



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1844 BROADWATER AVE, #6

Billings, MT 59102

AVAILABLE SPACE

1,500 SF

LEASE RATE

\$1,750.00 per month (+ utilities)

AREA

1844 Broadwater Ave is a long standing retail center located in the heart of midtown with excellent retail exposure. Surrounded by a significant amount of housing, this is a perfect retail space for any Salon or Barber shop looking to cash in on local clientele & convenient location. Enjoy a location that is easy to find by putting your logo on the large pylon sign on Broadwater. Co-tenants include Tanz & Things, Broadwater Mercantile, Advanced Appraisal Services, Cook Travel & First American Trust.



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OFFICE

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STYLE

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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: \$1,750.00 per month (+ utilities)

Lot Size: 38,816 SF

Building Size: 13,212 SF

PROPERTY OVERVIEW

- *1,500 SF Salon Space or Barber Shop for Lease (Previously Cost Cutters)
- *\$1,750/mo + Utilities
- *High Traffic Midtown Retail Center
- *Plug & Play Salon Layout Including 6 Haircutting Stations & 2 Hair Washing Sinks
- *Restroom
- *Storage Room
- *Manager's Office
- *Laundry Room with Washer & Dryer
- *Large Pylon Sign on Broadwater
- *Excellent Retail Exposure with 20,000 Cars Per Day

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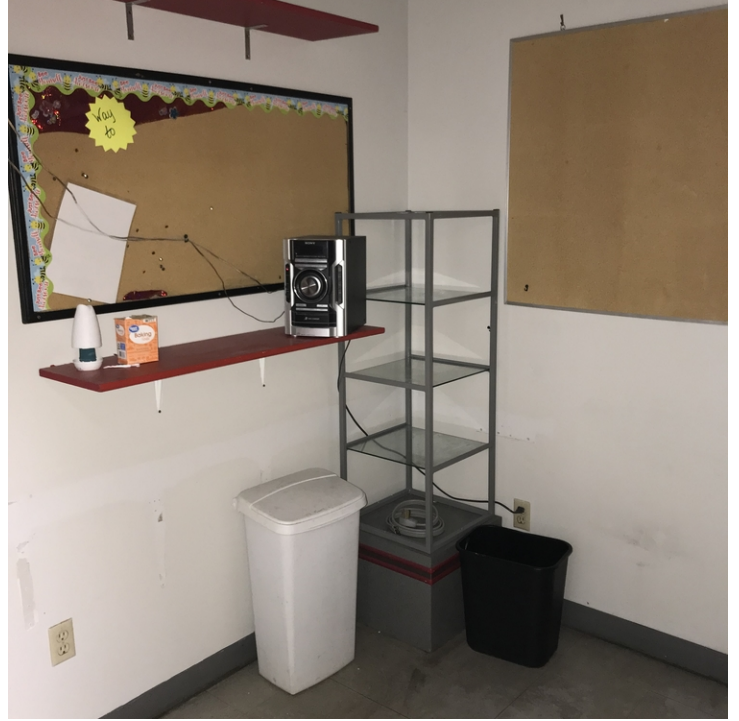
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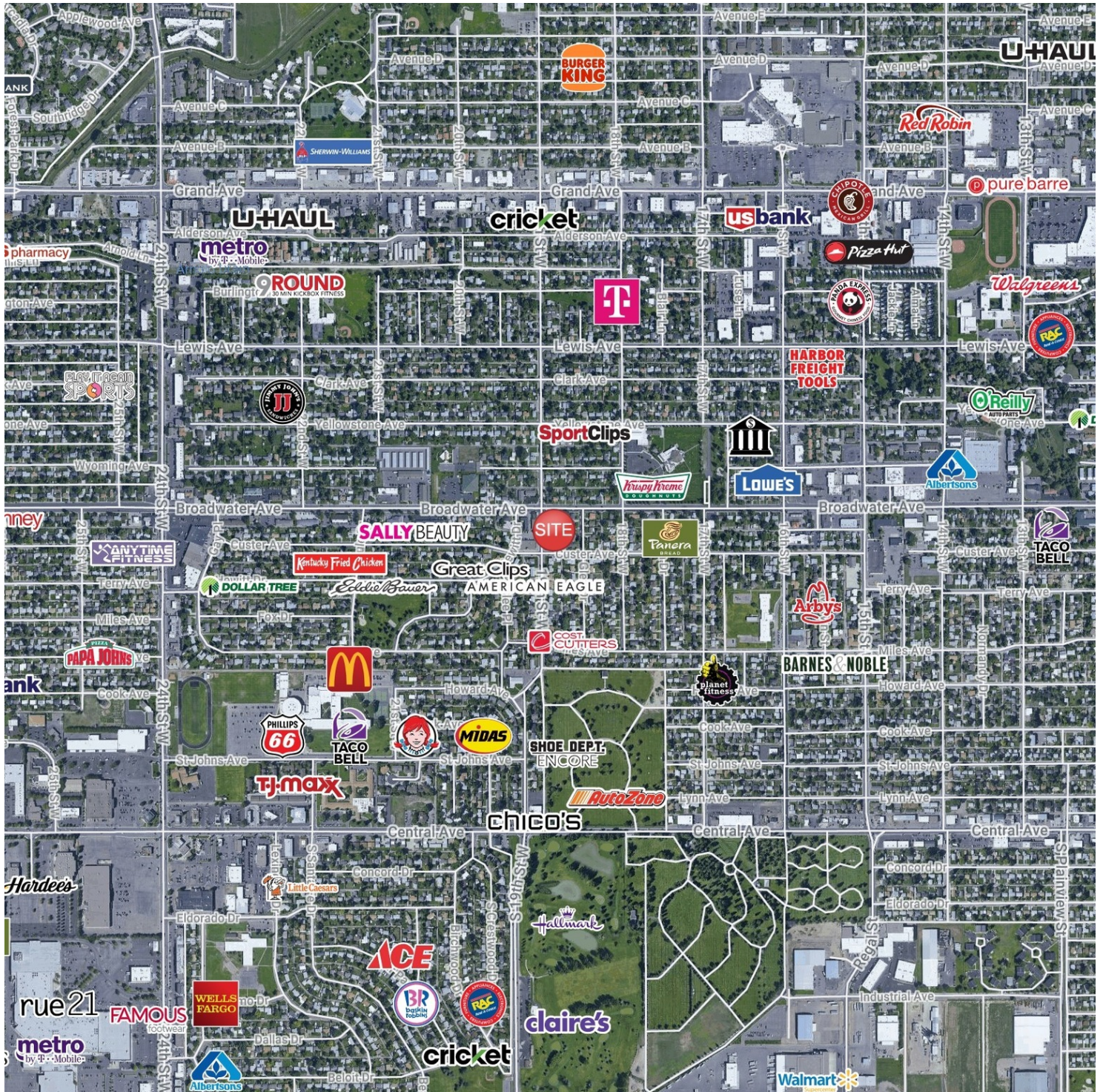
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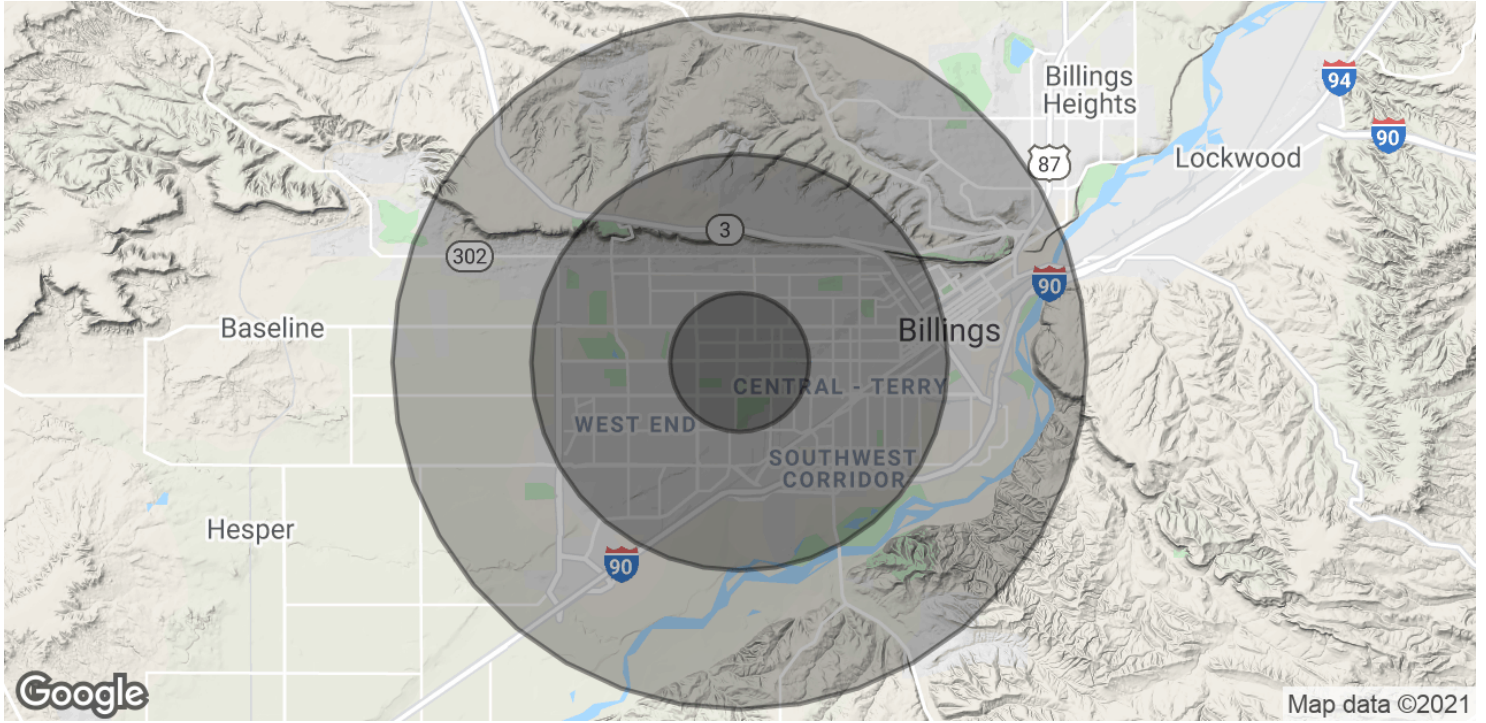
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,713	67,280	103,373
Average Age	37.9	38.4	38.1
Average Age (Male)	35.8	36.3	36.3
Average Age (Female)	39.8	41.3	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,887	29,891	45,274
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$52,546	\$58,358	\$57,299
Average House Value	\$151,851	\$189,565	\$188,125

* Demographic data derived from 2010 US Census

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