



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

CBCMONTANA.COM

2132 BROADWATER AVENUE

Billings, MT 59102

AVAILABLE SPACE

1,500 SF

LEASE RATE

\$1,687.00 SF/yr (MG)

AREA

This well developed area of Broadwater Avenue sees over 20,000 vehicle count every day.



OFFICE

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



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OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$1,687.00 SF/yr (MG)

PROPERTY OVERVIEW

Office / Retail / Medical Space for lease

*1500 SF

*\$1687.00 Month plus Utilities

*Residential Professional Zoning - Other tenant mix includes : Property Management, Orthodontist, Medical Professional.

*6 open suites and reception area

*Full Breakroom

*Ground Floor

*High Ceilings

*Open Parking

*Excellent Exposure and traffic counts

3D VIRTUAL TOUR AVAILABLE AT: <https://tinyurl.com/ybp6z79c>

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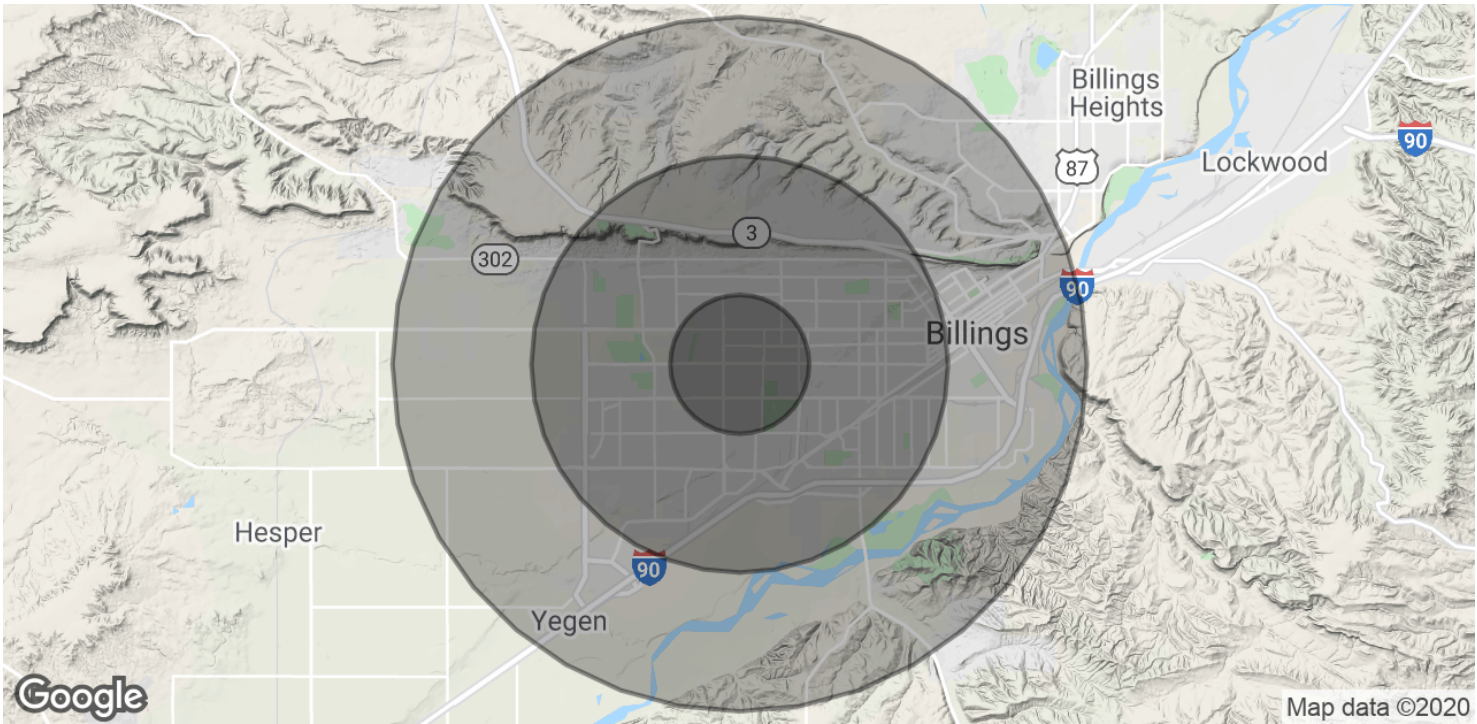
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LEASE



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 9,461 | 67,421 | 101,665 |
| Average age | 39.8 | 39.3 | 38.2 |
| Average age (Male) | 37.6 | 36.9 | 36.4 |
| Average age (Female) | 41.7 | 42.0 | 40.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,198 | 30,084 | 44,738 |
| # of persons per HH | 2.3 | 2.2 | 2.3 |
| Average HH income | \$57,418 | \$59,062 | \$58,208 |
| Average house value | \$165,651 | \$190,148 | \$191,220 |

** Demographic data derived from 2010 US Census*

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