



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

413 SE 4TH ST, SUITE F

Laurel, MT 59044

AVAILABLE SPACE

1,000 SF

LEASE RATE

\$1,590.00 per month (+ utilities)

AREA

1,000 SF salon space available for lease in multi-tenant retail center next to Ace Hardware in Laurel, MT. Excellent retail location with high traffic counts on arterial street connecting to Walmart shopping center. Retail space was previously occupied by Cost Cutters and is a plug & place space for a new salon to move into. Enjoy signage on large pylon sign to ensure your customers know right where you are.



OFFICE

Nathan Matelich
406 781 6889
nathan@cbcmontana.com

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: 1,000 SF

Lease Rate: \$1,590.00 per month (+ utilities)

Lot Size: 1.09 Acres

Year Built: 2005

Building Size: 9,760 SF

Zoning: Highway Commercial

PROPERTY OVERVIEW

- *1,000 SF Salon Space for Lease (Previously Cost Cutters)
- *Class A Retail Center on Most Desirable Retail Corridor in Laurel
- *Plug & Play Salon Layout Including 4 Haircutting Stations & 2 Hair Washing Sinks
- *ADA Restroom, Storage Room & Office
- *Large Pylon Sign
- *Buildout Allowance Available to Qualified Tenants Who Sign 3-5 Year Lease
- *Zoned Highway Commercial
- *\$14 PSF NNN Lease Rate
- *NNN Estimated at \$5.07 and is Billed Back Exactly to Tenant Monthly
- *Monthly Rent Including Average NNN is \$1,590/mo + Utilities

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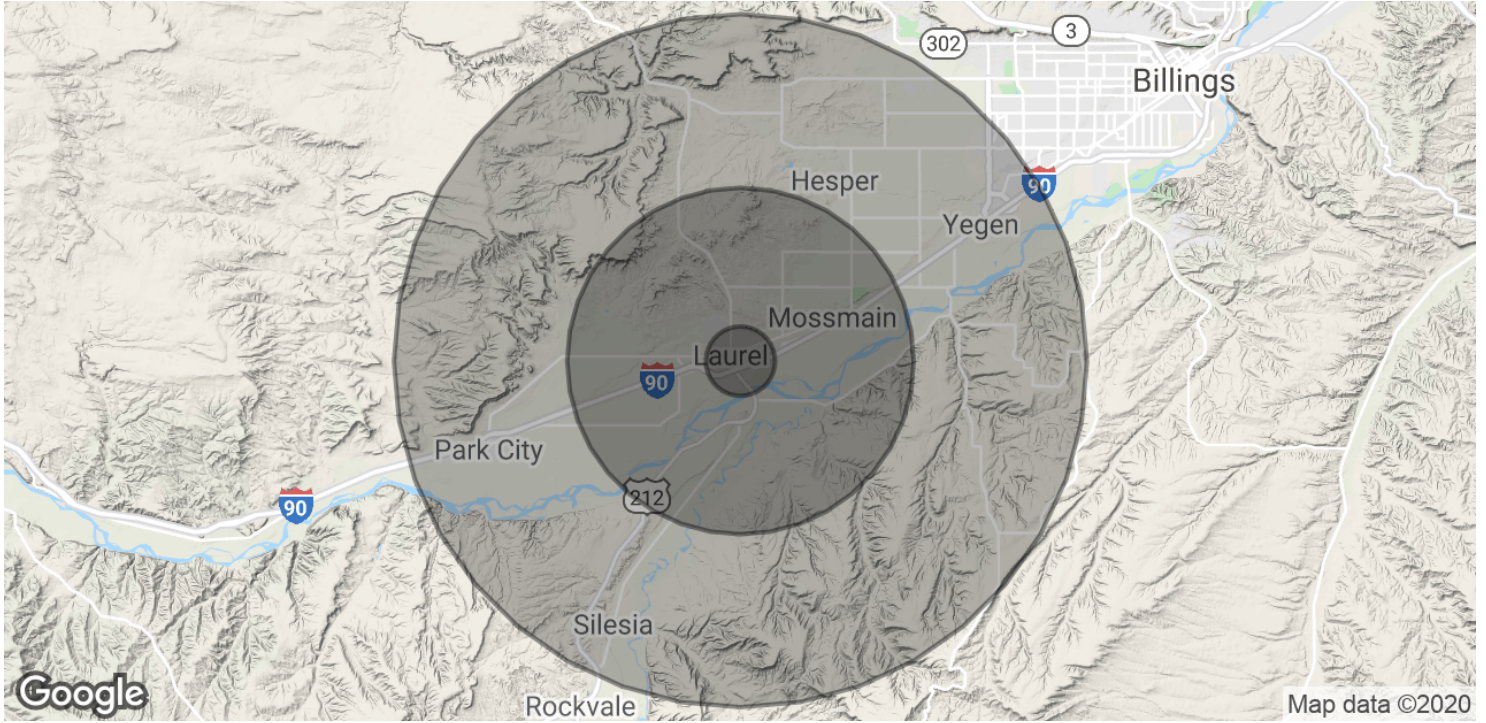
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	162	3,112	10,375
Average age	39.0	38.8	38.9
Average age (Male)	40.1	39.9	40.0
Average age (Female)	37.4	37.4	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	1,151	3,838
# of persons per HH	2.7	2.7	2.7
Average HH income	\$77,695	\$77,071	\$76,728
Average house value	\$263,991	\$258,499	\$257,227

* Demographic data derived from 2010 US Census

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