



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2010 GRAND AVE, SUITE 1

Billings, MT 59102

AVAILABLE SPACE

1,300 SF

LEASE RATE

\$1,652/mo + 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 1 with ADA restrooms and attractive large pane glass windows and door. Previously a fitness studio. Open floor plan with office to the rear creates a flexible space that caters to a wide variety of retailers.



OFFICE

Nathan Matelich

Broker/Owner

406 781 6889

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George Warmer

Managing Partner

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

CBCMONTANA.COM



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OFFERING SUMMARY

Available SF:	1,300 SF
Lease Rate:	\$1,652/month + Utilities
Lot Size:	0.66 Acres
Year Built:	1983
Building Size:	9,100 SF
Renovated:	2012
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
- *ADA Restroom
- *Open Floor Plan with Office/Storage Room in Back
- *Large pylon Sign
- *Tenant Improvement Allowance Available to Qualified Tenants
- *Zoned Community Commercial

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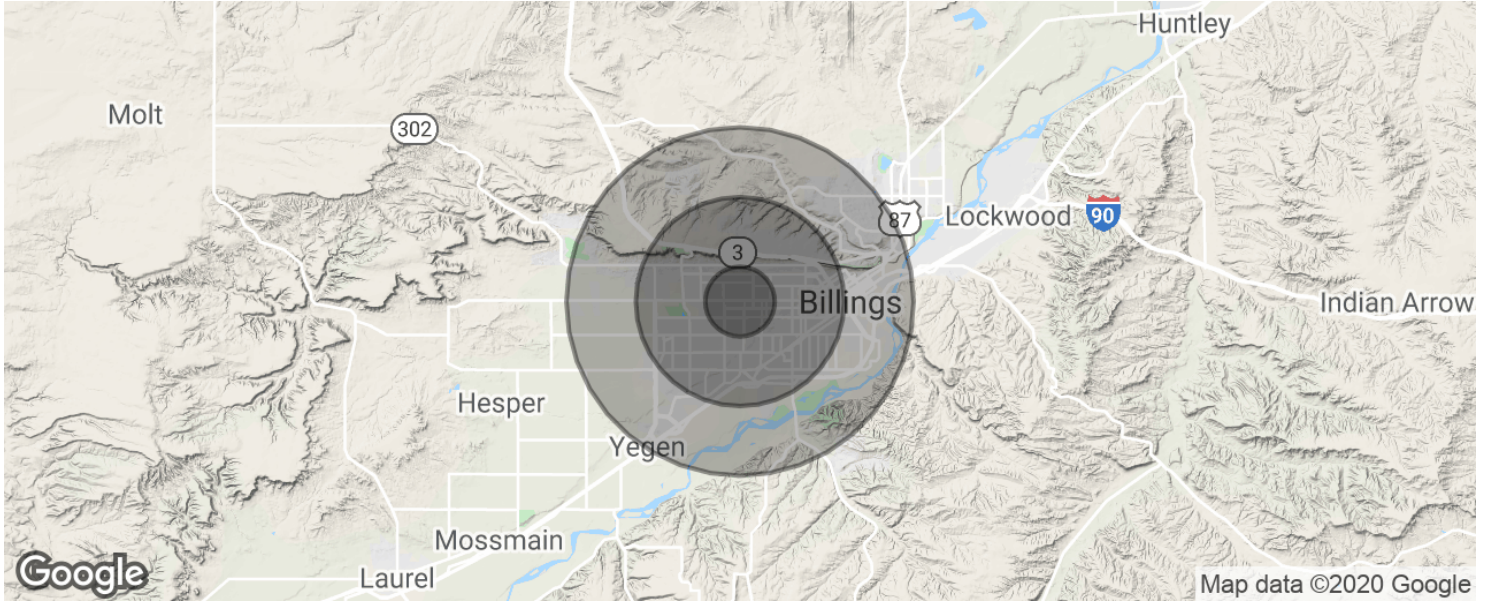
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,359	66,860	103,364
Median age	39.9	38.9	38.1
Median age (Male)	38.5	36.7	36.3
Median age (Female)	41.1	41.8	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,208	29,571	45,410
# 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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