

# LEASE

## 1110 BROADWATER AVE

1110 Broadwater Ave Billings, MT 59102

LEASE RATE

\$4,071.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 656 2001

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## OFFERING SUMMARY

Building Size:	7,492 SF
Available SF:	2,714 SF
Year Built:	1952
Renovated:	2021
Zoning:	CMU1-Corridor Mixed Use 1

## PROPERTY OVERVIEW

- \*2,714 SF Newly Renovated Restaurant Space in 2021
- \*Brand New Walk in Cooler
- \*3 Bay Sink, 2 Bay Sink & Hand Washing Sink
- \*Space Does Not Included a Grill Hood
- \*Large Dining Room Seating Area
- \*Large Prep & Serving Counter
- \*2 ADA Bathrooms
- \*Side Entrance into Kitchen Area Perfect for Food Delivery
- \*Modern Industrial Finishes
- \*\$14 PSF NNN
- \*NNN = \$4 PSF

## LOCATION OVERVIEW

1110 Broadwater Ave is a recently remodeled restaurant space that is move in ready. With a recent remodel in 2021 and previously the home to Edible Arrangements, this restaurant space has a modern industrial feel that is sure to impress. This could be the future home of anything from your favorite sit down breakfast/brunch spot to a fast casual eatery or even a full service restaurant serving all of your favorite lunch and dinner dishes. Don't rule out a smoothie bar or juice bar!

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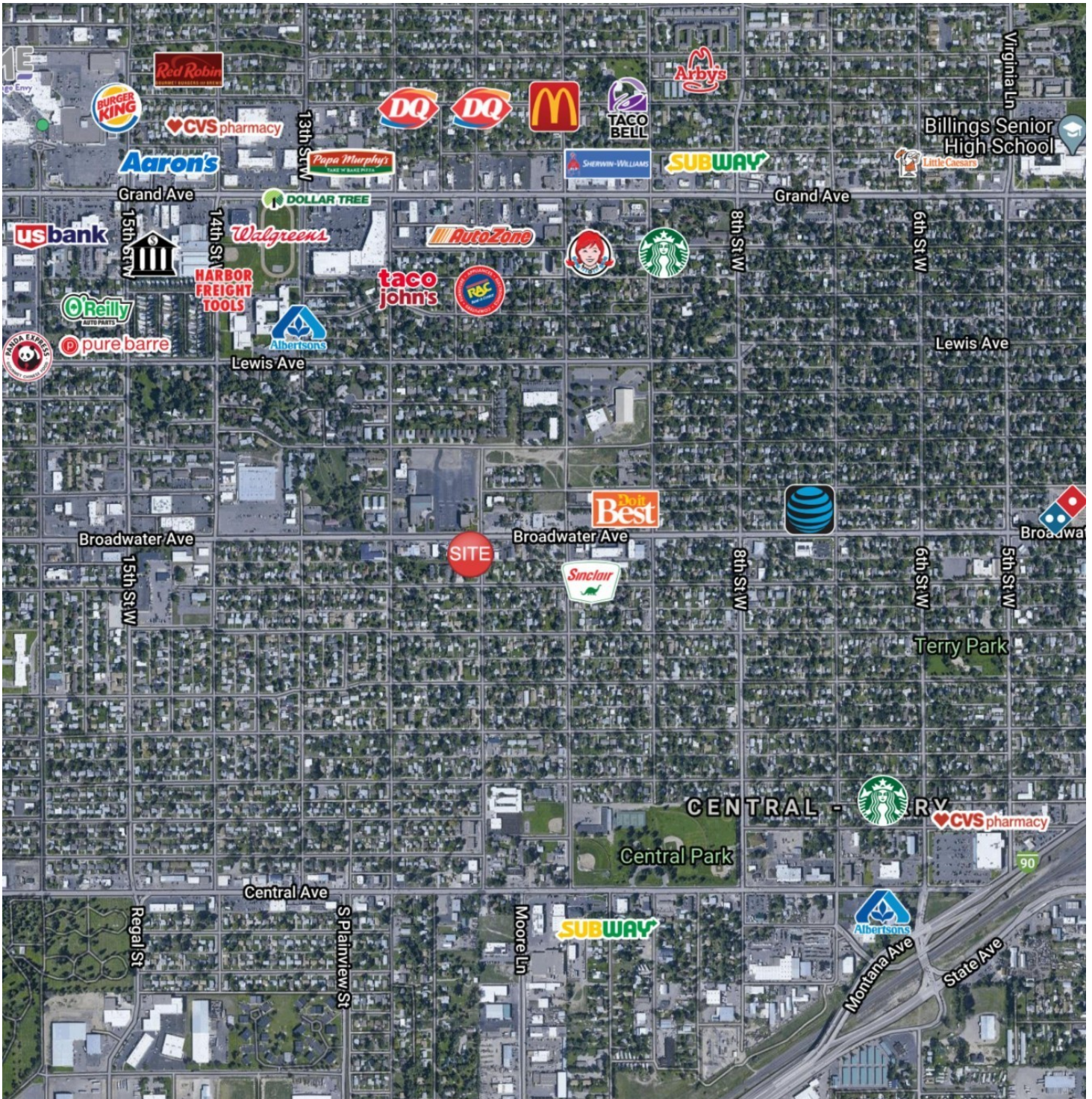
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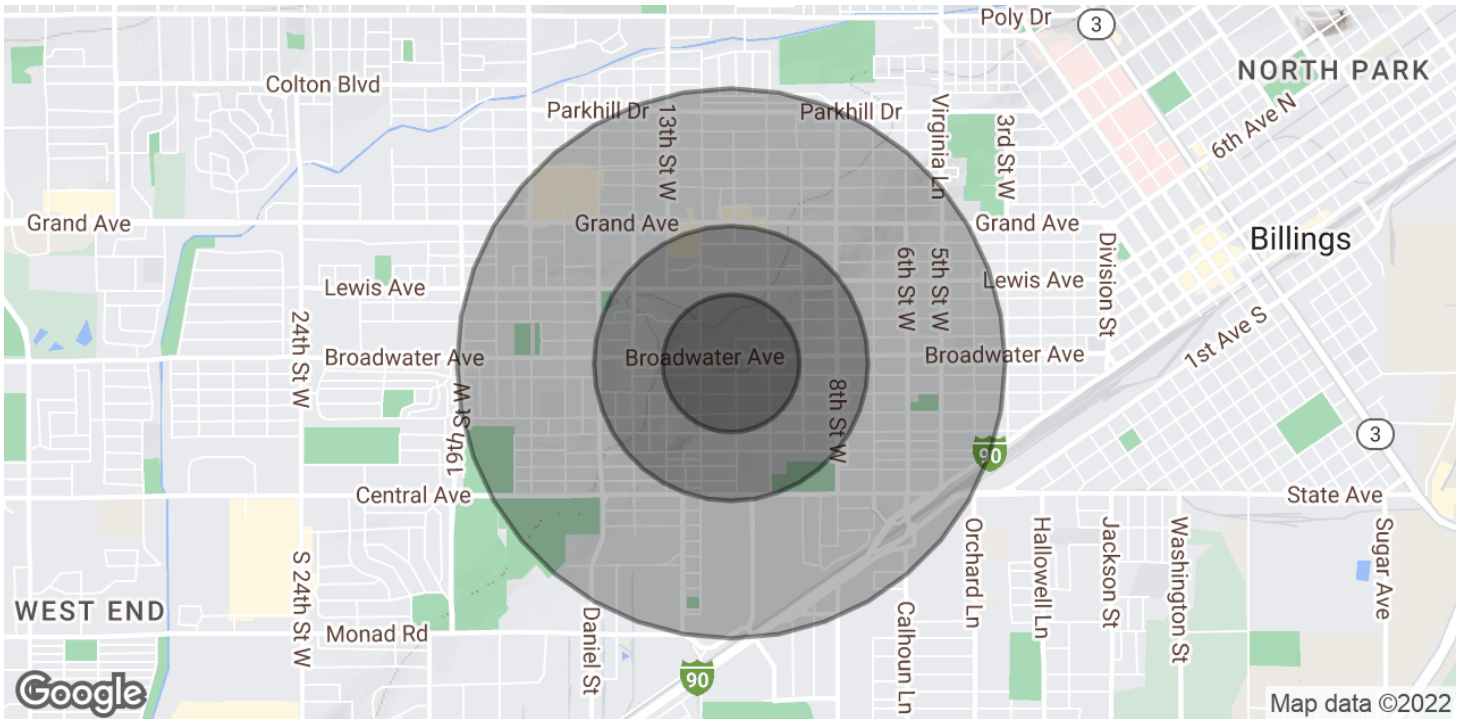


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	862	4,224	13,424
Average Age	49.8	38.8	36.0
Average Age (Male)	47.4	38.2	34.5
Average Age (Female)	53.0	40.4	38.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	502	2,184	6,858
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$85,411	\$63,569	\$58,853
Average House Value	\$193,062	\$186,984	\$190,249

\* Demographic data derived from 2020 ACS - US Census

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