

# LEASE

## BUILD TO SUIT RETAIL BUILDING

706 S Billings Blvd Billings, MT 59101

LEASE RATE

\$55.00 - \$75.00 SF/yr



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**Nathan Matelich, CCIM**

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SF/YR**

### OFFERING SUMMARY

Building Size:	2,000 - 6,000 SF
Lot Size:	0.897 Acres
Zoning:	CMU1-Corridor Mixed Use 1

### PROPERTY OVERVIEW

- \*Build to Suit - New Construction Retail with Drive Through
- \*\$55-\$75 PSF NNN (estimated)
- \*2,000-6,000 SF of Retail Building Available
- \*Single Tenant or Multi-Tenant
- \*Large Pylon Sign & Visibility from King Ave E
- \*Located at Main Entrance of the Proposed \$100 Million South Billings Recreation Center
- \*Neighboring businesses include McDonalds, Wendy's, Dominos, City Brew, Dairy Queen, Popeyes, Taco Bell, Taco Johns, Subway, Holiday, Cabela's and Sam's Club.

### LOCATION OVERVIEW

706 S Billings Blvd is an ideal retail site for national retail tenants looking for a prime location just off of I-90 while also serving the high traffic flow going into the proposed \$100 million Billings Recreation Center. 706 S Billings Blvd is located right at the main entrance to the Billings Recreation Center. This property enjoys superior access being located on a corner and also via a turn lane for north bound traffic to easily get into the site. This property already enjoys a 6" water line and city sewer brought into the property. Owner is happy to have his architect/engineer put together exploratory site plans for qualified tenants.

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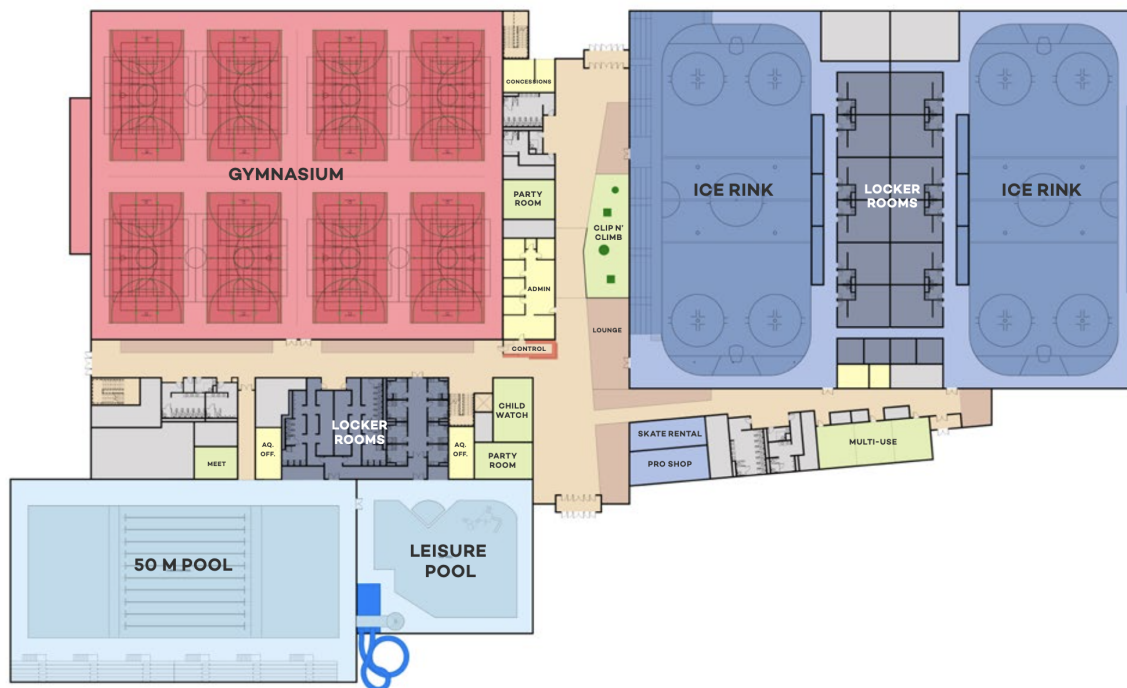
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## **BILLINGS RECREATION CENTER:**

The Billings Recreation Center is a 177,000 SF state-of-the-art facility that would include an ice sheet for hockey and skating, a leisure and activity pool for families, a 50-meter competition pool, four sports courts, open fitness and activity areas and an indoor running track. Total proposed cost of this facility is approximately \$100 million and would. The City of Billings has already acquired the land for this project and is going through the funding & design stages of the project currently.



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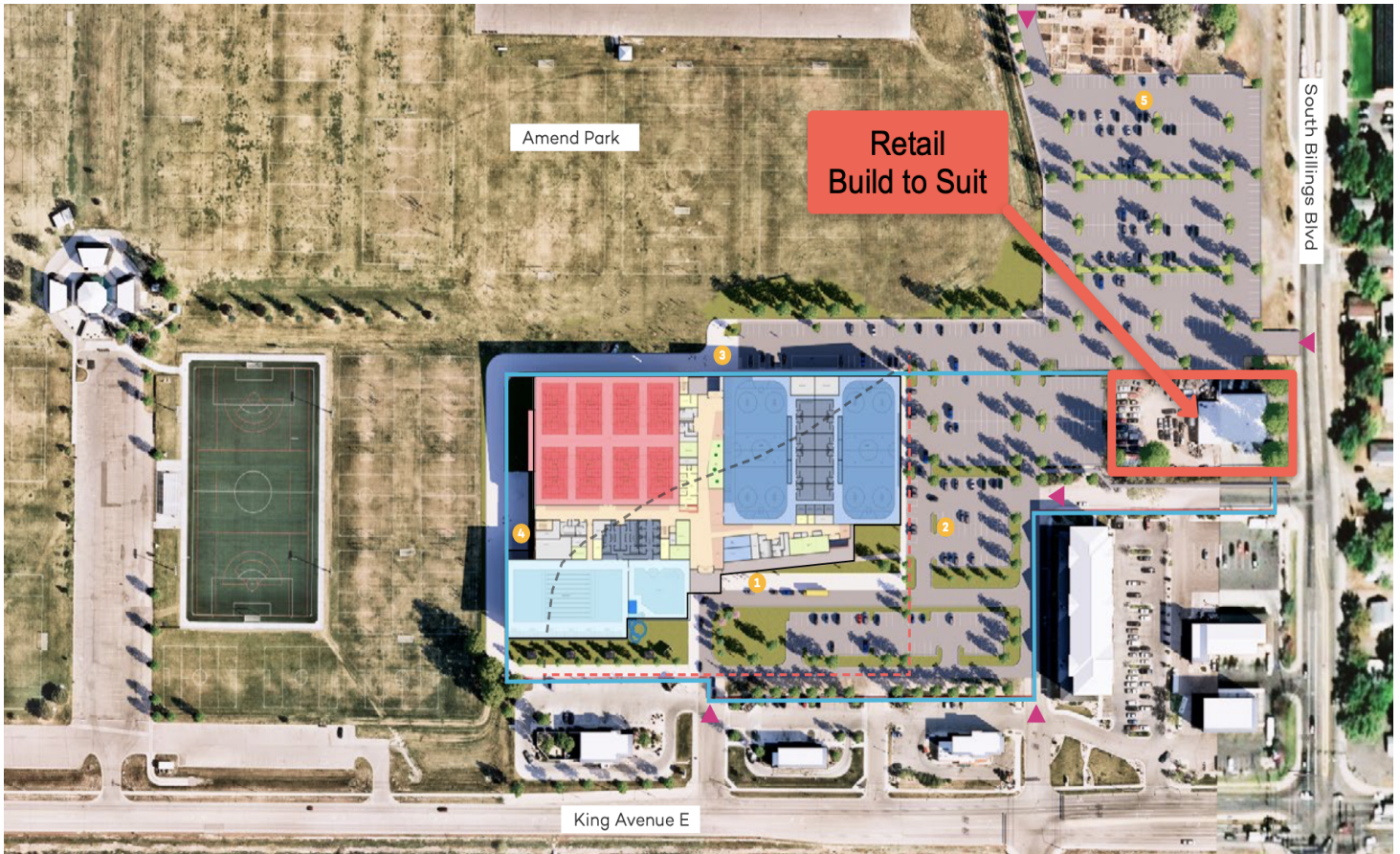
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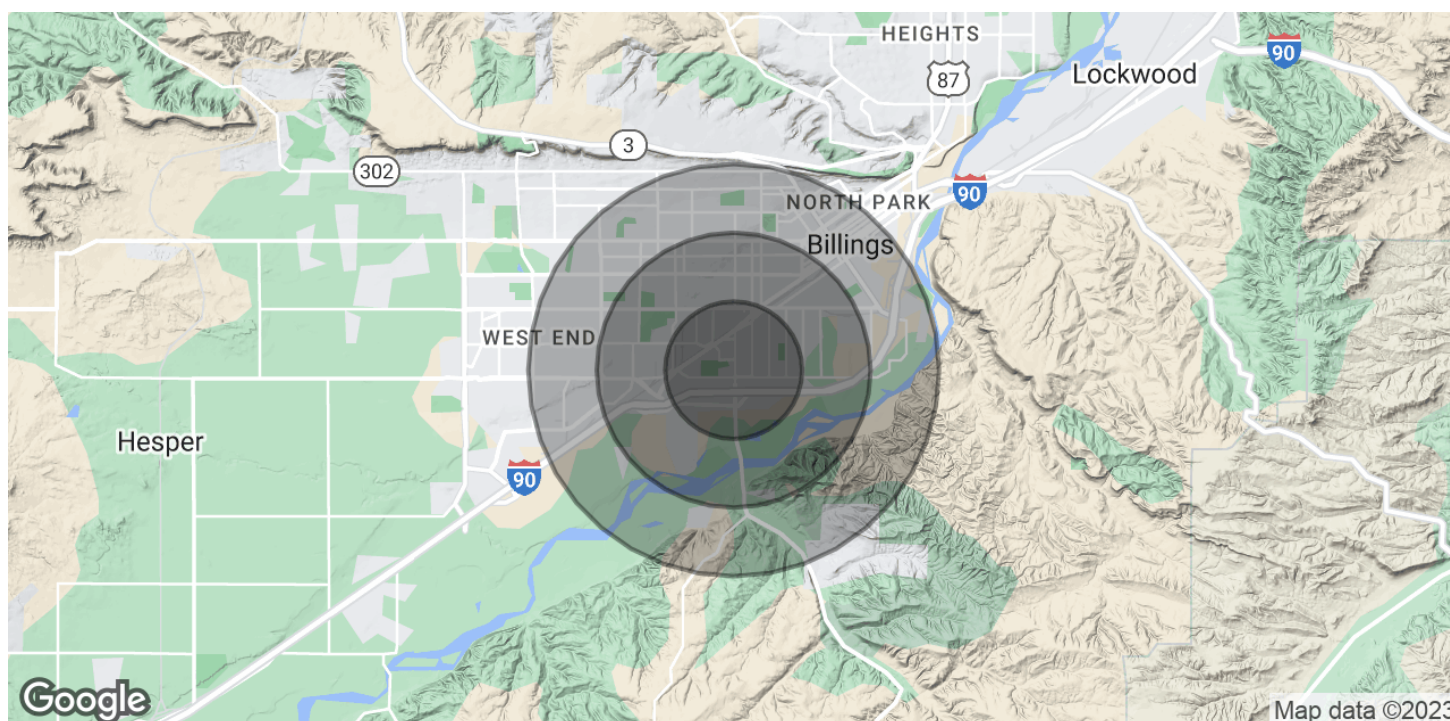


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## 706 S BILLINGS BLVD

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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,347	25,346	51,150
Average Age	36.1	36.4	37.6
Average Age (Male)	35.5	34.5	35.3
Average Age (Female)	39	39.2	40

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,503	11,877	24,704
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$52,824	\$57,409	\$64,505
Average House Value	\$161,328	\$180,112	\$199,639

\* Demographic data derived from 2020 ACS - US Census

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