

LEASE

1844 BROADWATER AVE, #6

1844 Broadwater Ave, #6 Billings, MT 59102

LEASE RATE \$1,750.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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Lease Rate

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OFFERING SUMMARY

Building Size:	13,212 SF
Available SF:	1,500 SF
Lot Size:	38,816 SF

PROPERTY OVERVIEW

- *1,500 SF Salon Space or Barber Shop for Lease (Previously Cost Cutters)
- *\$1,750/mo + Utilities
- *High Traffic Midtown Retail Center
- *Plug & Play Salon Layout Including 6 Haircutting Stations & 2 Hair Washing Sinks
- *Restroom
- *Storage Room
- *Manager's Office
- *Laundry Room with Washer & Dryer
- *Large Pylon Sign on Broadwater
- *Excellent Retail Exposure with 20,000 Cars Per Day

LOCATION OVERVIEW

1844 Broadwater Ave is a long standing retail center located in the heart of midtown with excellent retail exposure. Surrounded by a significant amount of housing, this is a perfect retail space for any Salon or Barber shop looking to cash in on local clientele & convenient location. Enjoy a location that is easy to find by putting your logo on the large pylon sign on Broadwater. Co-tenants include Tanz & Things, Broadwater Mercantile, Advanced Appraisal Services, Cook Travel & First American Trust.

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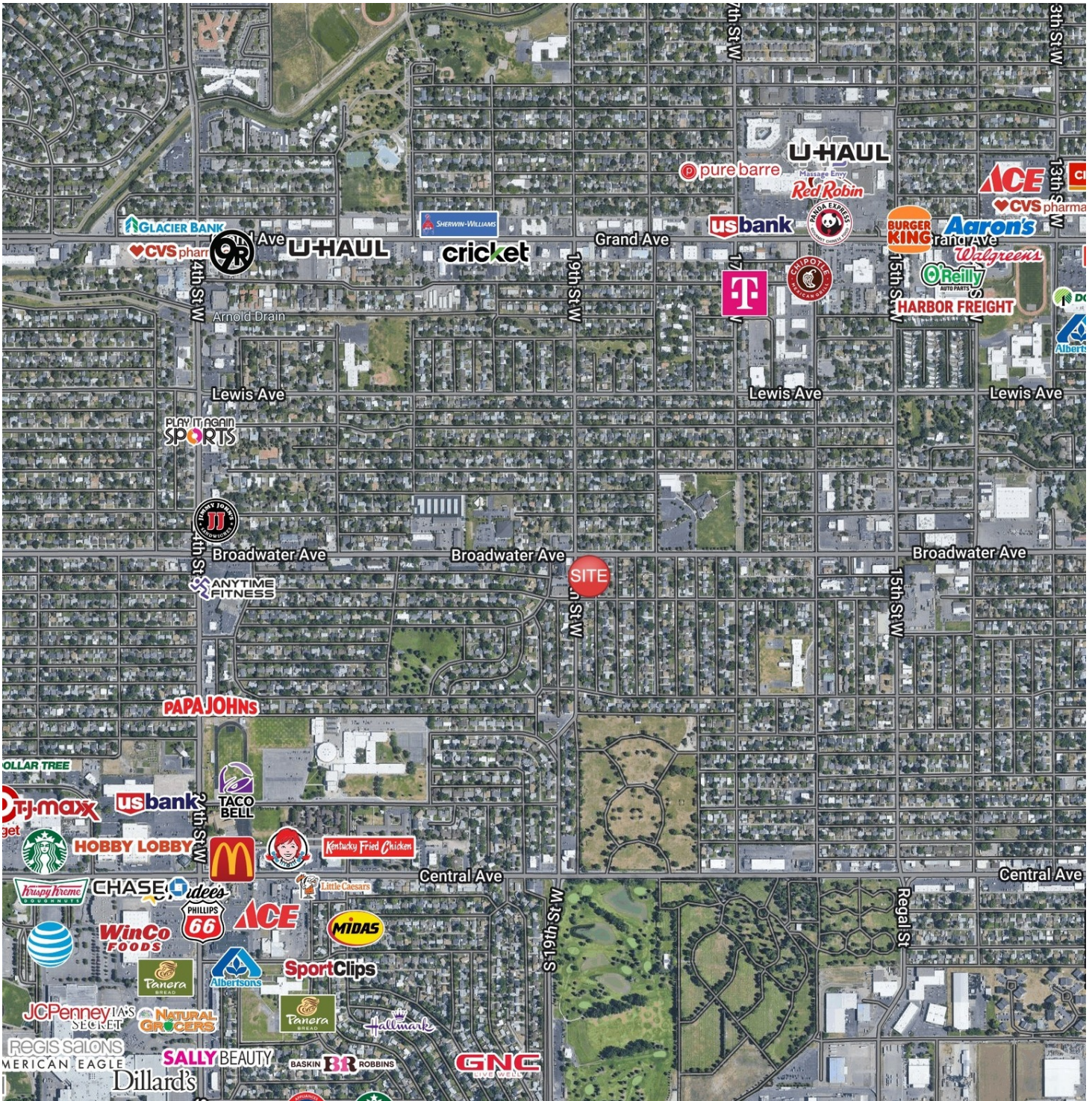


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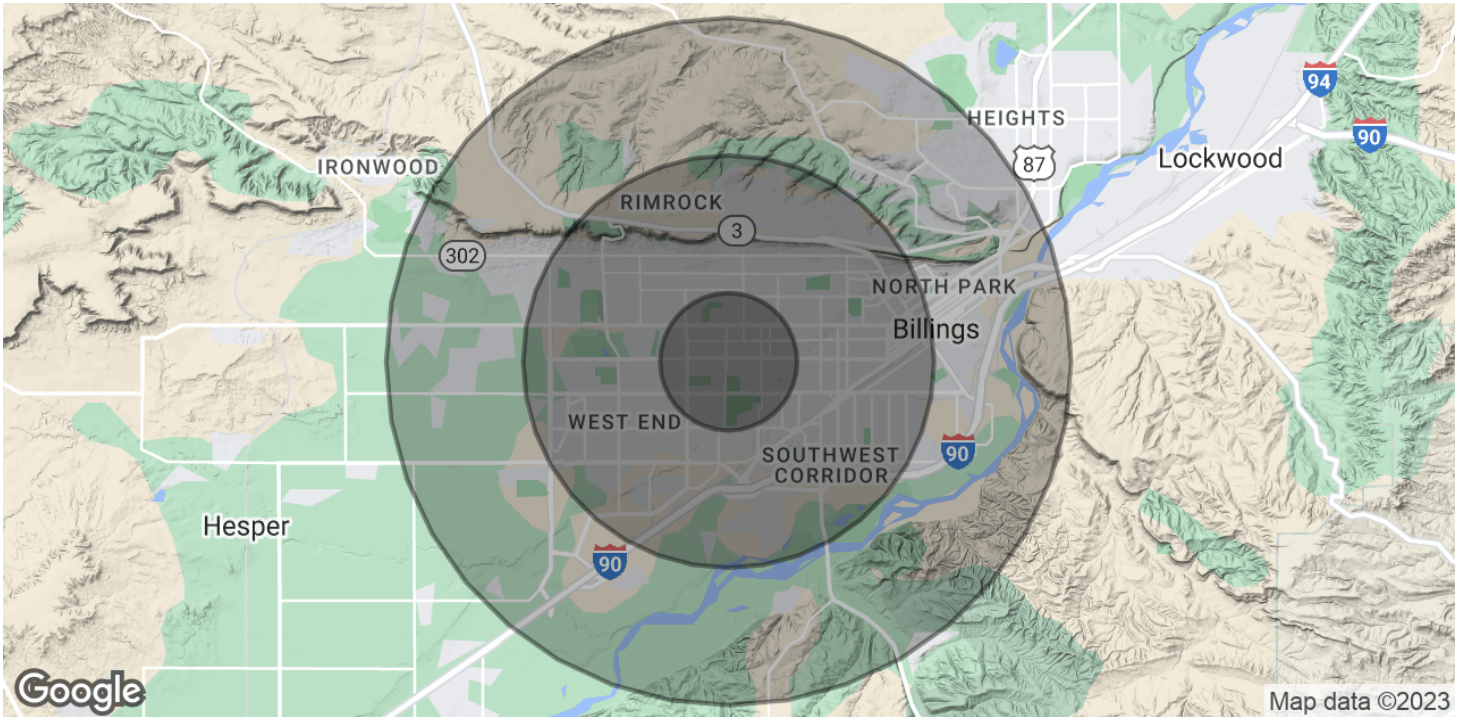


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,601	68,210	93,750
Average Age	41.8	39.4	39.4
Average Age (Male)	39.4	37.5	37.9
Average Age (Female)	43.3	41.3	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,939	32,680	44,110
# of Persons per HH	2	2.1	2.1
Average HH Income	\$71,992	\$72,147	\$77,904
Average House Value	\$209,433	\$221,200	\$239,432

* Demographic data derived from 2020 ACS - US Census

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