

LEASE

9 BROADWAY AVE N

9 Broadway Ave N Red Lodge, MT 59068

LEASE RATE \$2,820.00 per month



**COLDWELL BANKER
COMMERCIAL**

George Warmer, CCIM

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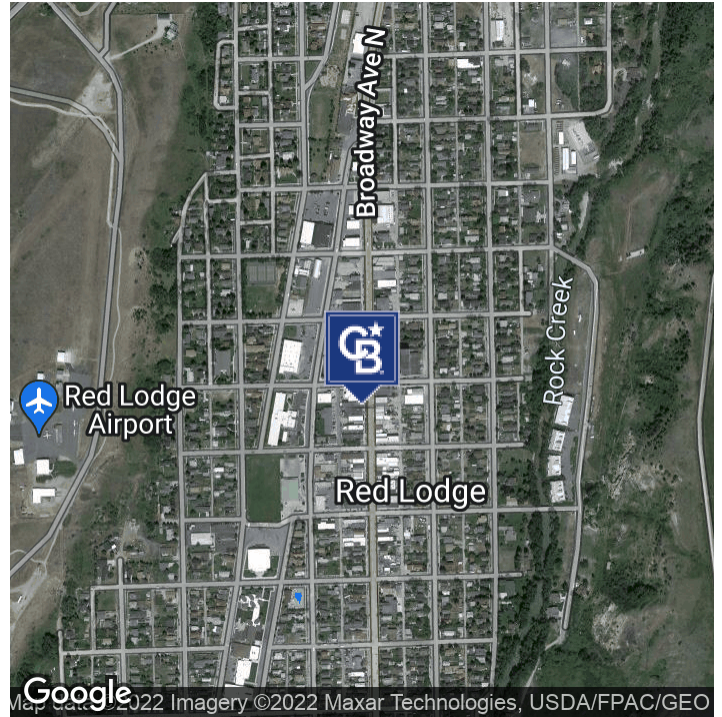
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OFFERING SUMMARY

Lease Rate: \$2,820.00 per month (NNN)

Building Size: 2,286 SF

Available SF: 2,286 SF

PROPERTY OVERVIEW

Attractive Retail Building in Beautiful Downtown Red Lodge
\$2,820 Per Month Plus Utilities

PROPERTY HIGHLIGHTS

- Available May 1, 2022
- 2286 SF

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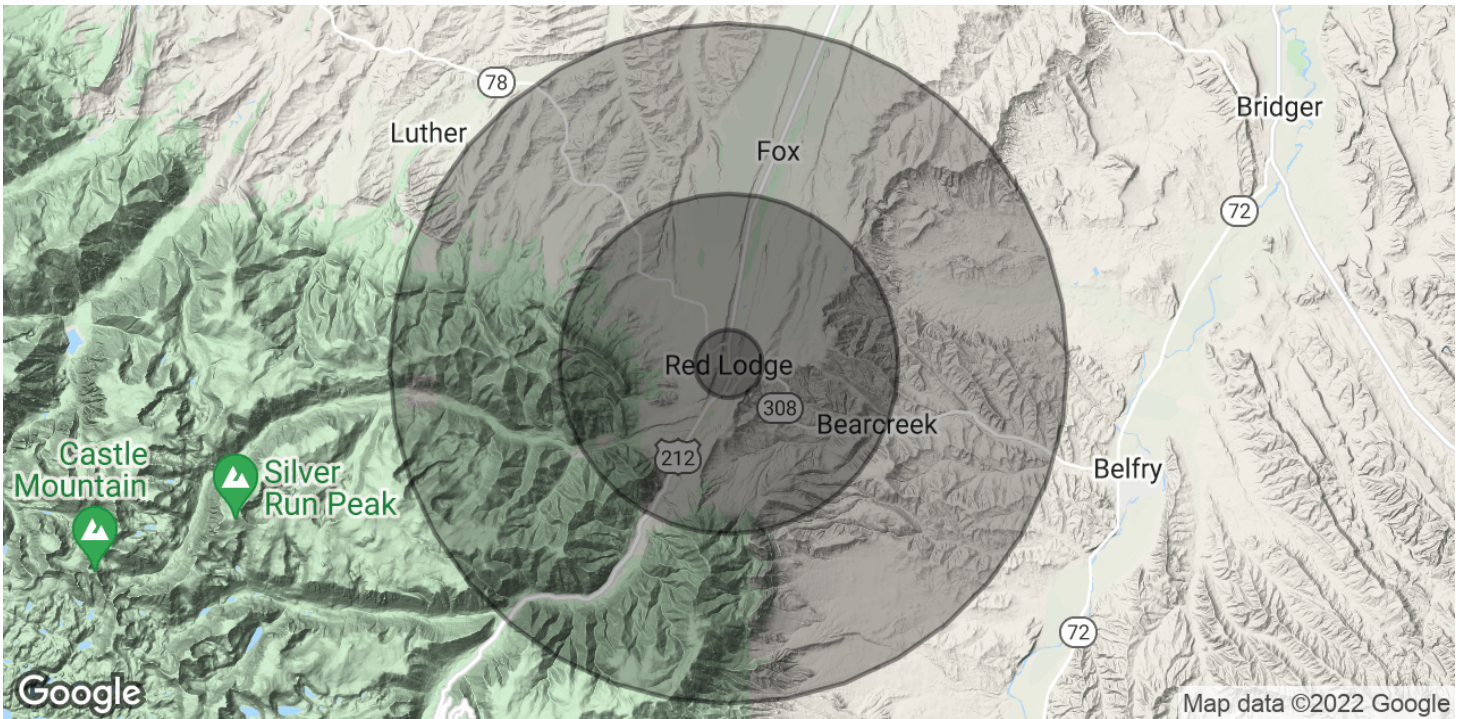
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	547	3,246	4,156
Average Age	45.5	45.5	46.0
Average Age (Male)	43.3	43.4	44.3
Average Age (Female)	47.0	47.0	47.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	237	1,406	1,793
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$51,158	\$51,833	\$54,411
Average House Value		\$457,535	\$397,163

* Demographic data derived from 2010 US Census

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GEORGE WARMER, CCIM

Managing Partner

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MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a licensed REALTOR® and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

TRANSACTIONS OF NOTE

Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed-Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic and community organizations. INDUSTRY International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member COMMUNITY Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member

CBS

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