



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2376 MAIN ST

Billings, MT 59105

AVAILABLE SPACE

1,820 SF

LEASE RATE

\$1,745.00 per month (+ utilities)

AREA

Great retail/office location in the Billings Heights at the intersection of Main Street & Highway 87. Class A retail building with great neighboring tenants such as Bull Mountain Grill and Elite Dental. Being on the north end of the Heights, this location is great for any business looking to serve the heights, Shepherd & Huntley clients. High traffic and excellent retail exposure that will only increase with the new bypass coming.



OFFICE

Todd Sherman
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COLDWELL BANKER COMMERCIAL
CBS
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001





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OFFERING SUMMARY

Available SF: 1,820 SF

Lease Rate: \$1,745.00 per month (+ utilities)

Lot Size: 2.0 Acres

Building Size: 10,920 SF

Zoning: Highway Commercial

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PROPERTY OVERVIEW

*1,820 SF Retail/Office Space for Lease

*\$1,745/mo + utilities

*Open Retail or Reception Area

*Large Private Office or Conference Room

*Kitchenette

*Professional Space with Tasteful Finishes

*Zoned Highway Commercial

*Plenty of Parking

*ADA Restroom

*\$8.50 PSF Base Rent

*\$3 PSF NNN



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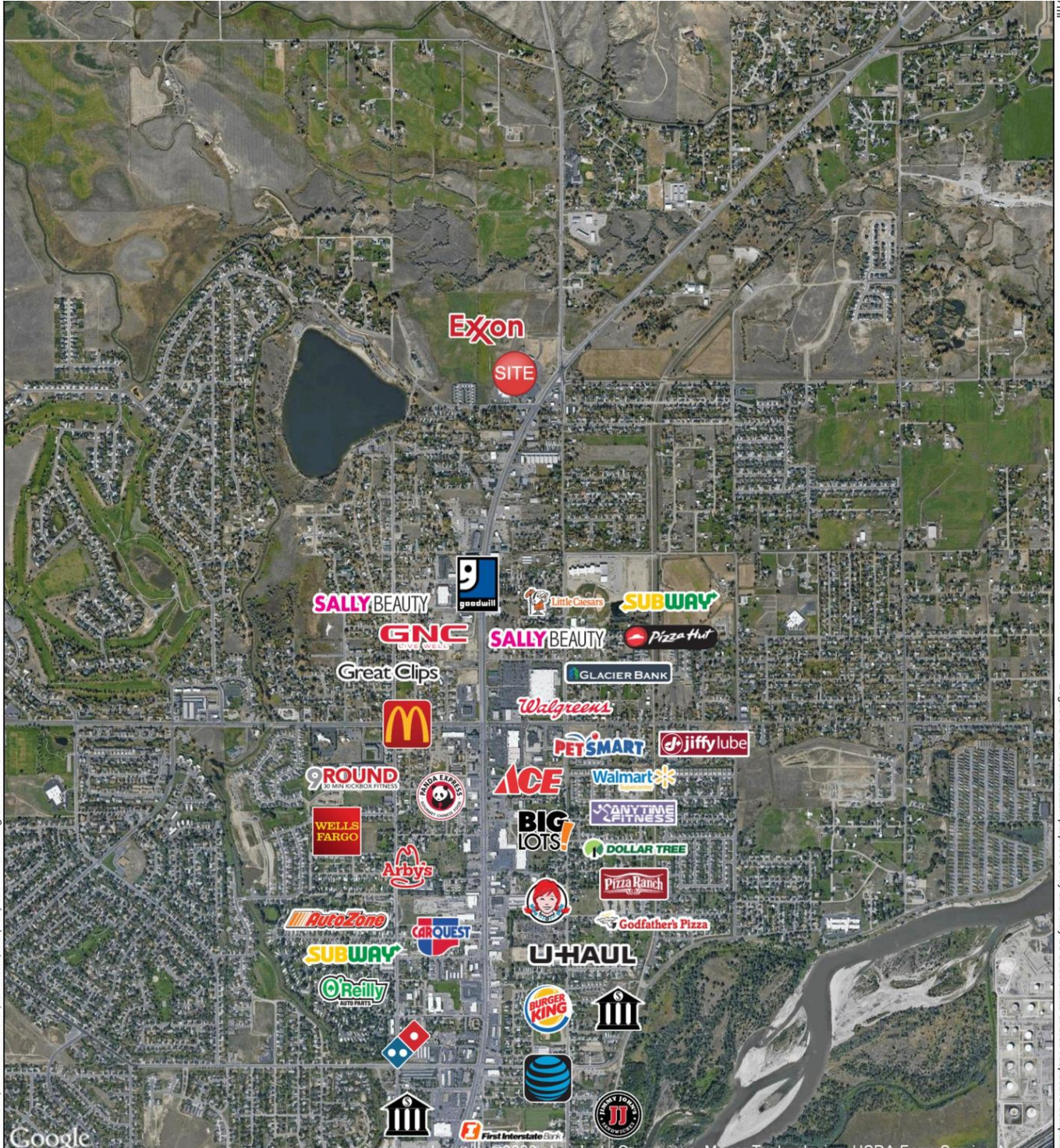
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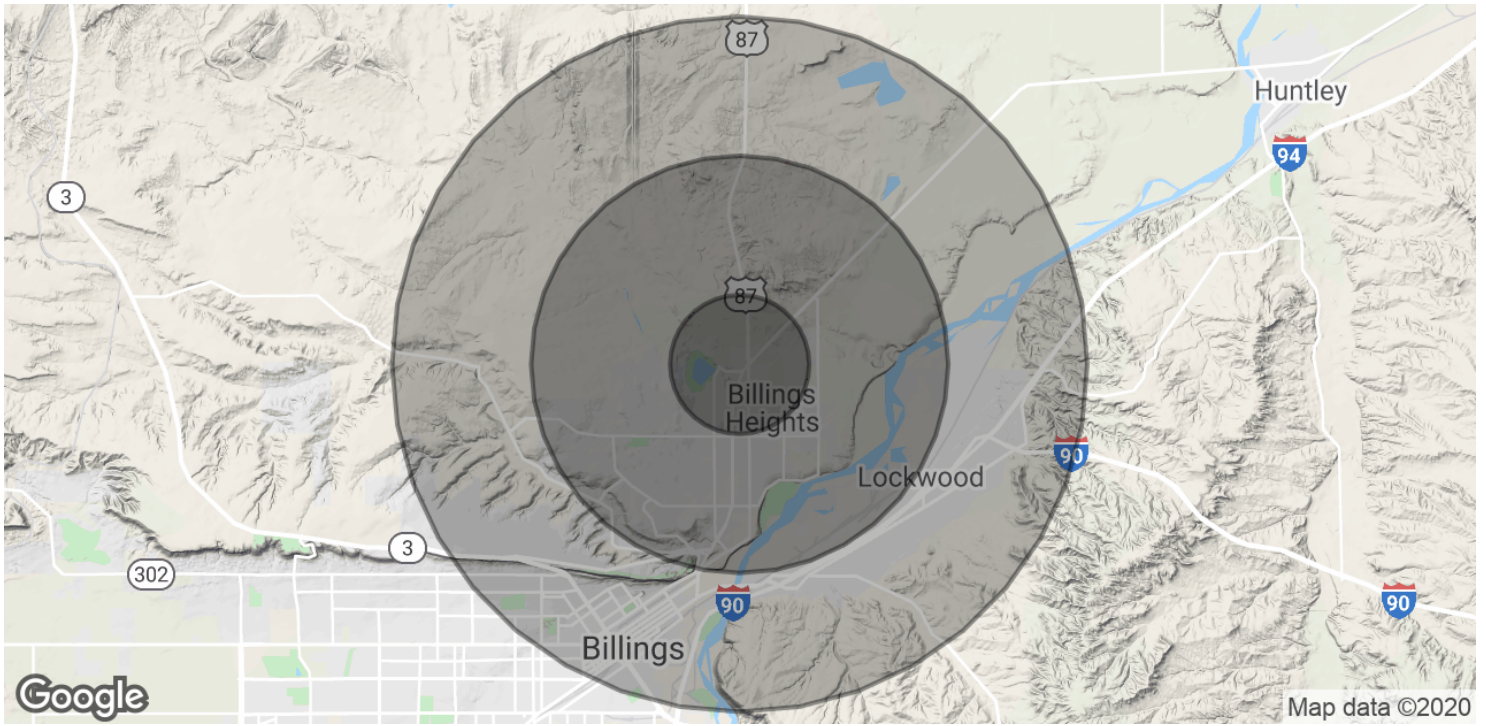
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,105	29,333	49,016
Average age	37.0	36.0	36.1
Average age (Male)	35.4	33.5	34.5
Average age (Female)	38.6	38.6	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,511	11,752	20,026
# of persons per HH	2.7	2.5	2.4
Average HH income	\$66,069	\$61,255	\$55,294
Average house value	\$165,238	\$162,134	\$153,718

* Demographic data derived from 2010 US Census

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