



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR LEASE**

## 2750 OLD HARDIN RD, SUITE D

2750 Old Hardin Rd, Suite D  
Billings, MT 59101

AVAILABLE SPACE  
672 SF

LEASE RATE  
\$800 per month (+ utilities)

### AREA

Newly remodeled retail space for lease in the busy Lockwood Square shopping center. Open floor plan + small private office makes it the ideal space for just about any small business owner looking for high retail traffic. Great Co-Tenants including Dairy Queen, Subway, Dominos and Lockwood Laundromat. With a new \$50 million High School being built, Lockwood is rapidly growing which translates into higher retail demand.



CBCMONTANA.COM

### OFFICE

**Nathan Matelich**

Broker/Owner  
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### OFFERING SUMMARY

Available SF: 672 SF

Lease Rate: \$800 per month (+ utilities)

Lot Size: 3.69 Acres

Year Built: 2000

Building Size: 17,958 SF

Zoning: Entryway General Commercial

### PROPERTY OVERVIEW

\*672 SF of Retail Space for Lease

\*\$800/mo + utilities

\*Open Floor Plan

\*Private Office

\*ADA Restroom

\*Signage on Building

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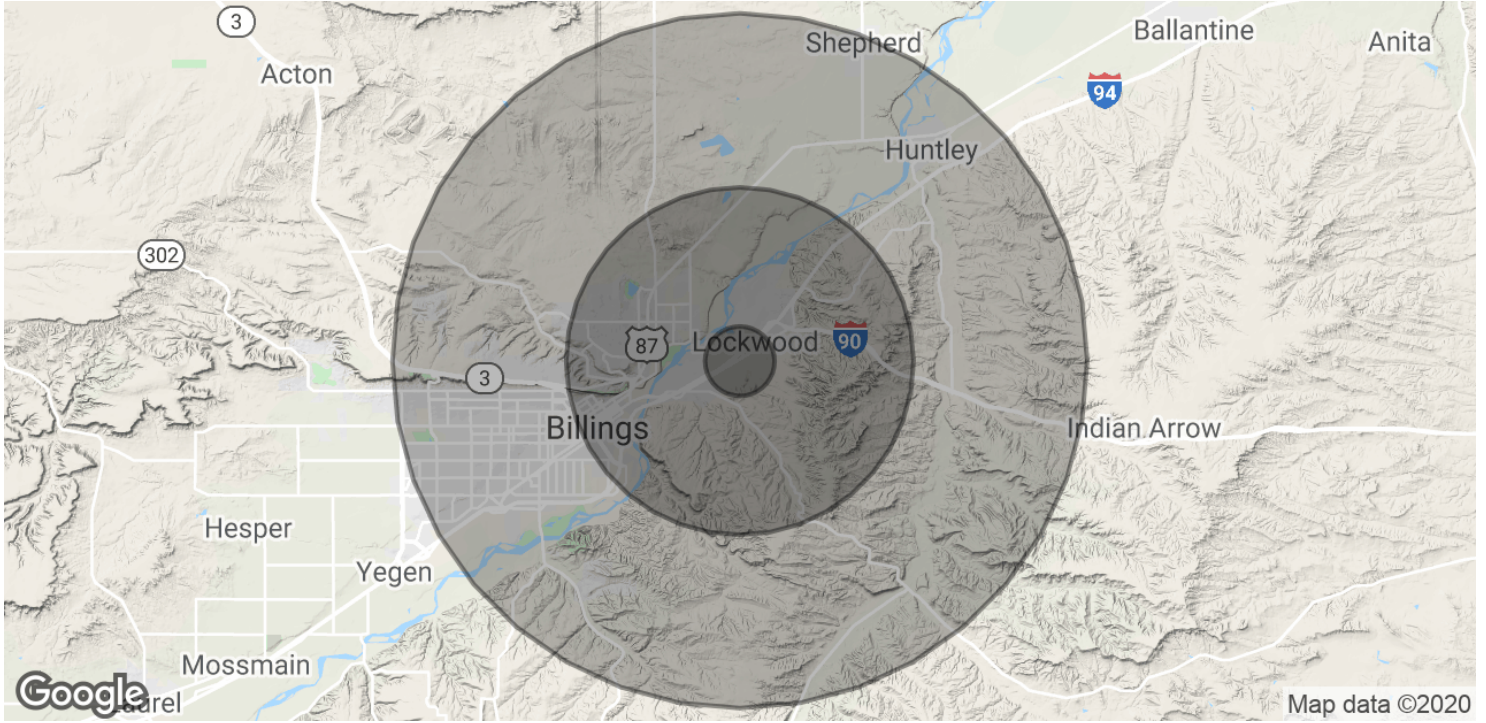
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,337	28,853	100,392
Average age	34.8	36.3	35.3
Average age (Male)	34.3	34.6	33.8
Average age (Female)	36.7	38.0	37.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	548	11,760	41,720
# of persons per HH	2.4	2.5	2.4
Average HH income	\$47,926	\$51,593	\$53,540
Average house value	\$123,737	\$148,310	\$155,279

\* Demographic data derived from 2010 US Census

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