

# LEASE

## 301 SOUTH 24TH STREET WEST

301 South 24th Street West Billings, MT 59102

LEASE RATE

\$1,875.00 per month



COLDWELL BANKER  
COMMERCIAL  
CBS

**Nathan Matelich, CCIM**

406 781 6889

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## OFFERING SUMMARY

Building Size:	6,304 SF
Available SF:	1,250 SF
Lot Size:	15,721 SF
Year Built:	1979
Zoning:	CMU1-Corridor Mixed Use 1

## PROPERTY OVERVIEW

- \*1,250 SF Retail Space for Lease
- \*\$1,875/mo + Utilities
- \*Open Retail Space
- \*1 Office
- \*1 Bathroom
- \*Storage/Stock Room in Back
- \*Large Pylon Sign on 24th St W
- \*24th St W has 25,000 Cars Per Day

## LOCATION OVERVIEW

301 S 24th St W is a Class A retail center with some of the highest traffic counts in Billings. This retail space is perfect for any business that needs an open retail area in the front, a manager's office and a stock room in back for product. Located directly across from the Rimrock mall, 301 S 24th St W is located at the center of all major retail activity in Billings. With a large pylon sign on 24th St W and perfect footprint for a small retailer, this retail property won't last long!

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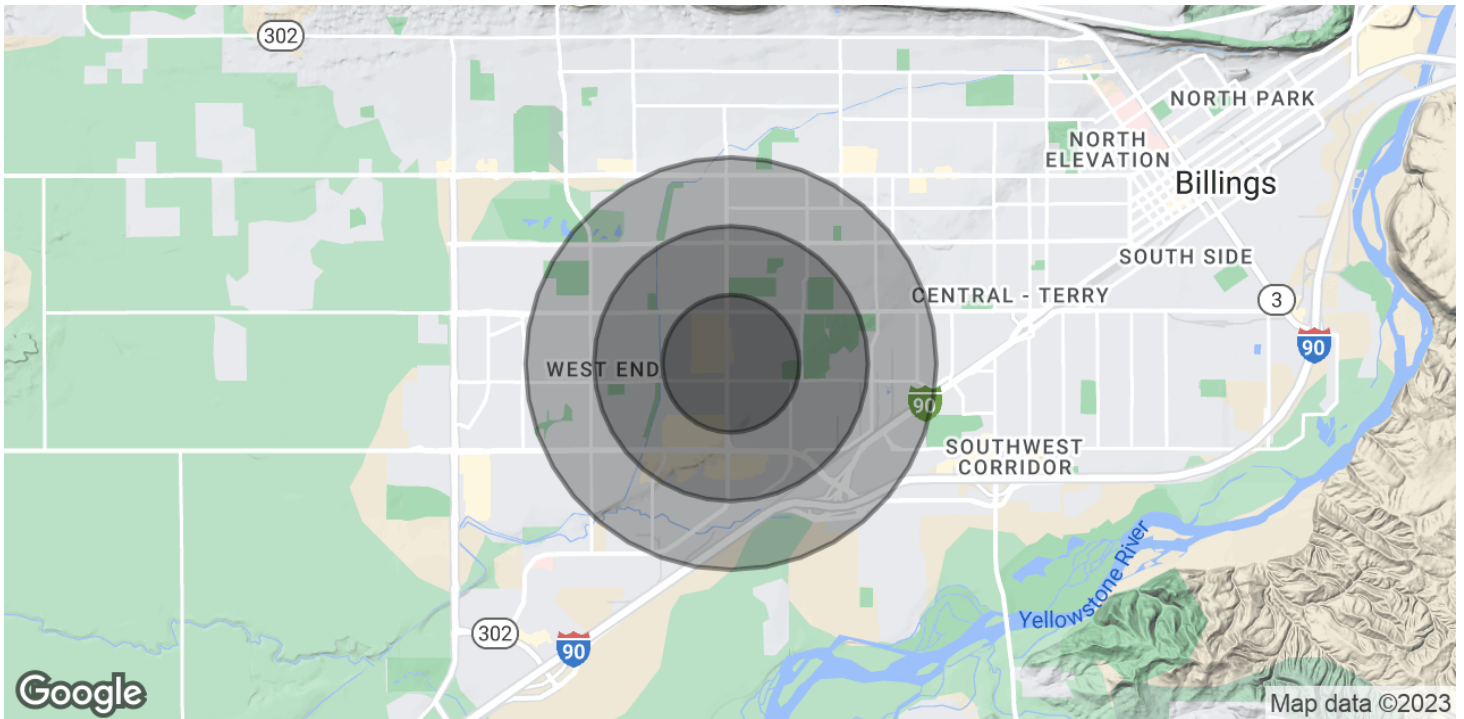


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,003	7,999	17,294
Average Age	36.5	41.2	40.5
Average Age (Male)	31.3	37.1	37.2
Average Age (Female)	43	44.9	42.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	928	3,789	8,591
# of Persons per HH	2.2	2.1	2
Average HH Income	\$57,792	\$63,517	\$64,177
Average House Value	\$161,133	\$210,665	\$209,621

\* Demographic data derived from 2020 ACS - US Census

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