

SALE

1815 MAIN ST

1815 Main St Billings, MT 59105

SALE PRICE

\$1,300,000



COLDWELL BANKER
COMMERCIAL
CBS

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OFFERING SUMMARY

Lot Size:	2.97 Acres
Price / SF:	\$10.05

PROPERTY OVERVIEW

- *1815 Main St, Billings, MT
- *2.97 Acres of Land for Sale in Billings Heights
- *\$1,300,000
- *Zoned Heavy Commercial
- *Excellent Retail Exposure
- *23,000 Cars Per Day
- *Includes Billboard Sign Lease

LOCATION OVERVIEW

1815 Main St is one of the few remaining pieces of Main Street development land in the Billings Heights. Located in immediate proximity to Walmart and across the street from Shipton's Big R, this piece of land makes for a great retail development opportunity or an owner/user who could benefit from the attractive Heavy Commercial Zoning & high traffic counts.

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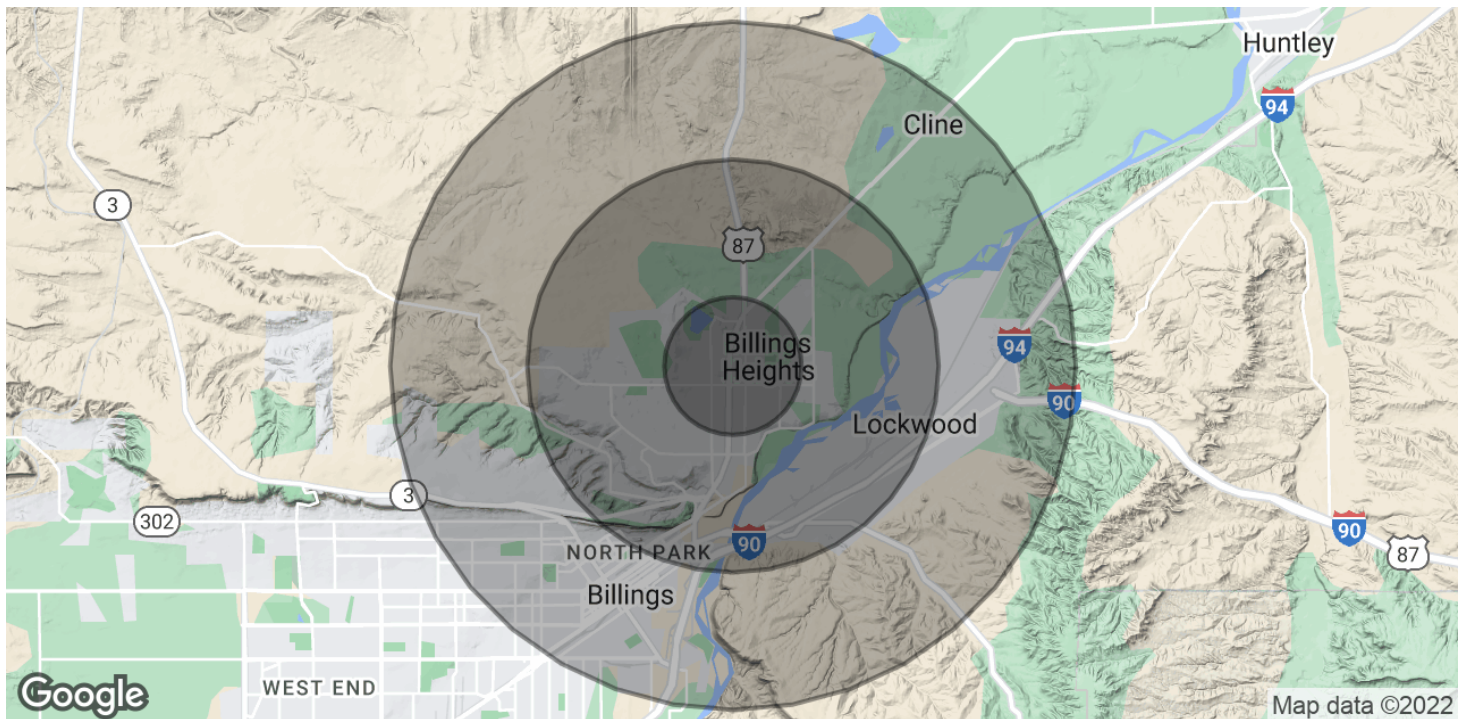


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,845	29,141	51,286
Average Age	38.1	36.2	36.0
Average Age (Male)	39.9	36.9	35.7
Average Age (Female)	36.8	36.5	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,174	12,840	23,250
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$67,555	\$70,415	\$68,345
Average House Value	\$405,187	\$286,345	\$273,807

* Demographic data derived from 2020 ACS - US Census

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