



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1329 MAIN STREET

\$7.95 SF/yr (NNN)

1329 Main Street
Billings, MT 59105

AVAILABLE SPACE
9,304 SF Units Available

AREA

Located in the Four Season Shopping Center in the Billings Heights. The Four Seasons Shopping Center is home to the new Planet Fitness, Pizza Ranch & Dollar Store. This site enjoys a 30,000 CPD traffic count with superior exposure and signage



CBCMONTANA.COM

OFFICE

George Warmer, CCIM
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Blaine Poppler
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



FOUR SEASONS SHOPPING CENTER

1329 Main Street, Billings, MT 59105



OFFERING SUMMARY

Available SF: 9,304 SF

Lease Rate: \$7.95 SF/yr (NNN)

Lot Size: 4.04 Acres

Building Size: 46,570 SF

Renovated: 2020

Zoning: Highway Commercial

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PROPERTY OVERVIEW

Suite located at 1329 Main St comprising of 9,304 SF located adjacent to the new Planet Fitness are available for lease.

PROPERTY HIGHLIGHTS

- 9,304 SF Retail Suite Adjacent to Planet Fitness. Warm Lit Vanilla Shell Finish
- New Exterior Remodel Coming in 2020
- Remodeled Pylon Sign
- Sprinkled
- Over 30,000 Cars Per Day
- Excellent Visibility
- Large Common Area Parking Lot



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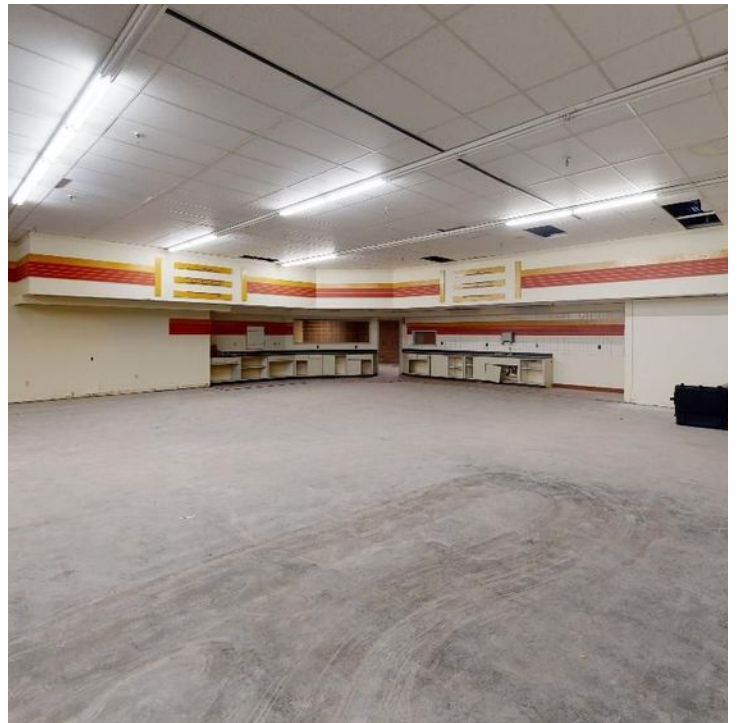
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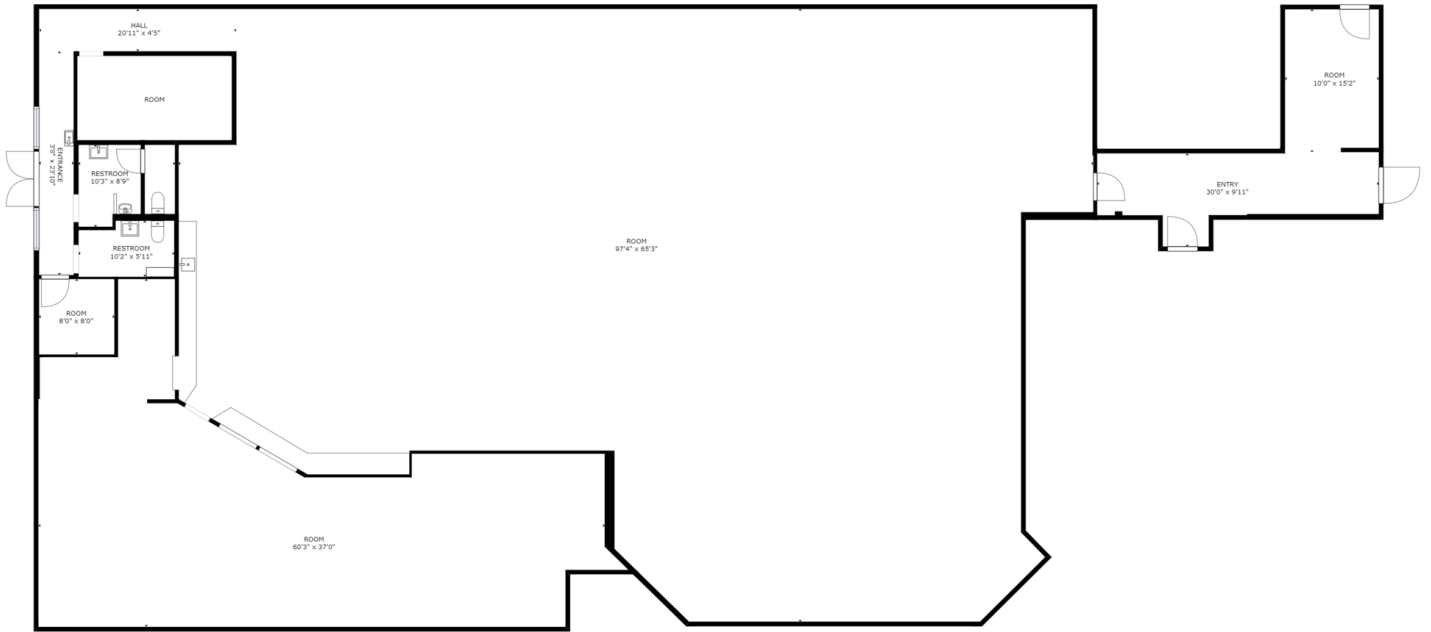
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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 7319 sq. ft
TOTAL: 7319 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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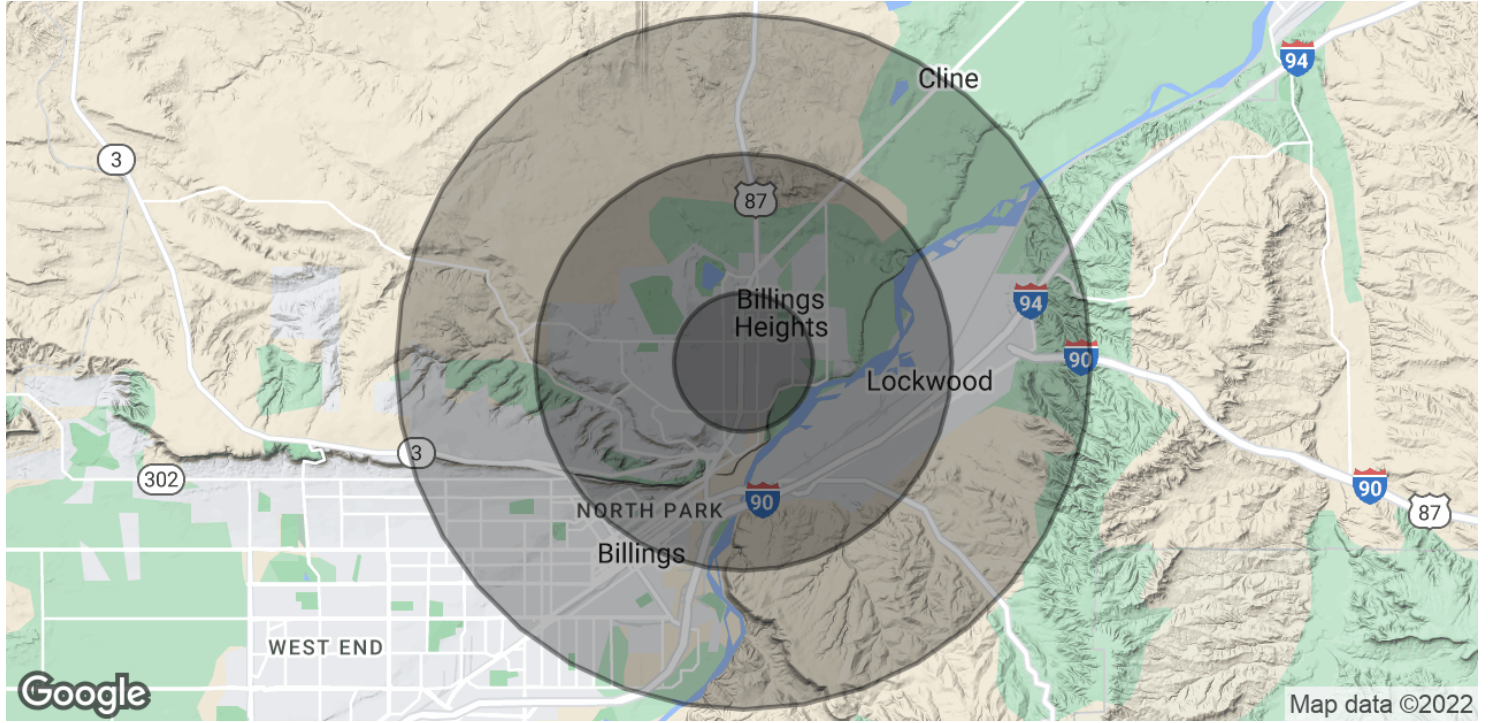


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,583	35,769	65,580
Average age	37.6	36.0	35.5
Average age (Male)	34.9	34.0	34.2
Average age (Female)	39.2	37.9	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,848	14,515	26,905
# of persons per HH	2.3	2.5	2.4
Average HH income	\$48,558	\$57,745	\$53,563
Average house value	\$164,604	\$153,326	\$154,642

* Demographic data derived from 2020 ACS - US Census

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1323 & 1329 MAIN STREET

1329 Main Street, Billings, MT 59105

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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 CCIM Designee 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
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

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

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