

LEASE

6821 COWGIRL WAY

6821 Cowgirl Way Billings, MT 59106

LEASE RATE \$1,000.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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Lease Rate

\$1,000.00 PER MONTH

OFFERING SUMMARY

Lot Size: 0.53 Acres

Zoning: Outside City Limits

PROPERTY OVERVIEW

*0.53 AC Land for Lease

*\$1,000/mo

*Leveled and Graveled

*Fenced Lot

LOCATION OVERVIEW

6821 Cowgirl Way includes 0.53 AC land for lease adjacent to Billings West End premier shop spaces built in 2022. Property is entirely fenced to ensure maximum security.

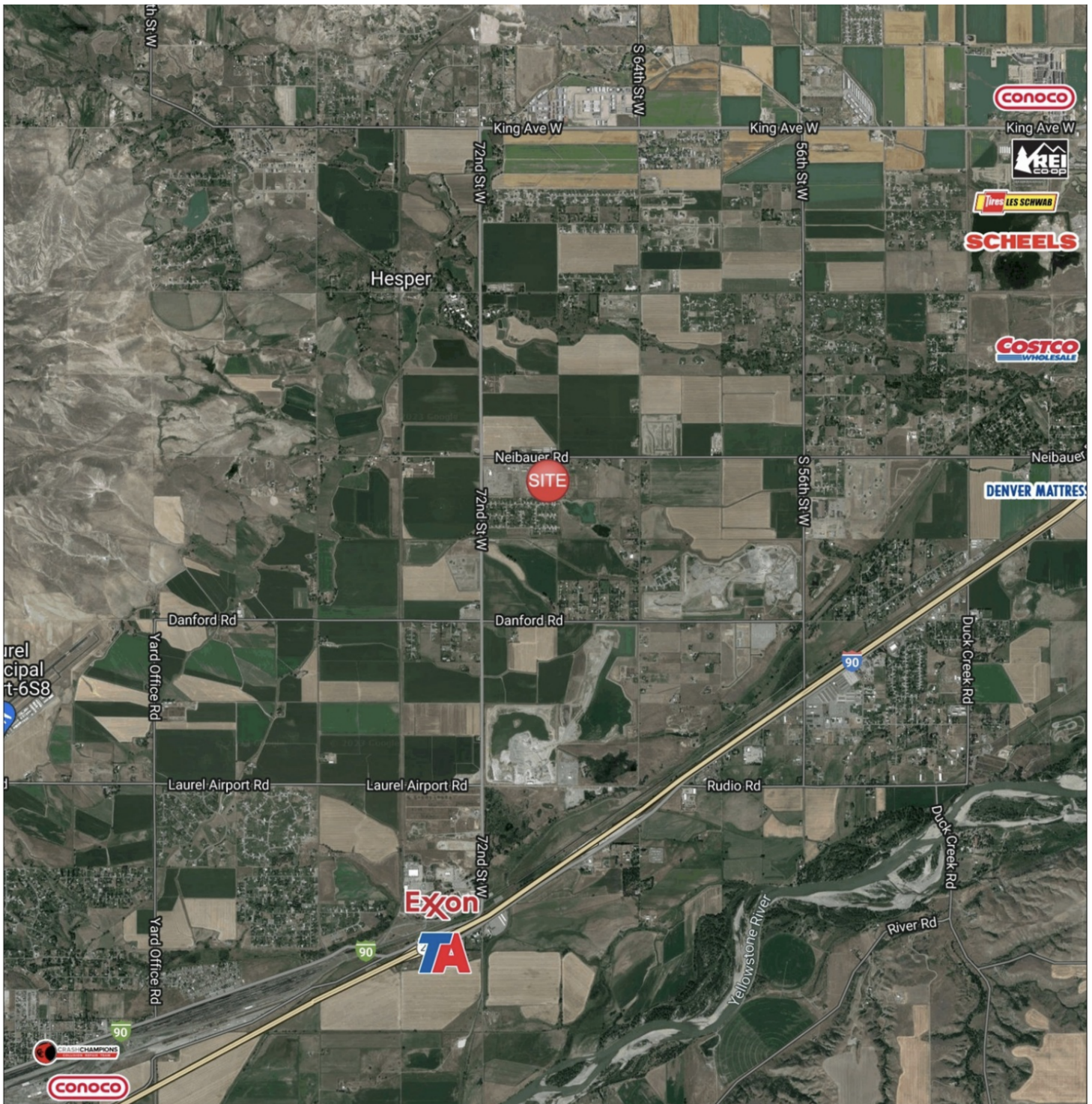
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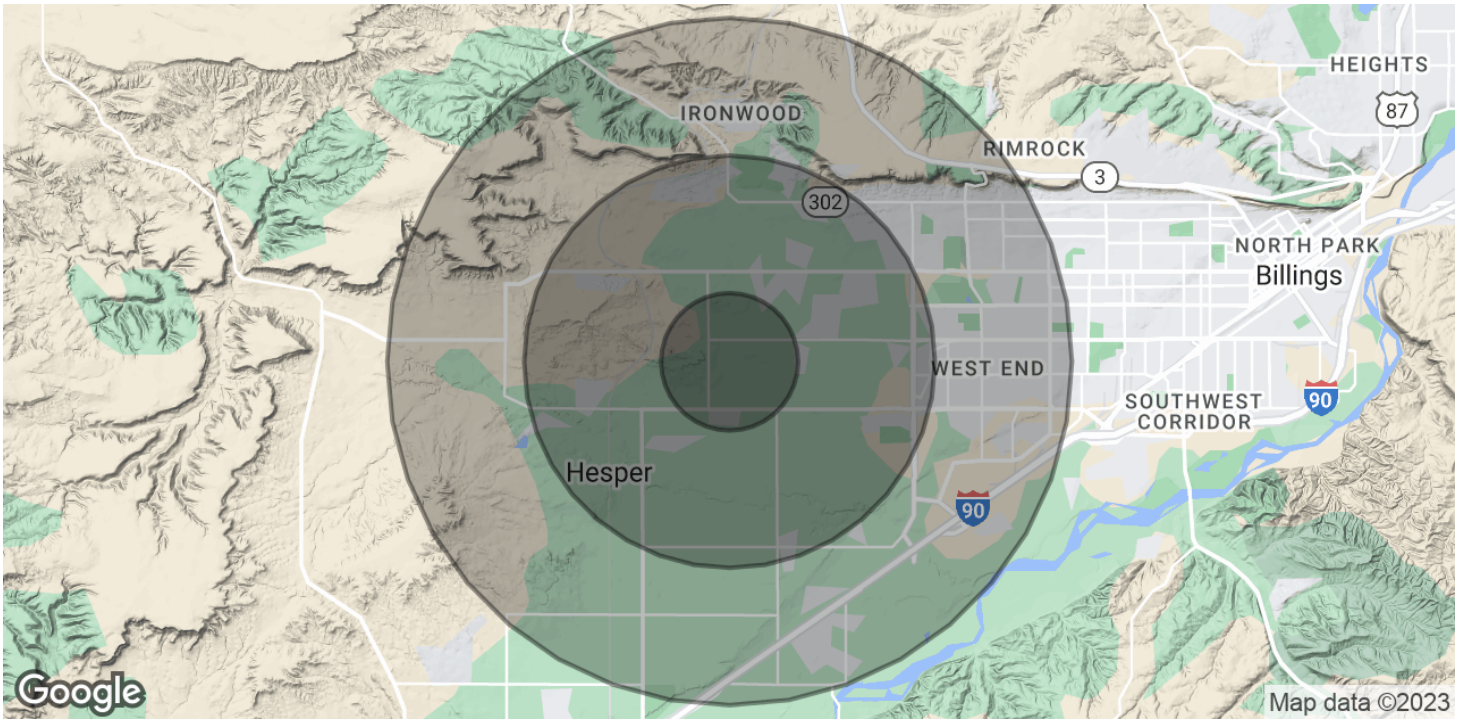


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	938	12,421	42,516
Average Age	40	43	43.1
Average Age (Male)	39.2	42.8	42.4
Average Age (Female)	39.8	42.6	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	524	5,686	19,546
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$90,152	\$128,855	\$103,832
Average House Value	\$374,242	\$390,609	\$306,910

* Demographic data derived from 2020 ACS - US Census

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