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BANKER  
COMMERCIAL**

CBS

# LEASE

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## 116 N 29TH ST, UNIT B

116 N 29th St, Unit B  
Billings, MT 59101

AVAILABLE SPACE  
1,912 SF



### RETAIL

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# 116 N 29TH ST, UNIT B

Billings, MT 59101



## OFFERING SUMMARY

Lease Rate: \$12/SF NNN

Building Size: 1,912 SF

## PROPERTY OVERVIEW

Excellent downtown retail opportunity with modern updates

Large store front windows

Across the street from Sassy Biscuit and Brockel's Chocolates

Separate storage room

For Lease at \$2,265/mo + utilities (\$12/SF Base Rent + \$2.22/SF NNN)  
Utilities have been running around \$140/month for gas and electricity

Downtown Billings enjoys a prominent walking district for retail and professional services

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PLEASE NOTE THAT LIGHT FIXTURES WILL BE REMOVED

LEASE



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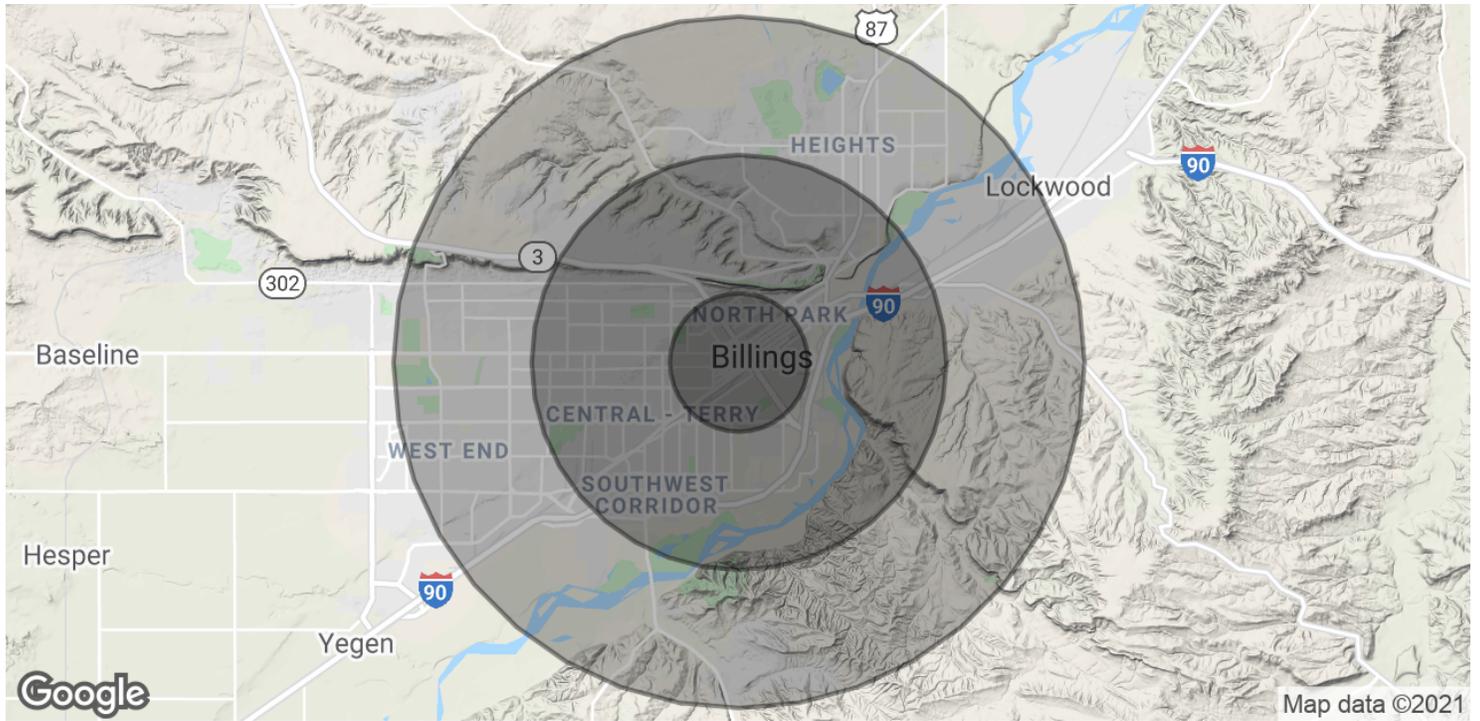
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 9,467     | 57,854    | 100,544   |
| Average age          | 35.0      | 34.3      | 36.1      |
| Average age (Male)   | 34.7      | 33.2      | 34.7      |
| Average age (Female) | 34.8      | 36.4      | 38.1      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households     | 4,267     | 24,708    | 42,608    |
| # of persons per HH  | 2.2       | 2.3       | 2.4       |
| Average HH income    | \$40,460  | \$50,010  | \$54,201  |
| Average house value  | \$180,686 | \$151,894 | \$163,823 |

\* Demographic data derived from 2010 US Census

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