

LEASE

601 24TH ST W

601 24th St W Billings, MT 59102

LEASE RATE \$4,050.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich

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MT #RRE-RBS-LIC-45092

George Warmer, CCIM

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MT #RRE-RBS-LIC-14174

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LOCATION DESCRIPTION

601 24th St W is high traffic retail center on the west end of Billings. Located on one of the busiest streets, Westgate Village Shopping Center enjoys some of the best retail demographics in Montana within a 1 mile radius due to the high number of homes in the area and strong median income levels. This space would be ideal for any retail tenant that needs an open concept space such as a specialty retailer, gym, restaurant or specialty store.

OFFERING SUMMARY

Lease Rate:	\$4,050.00 per month (+ utilities)
Available SF:	3,600 SF
Lot Size:	206,374 SF
Building Size:	3,600 SF

PROPERTY DESCRIPTION

- *3,600 SF Retail Space
- *For Lease \$4,050/mo + utilities
- *Open concept with exposed spiral ductwork and track lighting
- *Flooring and paint allowance available to qualified tenants on a 3-5 year lease
- *Large pylon sign on busy 24th St W
- *Excellent retail exposure with traffic counts of 20,000+ cars per day
- *Triple net lease at \$11 PSF base rent + \$2.50 PSF CAM = \$4,050/mo
- *Zoned Corridor Mixed Use 1

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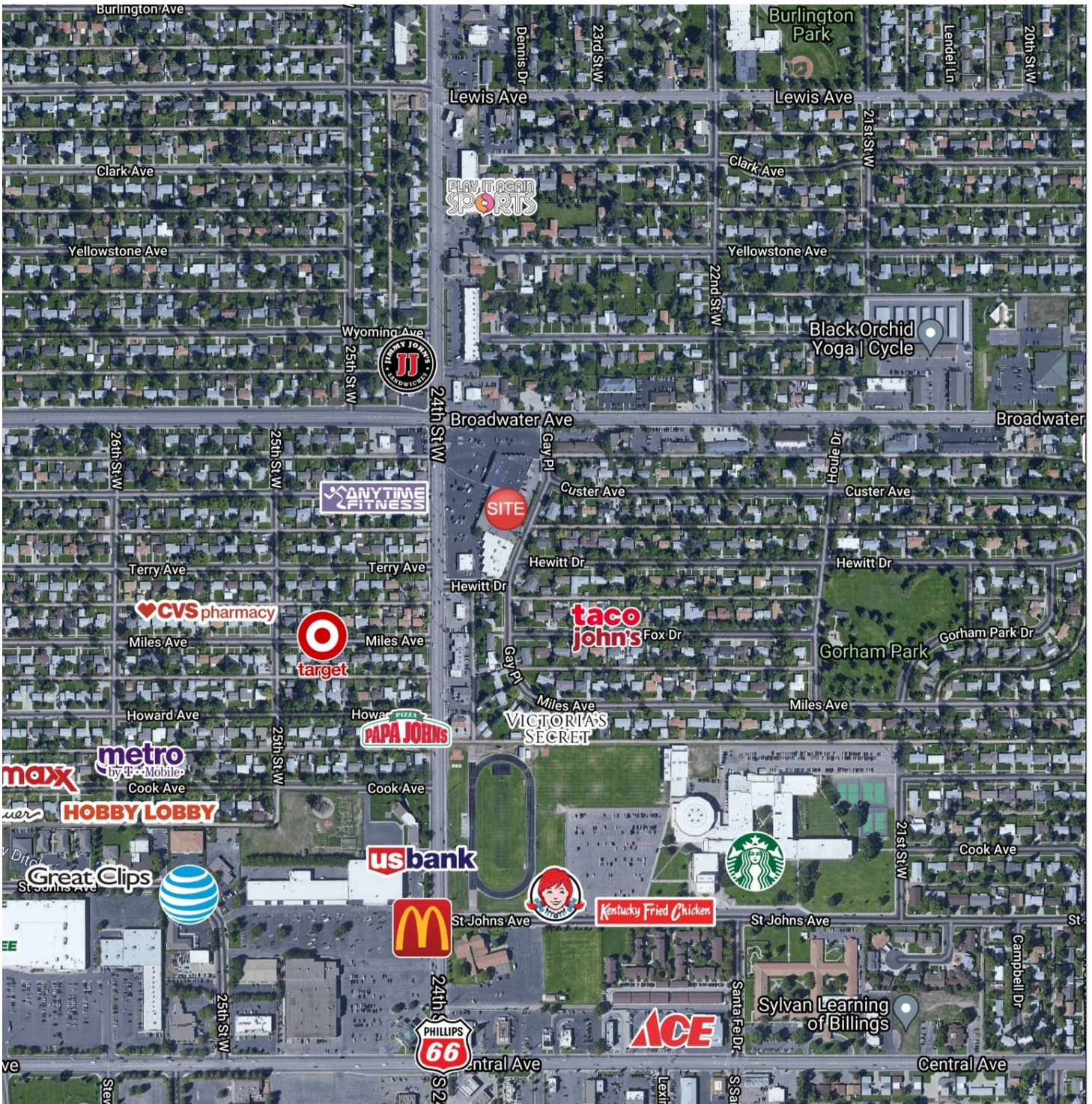


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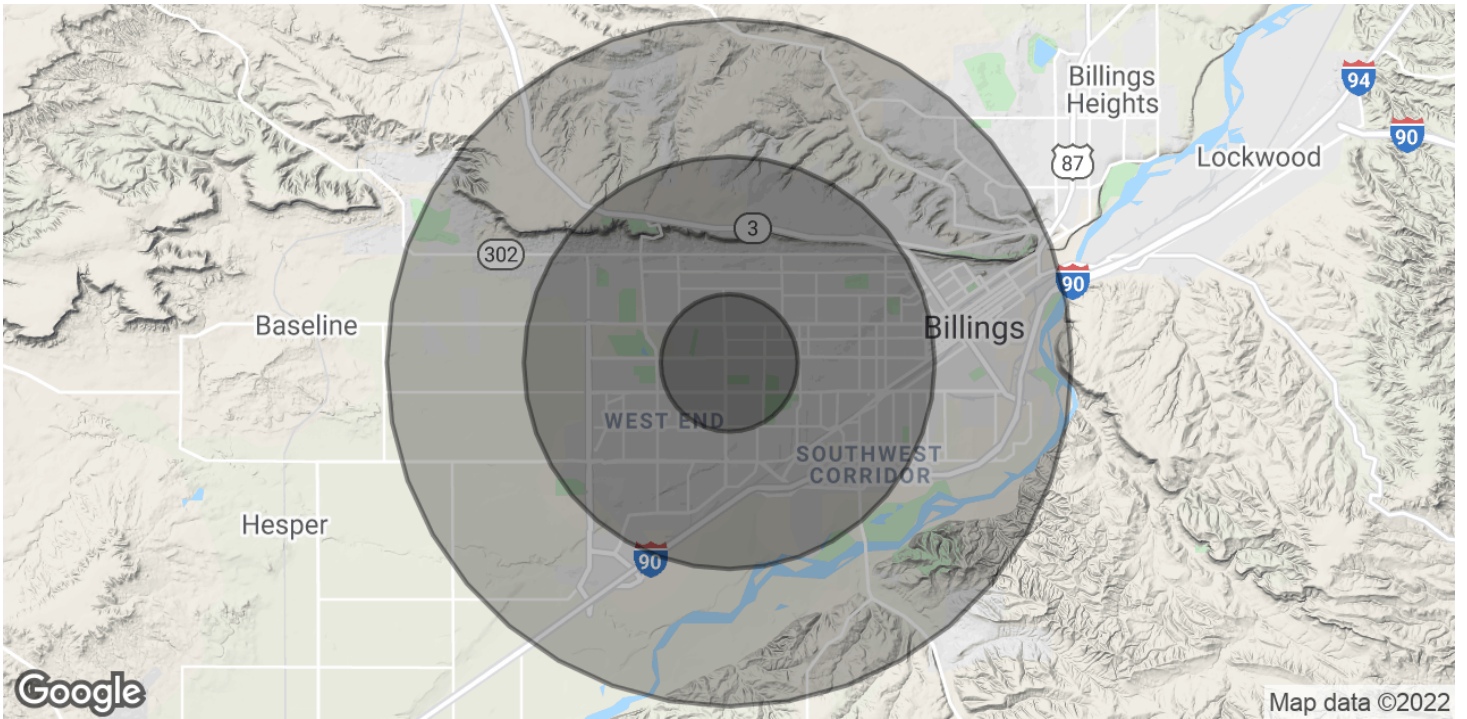


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,811	67,417	99,541
Average Age	40.3	39.6	38.4
Average Age (Male)	38.0	37.2	36.5
Average Age (Female)	42.2	42.1	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,857	30,139	43,911
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$59,377	\$59,338	\$58,642
Average House Value	\$172,461	\$190,494	\$194,000

* Demographic data derived from 2010 US Census

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