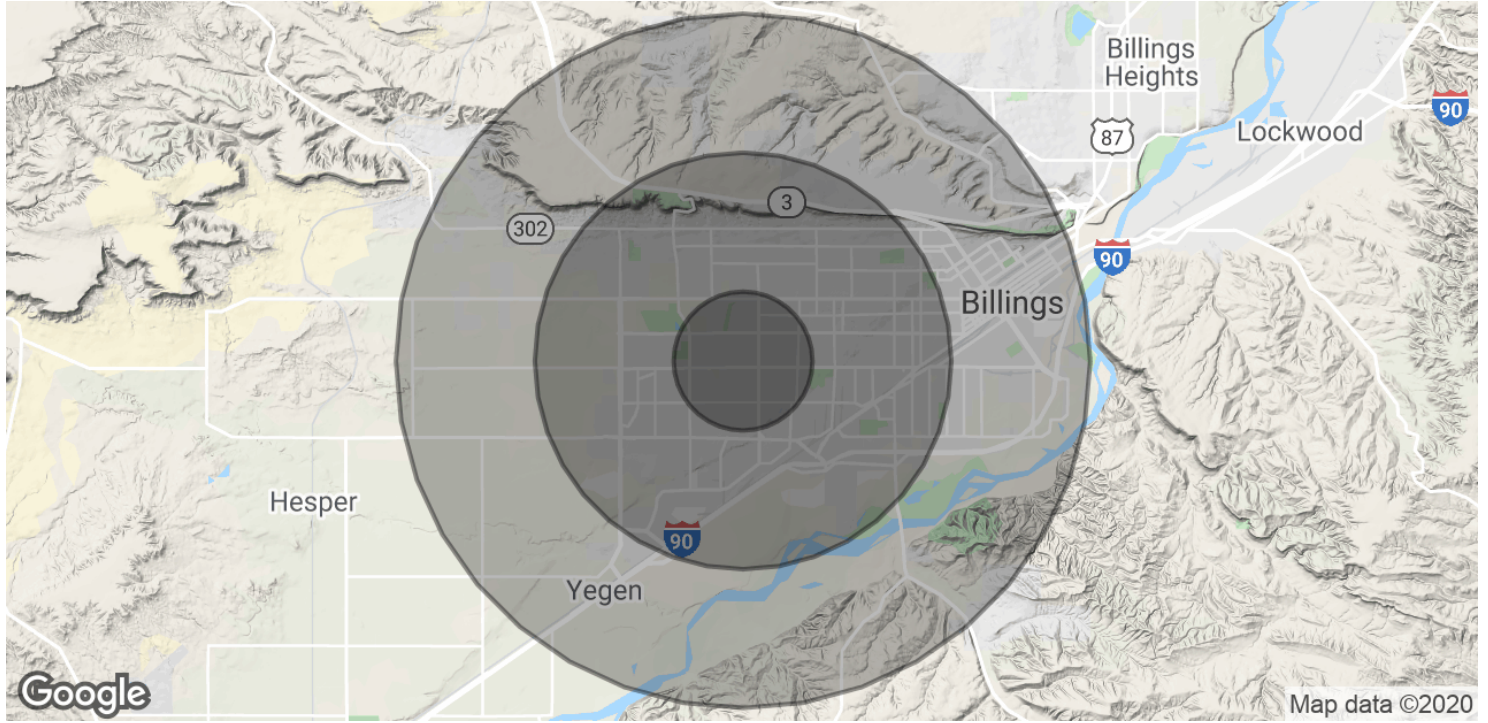
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,846	62,894	95,056
Median age	39.4	40.1	38.5
Median age (Male)	36.5	37.7	36.5
Median age (Female)	41.6	42.2	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,936	28,293	41,968
# of persons per HH	2.3	2.2	2.3
Average HH income	\$58,779	\$59,571	\$59,673
Average house value	\$162,333	\$190,607	\$196,439

* Demographic data derived from 2010 US Census

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