

LEASE

10520 S FRONTAGE RD

10520 S Frontage Rd Billings, MT 59101

LEASE RATE \$1,000.00 - 4,000.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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Lease Rate

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PER MONTH**

OFFERING SUMMARY

Lot Size: 1 - 4.75 Acres

Zoning: Outside City Limits

PROPERTY OVERVIEW

- *10520 S Frontage Rd, Billings, MT
- *1 to 4.75 Acres of Yard Space for Lease
- *\$1,000/mo to \$4,000/mo (Depending on Acreage Used)
- *I-90 Highway Exposure
- *Large Sign
- *Electric Meter Installed
- *1 Acre is Currently Leveled and Graveled
- *Landlord Will Fence/Gravel Additional Yard Space for Long Term Lease
- *Previous Tenant was a Shed Sales Company

LOCATION OVERVIEW

This 1 to 4.75 acre yard space for lease is the perfect spot for anyone looking for some extra storage or yard space with highway exposure. Yard space is level and graveled which makes for year around storage possible for parts or materials. Electricity and highway exposure makes it perfect for the sale of sheds, heavy equipment, RV's, boats or any kind of vehicle.

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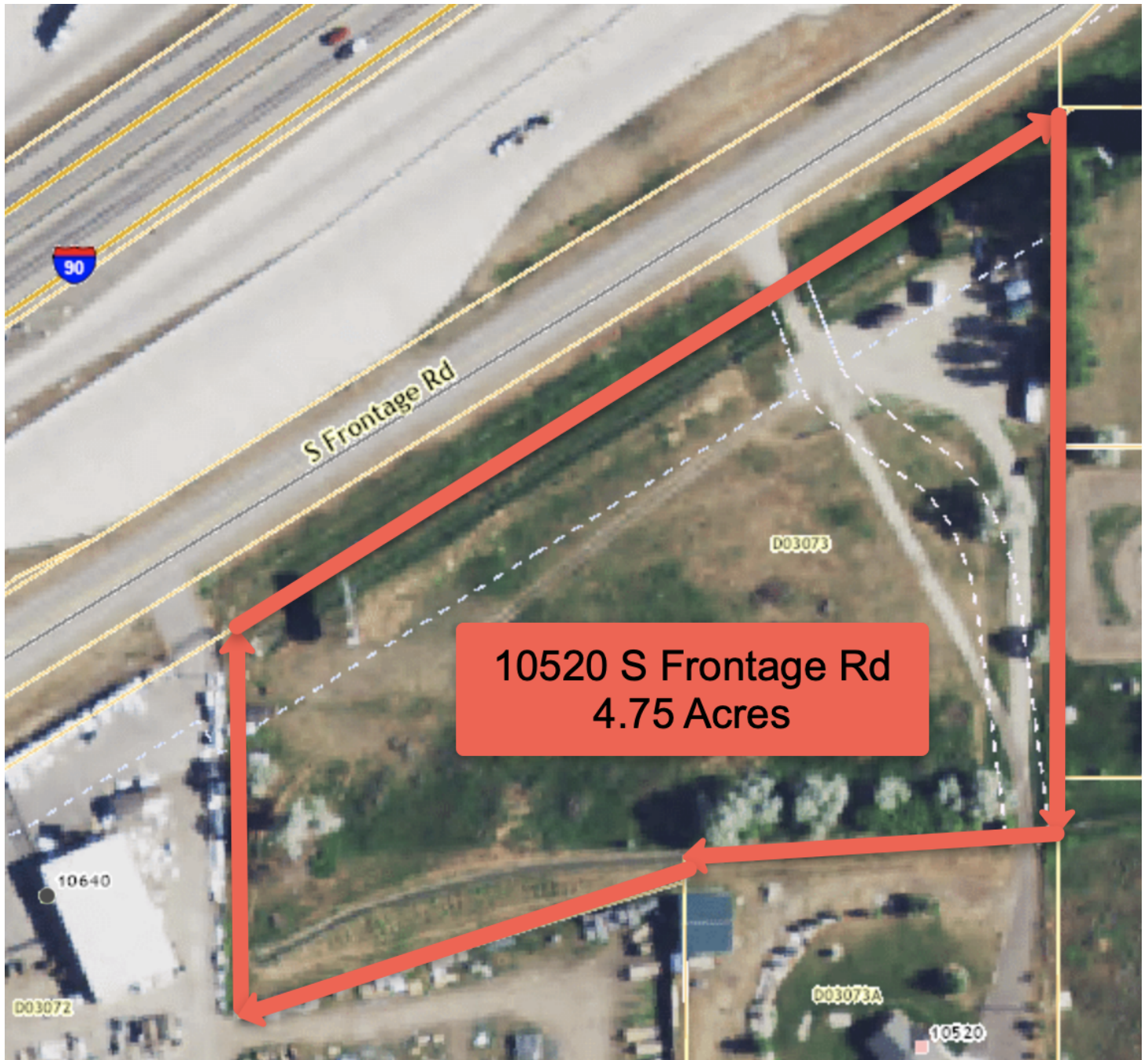


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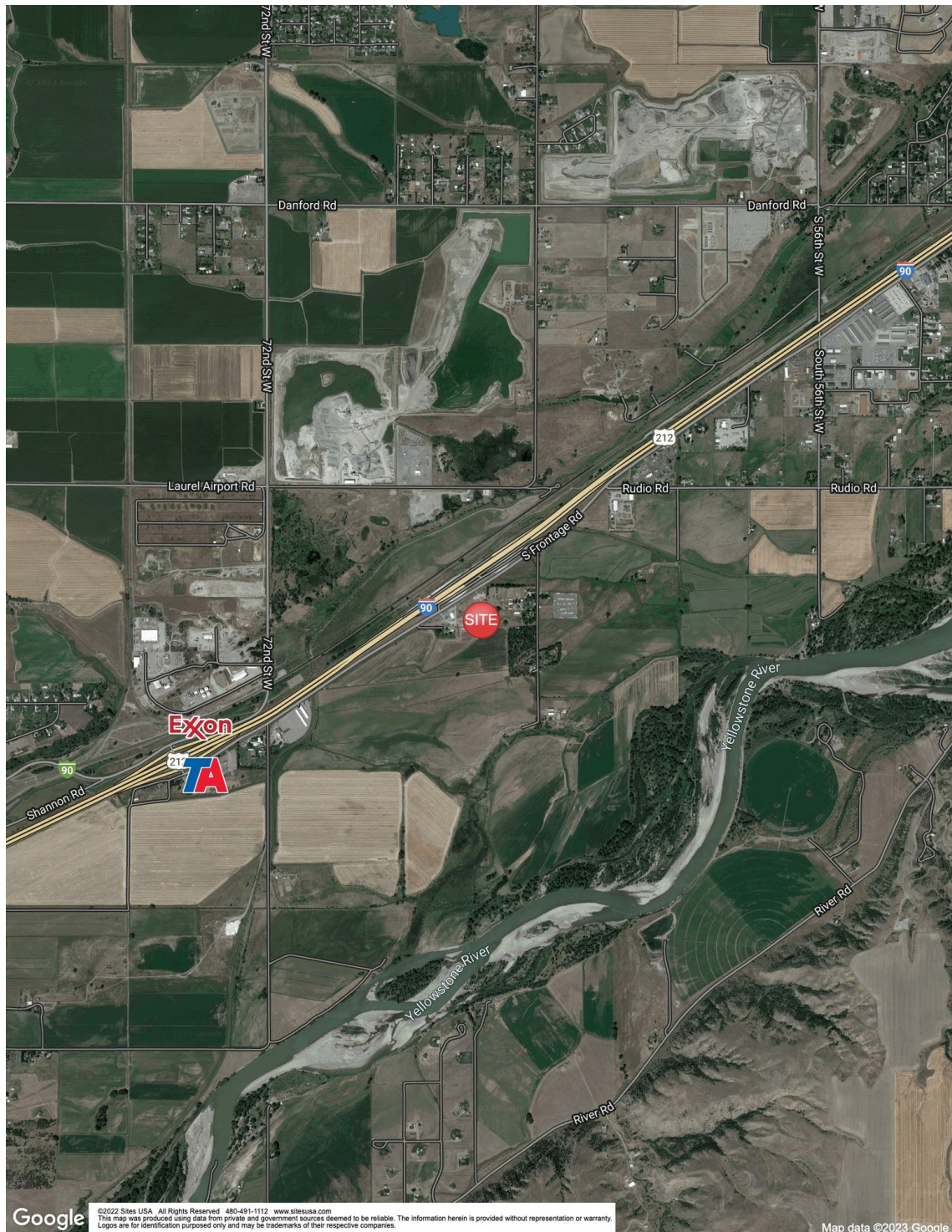
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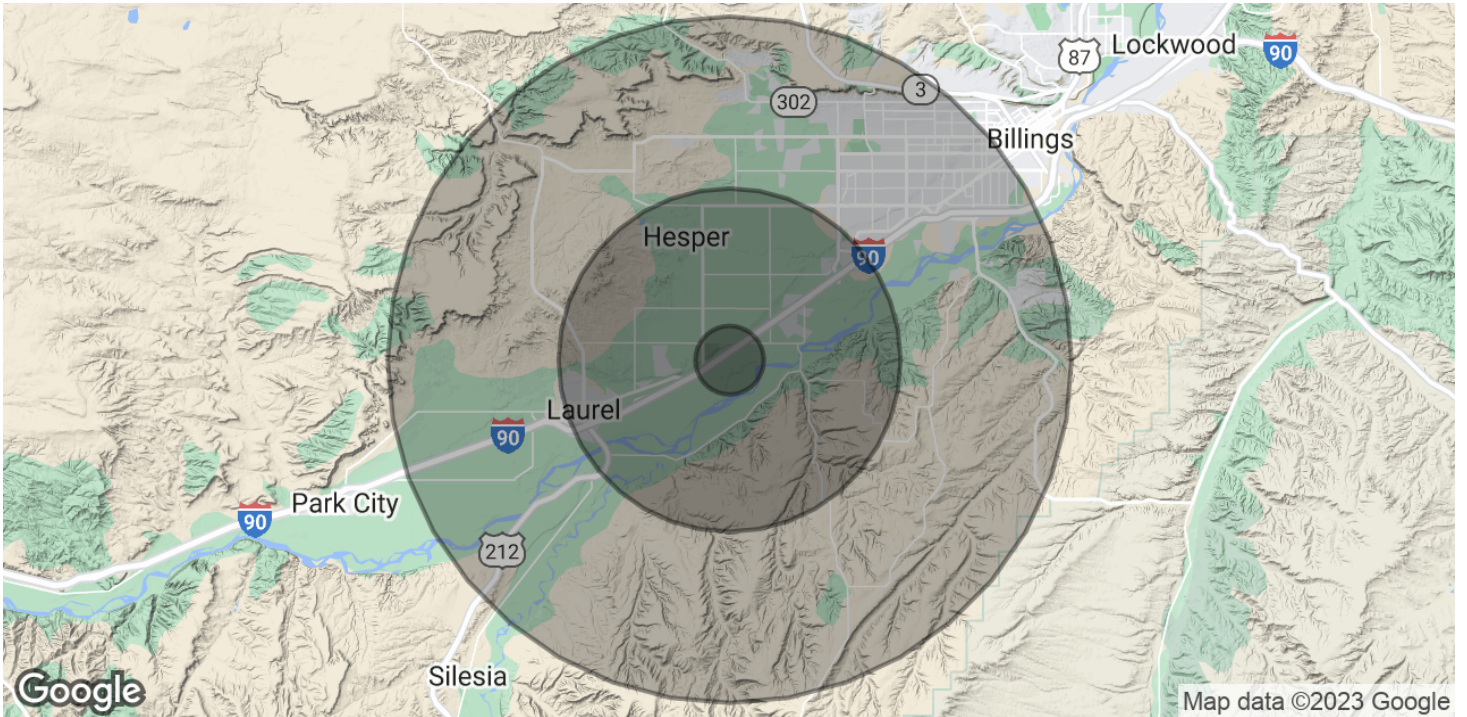


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	338	13,788	90,775
Average Age	41.5	41.1	41.1
Average Age (Male)	42.1	39.5	39.6
Average Age (Female)	37	41.8	42.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	140	6,057	41,441
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$131,841	\$102,384	\$89,360
Average House Value	\$366,973	\$270,951	\$261,582

* Demographic data derived from 2020 ACS - US Census

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