



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR LEASE**

## 2376 MAIN ST, SUITE 806

Billings, MT 59105

AVAILABLE SPACE  
1,400 - 7,000 SF

LEASE RATE  
\$8.00 SF/yr NNN

### AREA

2376 Main St is a great retail location in the Billings Heights at the intersection of Main Street & Highway 87. This attractive Class A retail building is ideal for a church, daycare, salon, chiropractor, physical therapist, fitness studio or anyone looking for a large open space for group classes. This building enjoys great anchor tenants such as Bull Mountain Grill and Elite Dental. High traffic counts will only increase with the new bypass coming.



CBCMONTANA.COM

### RETAIL

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



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## OFFERING SUMMARY

Available SF:	1,400 - 7,000 SF
Lease Rate:	\$8.00 SF/yr NNN
Lot Size:	1.17 Acres
Building Size:	14,000 SF
Zoning:	Highway Commercial

## PROPERTY OVERVIEW

- \*2376 Main St, Ste 806 - Billings Heights
- \*1,400-7,000 SF of Retail Space for Lease
- \*Spaces are idea for daycare, salon, physical therapy, workout facility, dance or group classes
- \*Fenced yard behind building perfect for a daycare or outside storage
- \*\$8 PSF NNN
- \*NNN = \$3 PSF
- \*Zoned Highway Commercial
- \*Plenty of Parking
- \*ADA Restrooms

## AVAILABLE SPACES:

- \*1,400 SF was previously a cafe or salon @ \$1,285/mo + utilities
- \*2,520 SF space includes reception with multiple private offices @ \$2,310/mo + utilities
- \*3,280 SF space includes a reception area + large gathering space @ \$3,010/mo + utilities
- \*7,000 SF was previously Life Source Church @ \$6,417/mo + utilities

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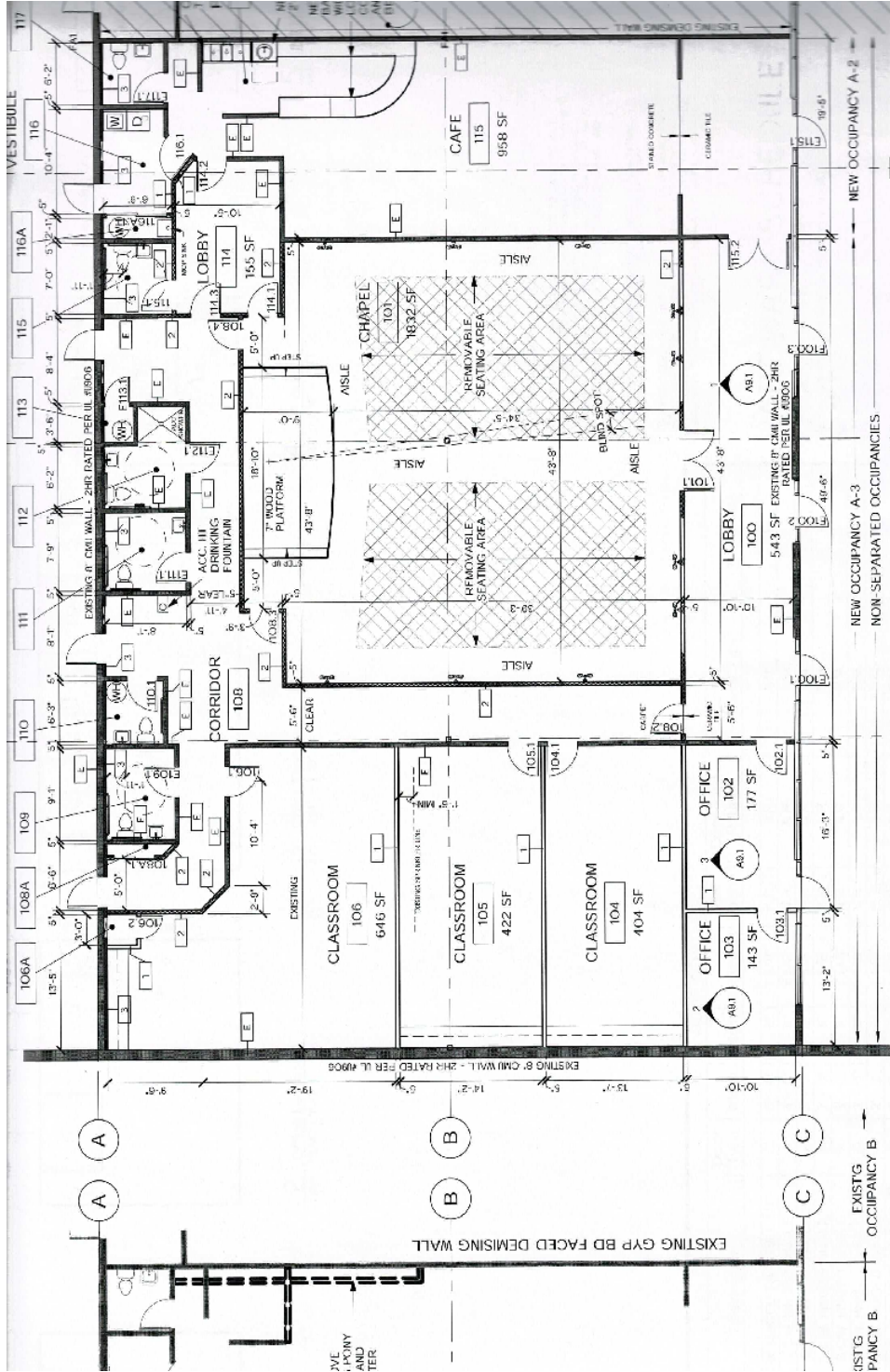
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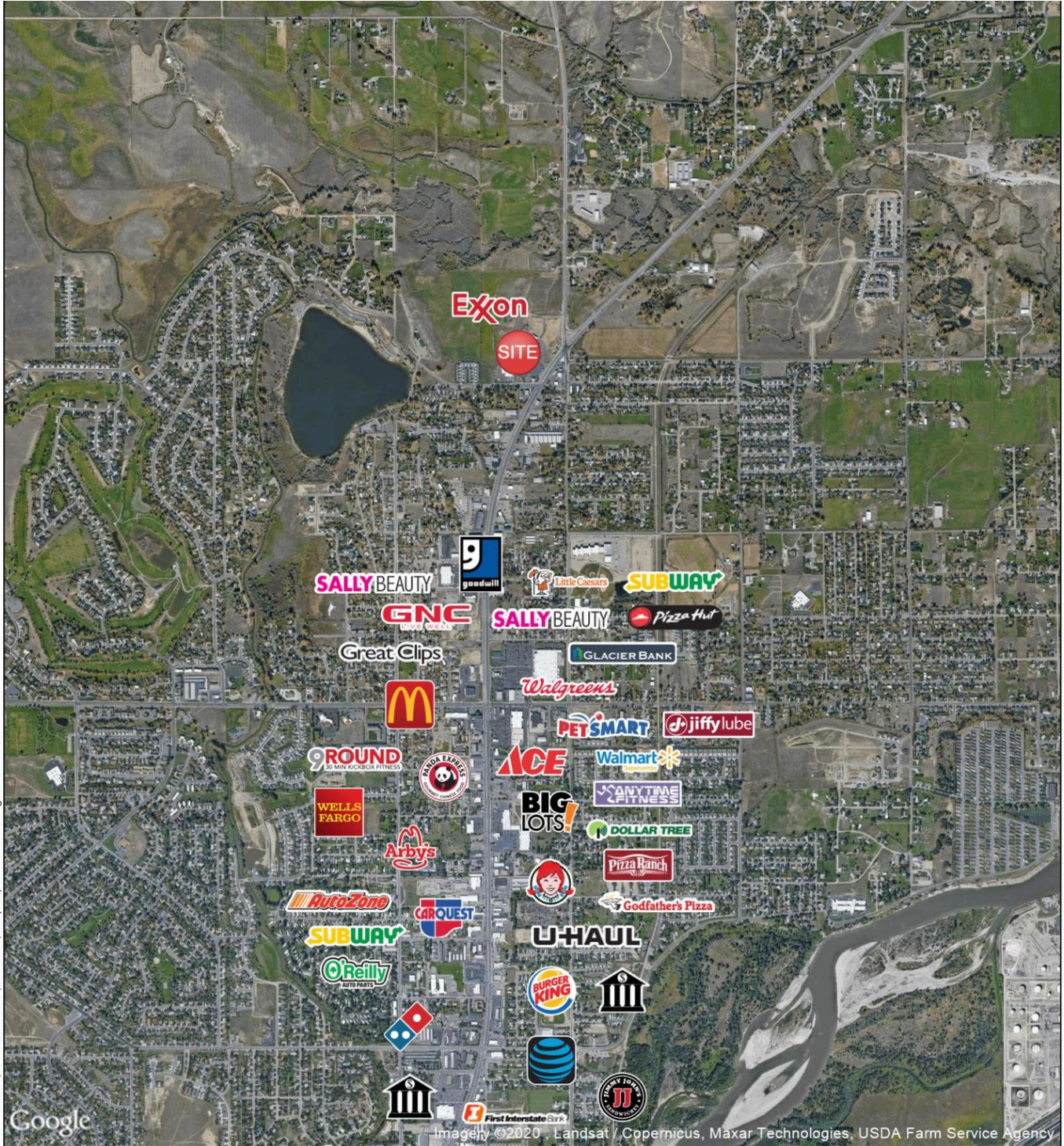
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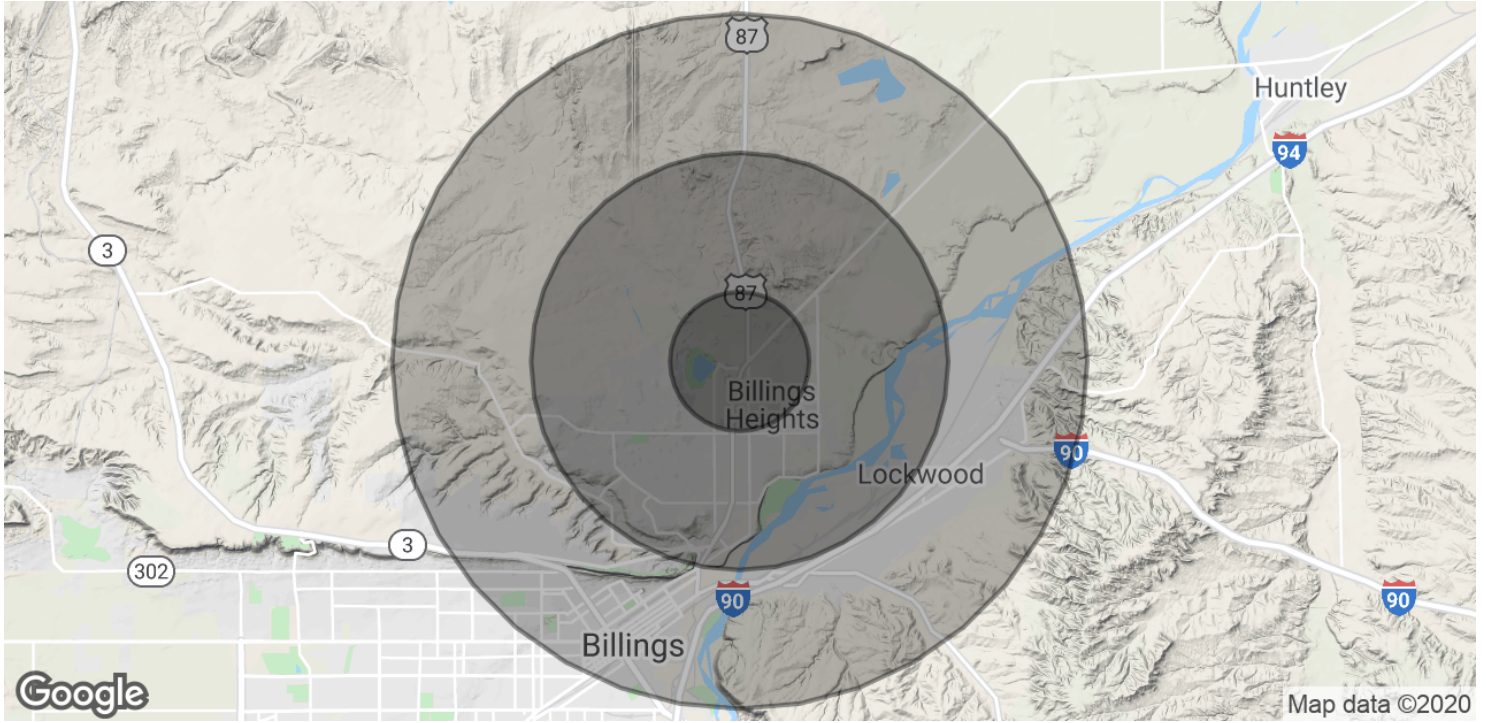




## 2376 MAIN ST, SUITE 806

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,105	29,333	49,016
Average age	37.0	36.0	36.1
Average age (Male)	35.4	33.5	34.5
Average age (Female)	38.6	38.6	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,511	11,752	20,026
# of persons per HH	2.7	2.5	2.4
Average HH income	\$66,069	\$61,255	\$55,294
Average house value	\$165,238	\$162,134	\$153,718

\* Demographic data derived from 2010 US Census

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