



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

3429 CENTRAL AVE, SUITE C

Billings, MT 59102

AVAILABLE SPACE

1,283 SF

LEASE RATE

\$1,888.00 per month (+ utilities)

AREA

Class A retail building located on busy Central Ave with high traffic counts. Building has attractive finishes and conveniently located on the west end of Billings. This would be an excellent fit for any small business owner or national tenant looking for a prime retail location in the fastest growing area in Billings.



OFFICE

Nathan Matelich
406 781 6889
nathan@cbcmontana.com
George Warmer, CCIM
406 855 8946
george@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:	1,283 SF
Lease Rate:	\$1,888.00 per month (+ utilities)
Lot Size:	31,685 SF
Year Built:	2006
Building Size:	7,680 SF
Zoning:	CMU1-Corridor Mixed Use 1

PROPERTY OVERVIEW

- *Class A Retail Space for Lease
- *1,283 SF
- *\$1,888/mo + Utilities
- *Excellent Retail Visibility
- *Large Pylon Sign
- *Attractive Building in West End Location
- *Built in 2006
- *Was Previously Heiko's Bakery, But Being Put Back to a Vanilla Shell
- *\$1,497/mo (Base Rent)
- *\$391/mo (NNN)

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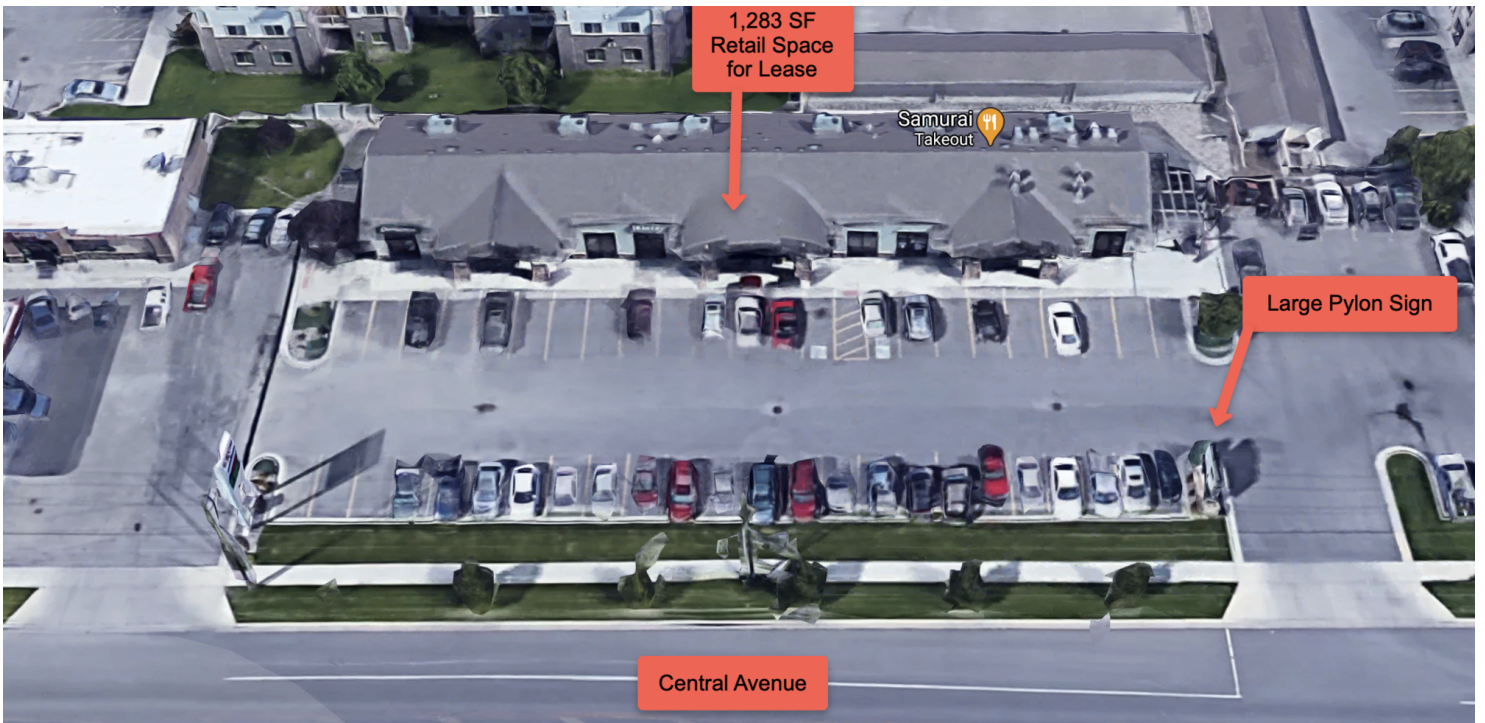
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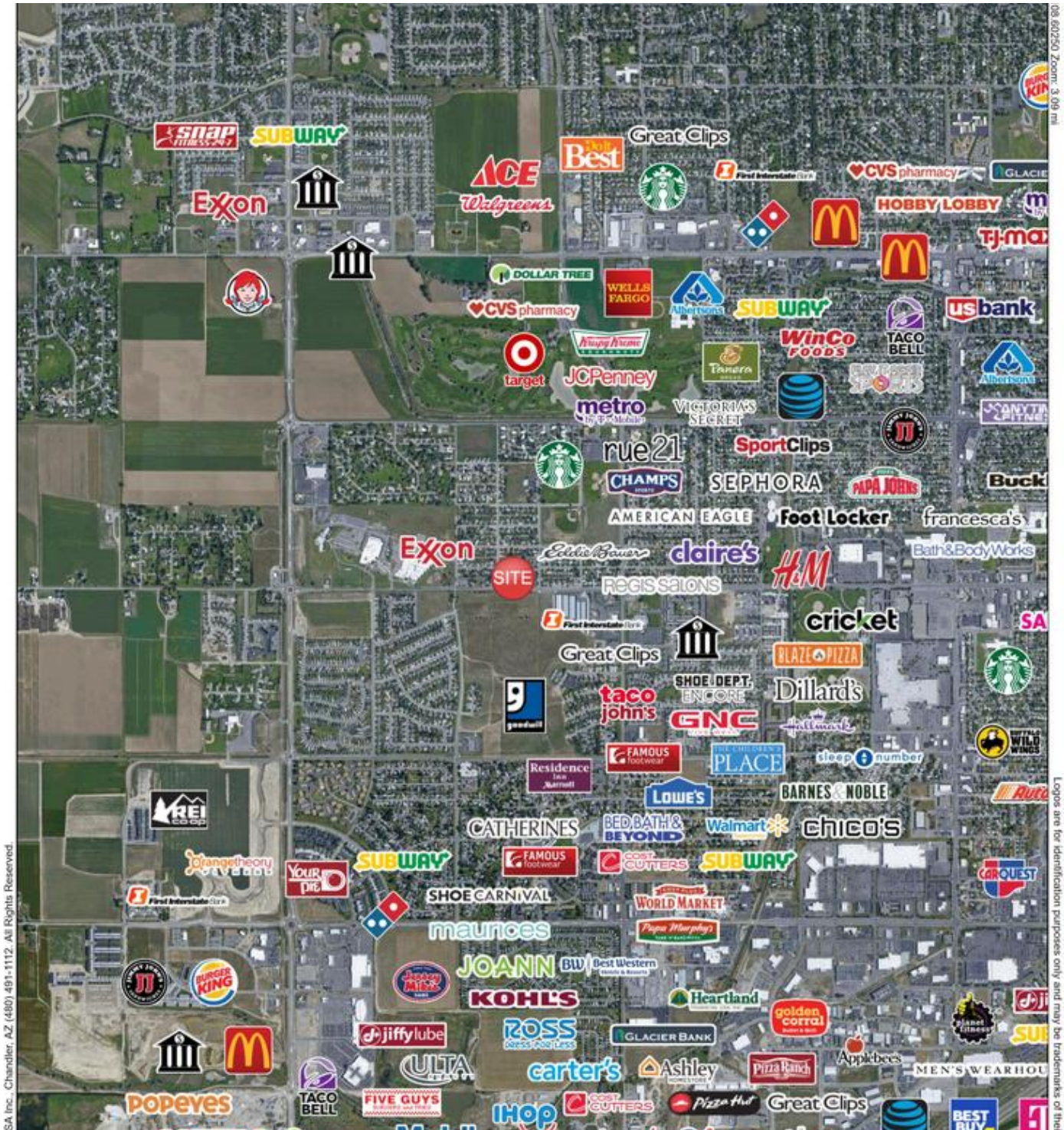
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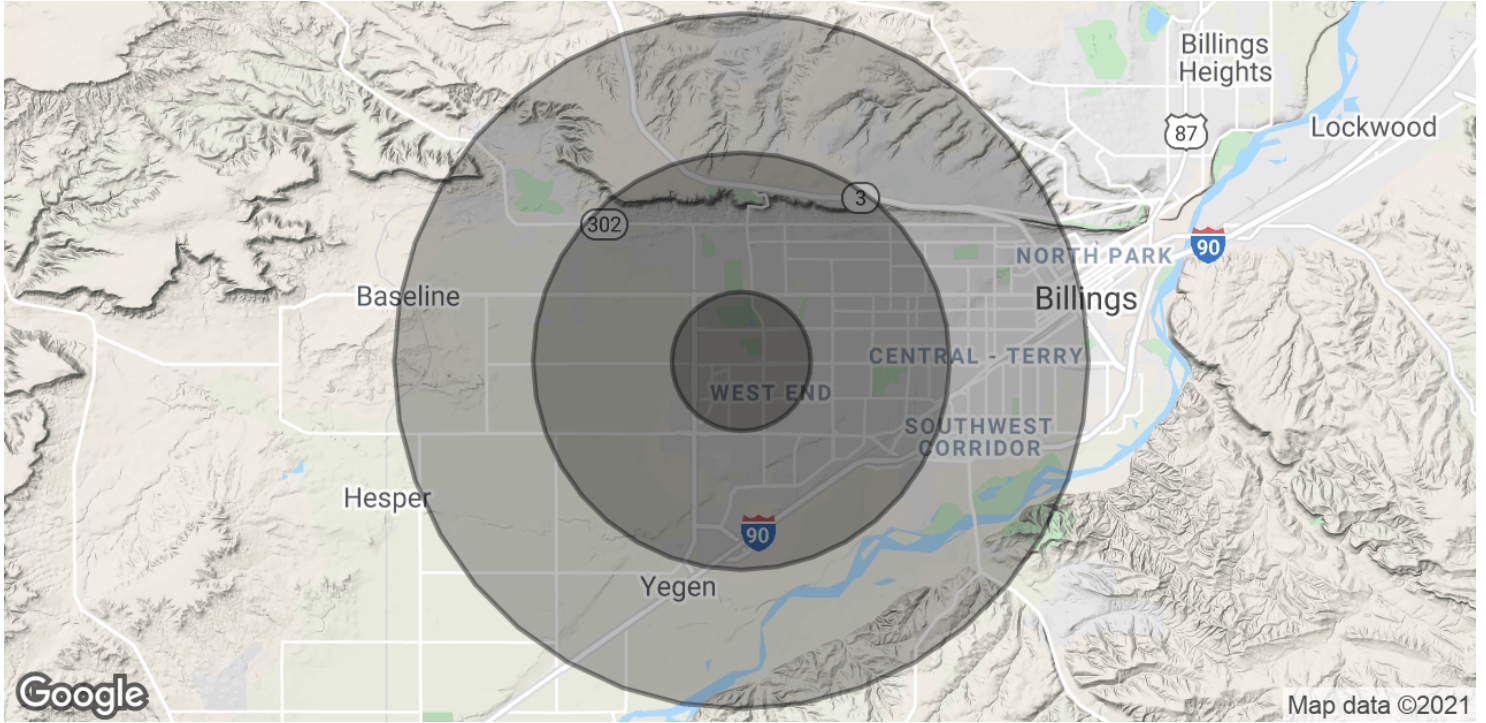
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,940	45,603	78,439
Average age	38.3	41.8	39.8
Average age (Male)	34.9	39.4	37.6
Average age (Female)	39.5	43.3	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,131	20,422	34,603
# of persons per HH	2.1	2.2	2.3
Average HH income	\$54,459	\$64,476	\$64,923
Average house value	\$152,294	\$207,279	\$212,441

* Demographic data derived from 2010 US Census

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