

LEASE

413 SE 4TH ST, SUITE F

413 SE 4th St, Suite F Laurel, MT 59044

LEASE RATE

\$1,630.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Lease Rate:	\$1,630.00 per month (+ utilities)
Building Size:	9,760 SF
Available SF:	1,000 SF
Lot Size:	47,345 SF
Year Built:	2005
Zoning:	Highway Commercial

PROPERTY OVERVIEW

- *1,000 SF Retail Space for Lease
- *\$1,630/mo + Utilities
- *Class A Retail Center on Most Desirable Retail Corridor in Laurel
- *Open Area with Retail Counter, 3 Bay Wash Sink and Hand Washing Sink
- *ADA Restroom, Storage Room & Office
- *Large Pylon Sign
- *Zoned Highway Commercial
- *\$14.50 PSF NNN
- *NNN Estimated at \$5.07 and is Billed Back Exactly to Tenant Monthly
- *Monthly Rent Including Average NNN is \$1,630/mo + Utilities

LOCATION OVERVIEW

1,000 SF salon space available for lease in multi-tenant retail center next to Ace Hardware in Laurel, MT. Excellent retail location with high traffic counts on arterial street connecting to Walmart shopping center. Retail space was previously occupied by a salon/barber shop and a juice bar. Enjoy signage on large pylon sign to ensure your customers know right where you are.

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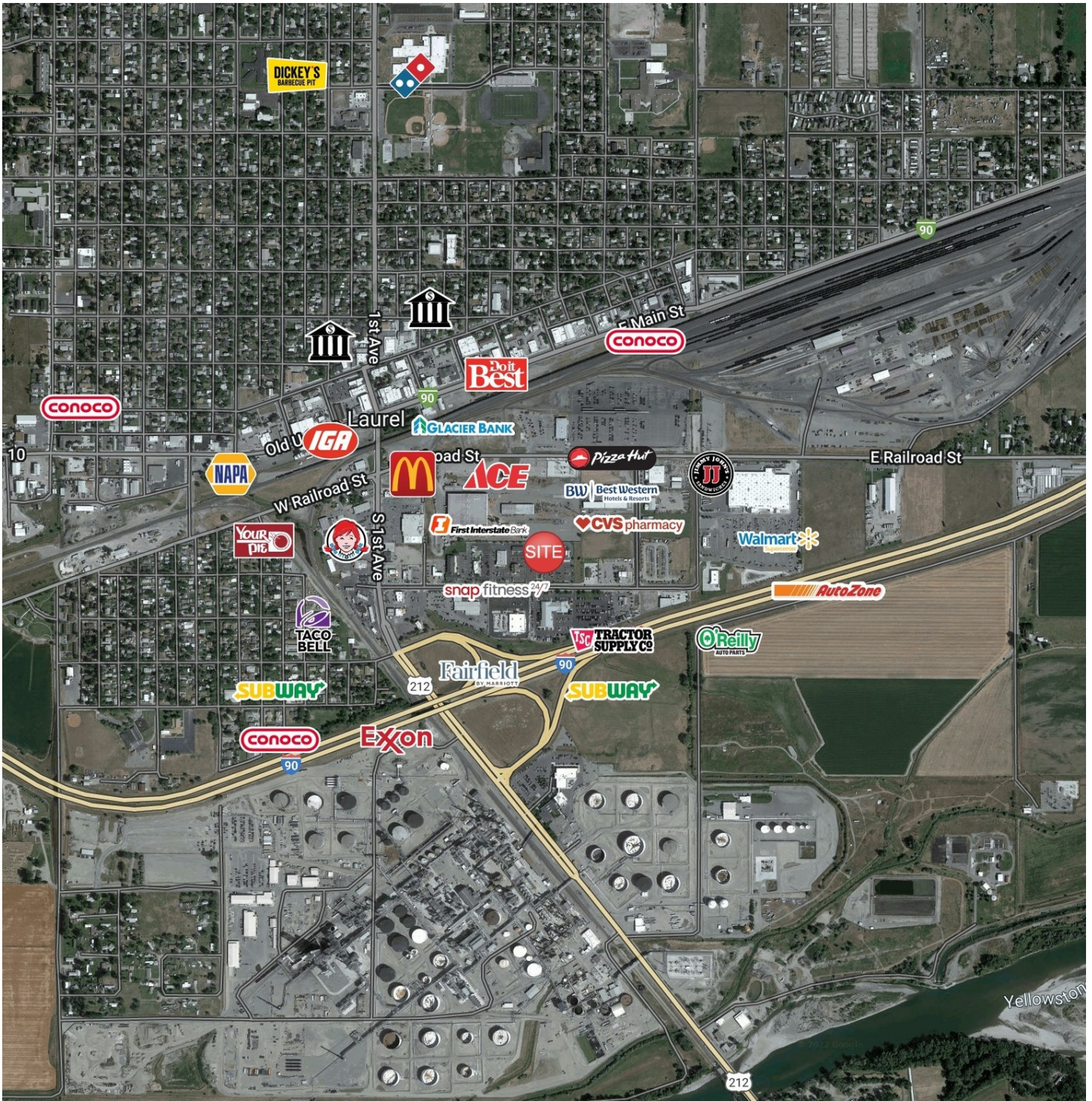
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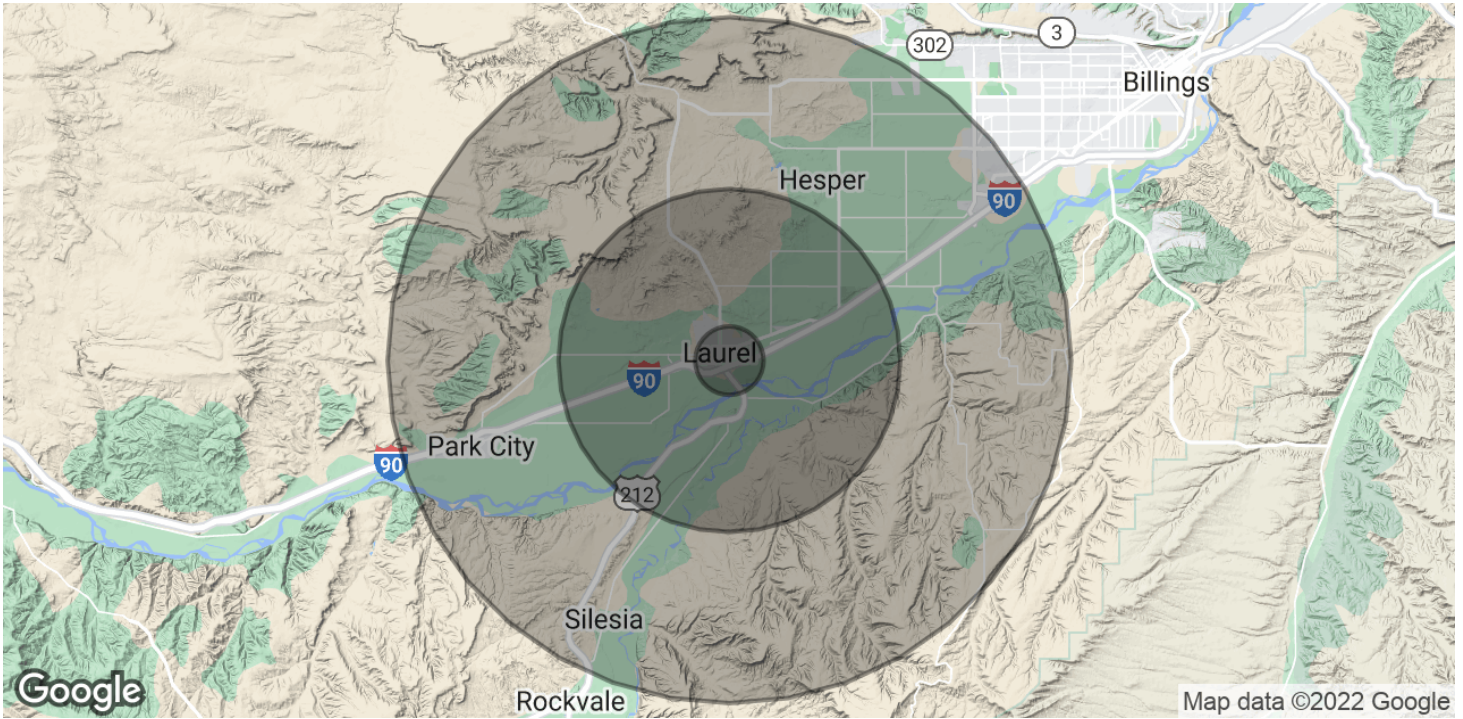


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	162	3,112	10,375
Average Age	39.0	38.8	38.9
Average Age (Male)	40.1	39.9	40.0
Average Age (Female)	37.4	37.4	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	60	1,151	3,838
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$77,695	\$77,071	\$76,728
Average House Value	\$263,991	\$258,499	\$257,227

* Demographic data derived from 2020 ACS - US Census

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