15 W WICKS LANE

15 W Wicks Lane Billings, MT 59105

LEASE RATE

\$1,400.00 per month



COLDWELL BANKER COMMERCIAL CBS

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OFFERING SUMMARY

Building Size:	3,120 SF
Available SF:	1,000 SF
Lot Size:	16,796 SF
Zoning:	CMU1-Corridor Mixed Use

PROPERTY OVERVIEW

- *15 W Wicks Ln, Billings
- *1,000 SF Retail Space for Lease
- *\$1,400/mo + Utilities
- *Large Open Retail/Reception Area
- *1 Private Office or Storage Room
- *Additional Sinks/Kitchenette
- *ADA Restroom
- *\$12.78 PSF (Base Rent)
- *\$4 PSF (NNN)

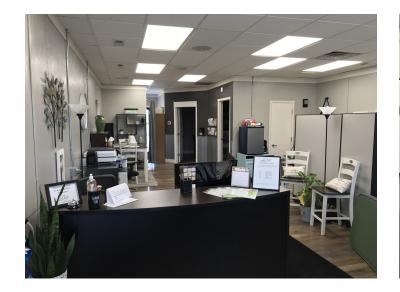
LOCATION OVERVIEW

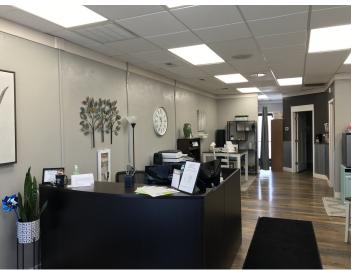
15 W Wicks Ln is an attractive retail building in the Billings Heights. With pylon signage and 14,000 cars per day, enjoy leasing a space where customers can easily find you. While this location was previously the home to a salon and a medical office, the opportunities are endless in this recently renovated retail space with solid surface floors.



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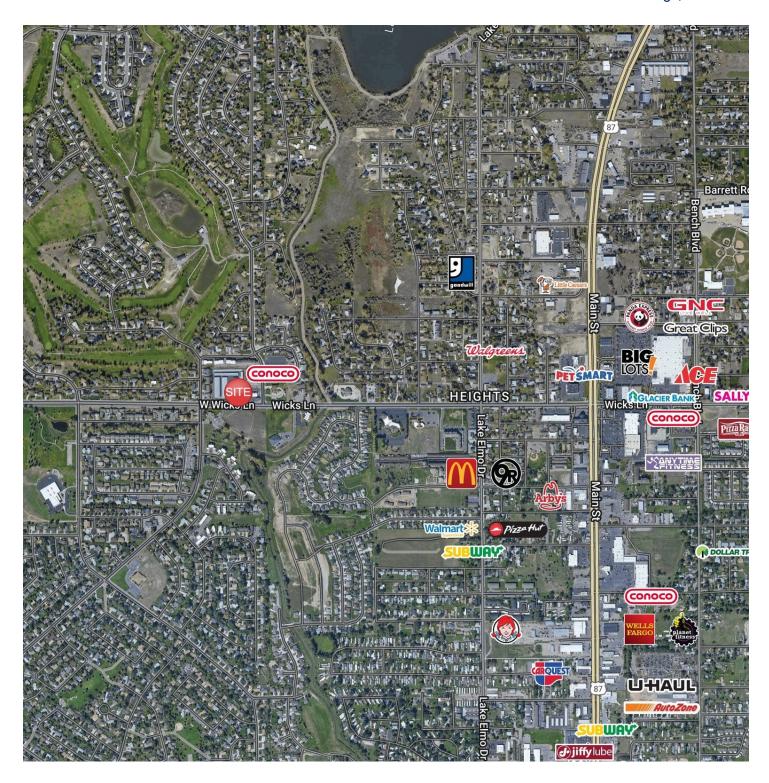






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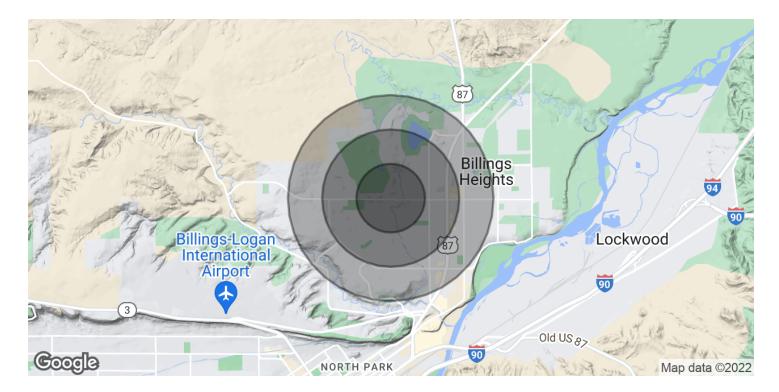






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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,325	9,700	14,783
Average Age	34.4	38.0	37.3
Average Age (Male)	33.8	37.0	37.2
Average Age (Female)	36.9	38.9	37.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,515	4,516	6,659
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$62,014	\$72,246	\$71,717

\$465,604

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\$307,893

\$307,915

Average House Value

^{*} Demographic data derived from 2020 ACS - US Census