

LEASE

NEW SHOPS FOR LEASE

716 Wagon Trail West Billings, MT 59106

Image of Similar Property



LEASE RATE \$10.00 PSF NNN (\$1.85 PSF)

George Warner, CCIM
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OFFERING SUMMARY

Lease Rate:	\$10.00 PSF NNN (\$1.85 PSF)
Building Size:	5,772 SF
Lot Size:	22,172 SF
Number of Units:	2
Year Built:	2023
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Newly Constructed Shops Coming January 2023
Building 5,772 SF
Lot 22,172 SF

Two Units Available:
Unit 1: 2,400 SF + 486 SF Mezzanine
\$2,405 per Month
Unit 2: 2,400 SF + 486 SF Mezzanine
\$2,405 per Month

PROPERTY HIGHLIGHTS

- \$10.00 PSF NNN (\$1.85 PSF)
- ADA Restroom
- Office Space
- Tenant Pays Water, Gas & Electric

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IMAGES

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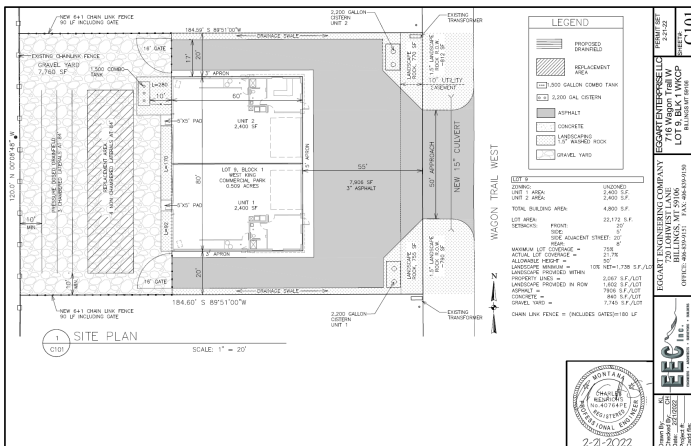
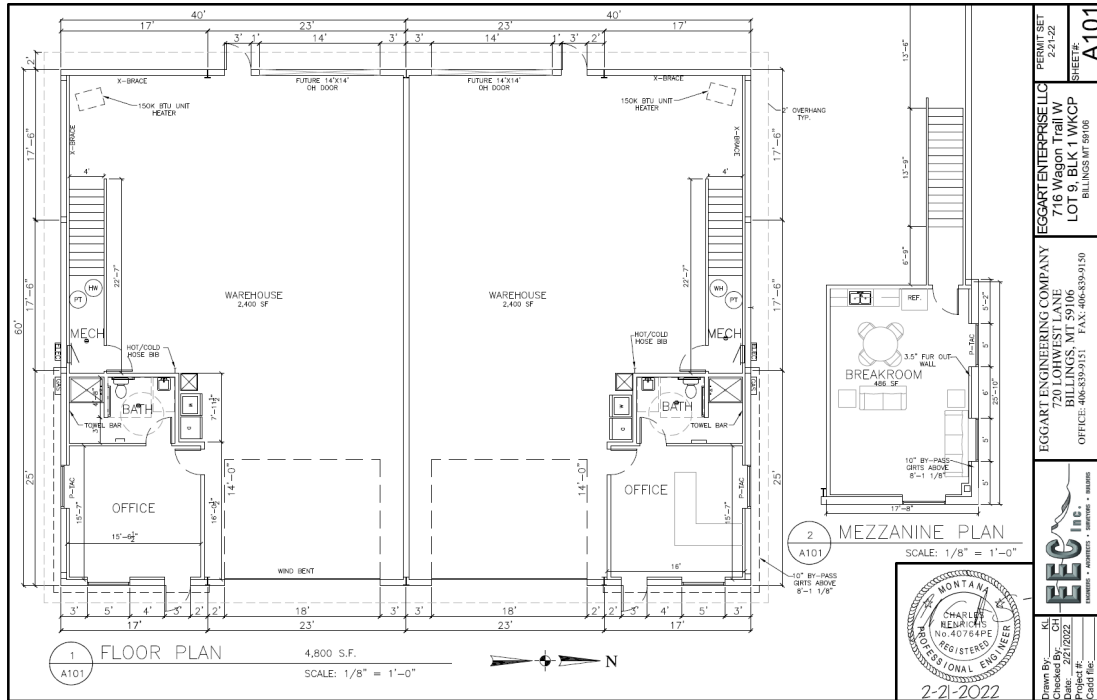


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FLOOR PLANS

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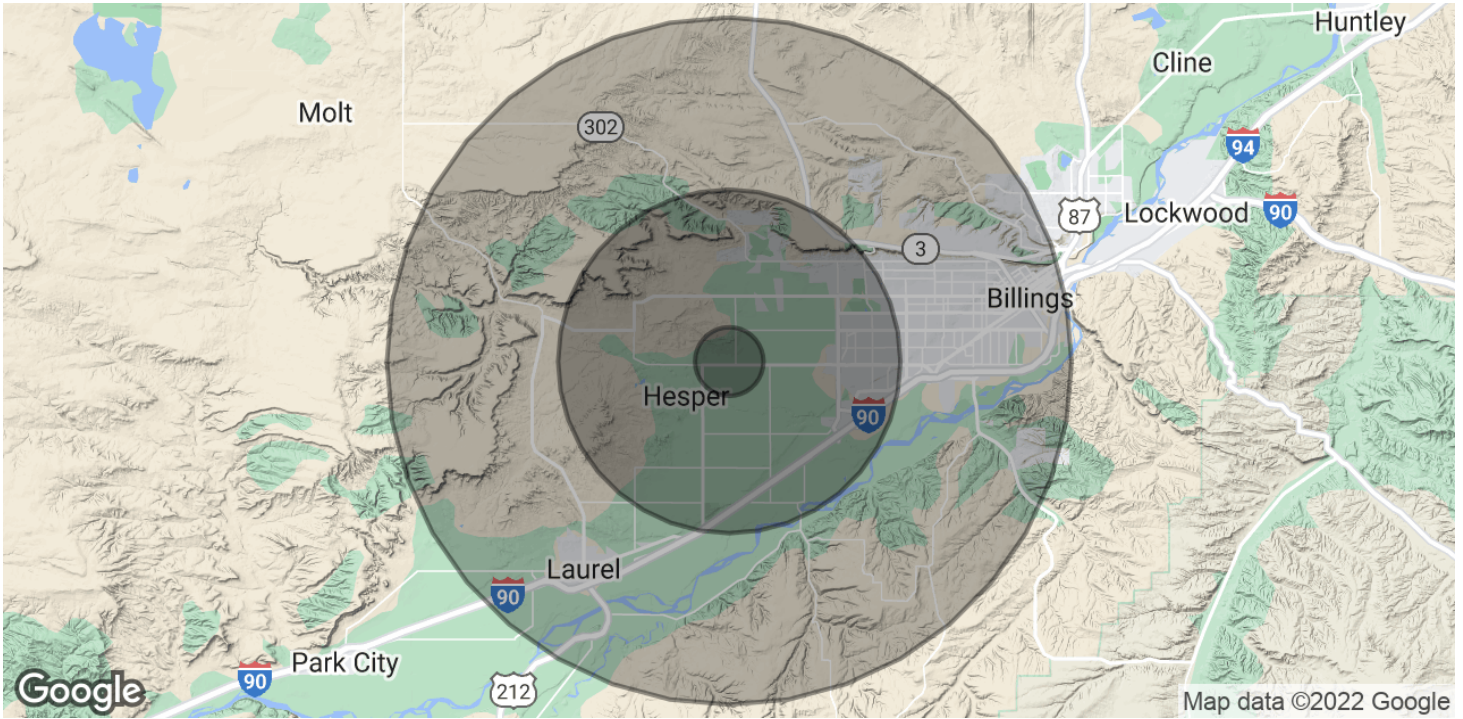
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DEMOGRAPHICS

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	527	35,361	110,216
Average Age	38.2	42.9	40.0
Average Age (Male)	38.2	42.4	38.5
Average Age (Female)	36.4	43.0	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	291	16,183	50,624
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$81,616	\$108,540	\$84,720
Average House Value	\$336,340	\$323,489	\$252,920

* Demographic data derived from 2020 ACS - 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: Site for 150,000 SF RVU Medical School Campus

Sale: 52,000 SF Fed Ex Facility

Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

Sale: 108 Acre Montana Sapphire Mix Use Development

Leases: 10,000 SF Pizza Ranch Lease

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.

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Member: CCIM

Member: Downtown Rotary

CBS

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