

1215 MONAD RD

1215 Monad Rd Billings, MT 59101



LEASE RATE \$2,335.00 - \$2,865.00 per month RETAIL SIZE 3,200 SF

Nathan Matelich, CCIM 406 781 6889 **Michael Speidel** 406 601 9695



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OFFERING SUMMARY

| Lease Rate: | \$2,335.00 - \$2,865.00 per month + utilities |
|----------------|--|
| Building Size: | 13,200 SF |
| Available SF: | 3,200 SF |
| Lot Size: | 38,332 SF |
| Renovated: | 2020 |
| Zoning: | I1-Light Industrial |

PROPERTY OVERVIEW

*3,200 SF retail showroom *Lease rate is \$2,335/mo to \$2,865/mo + utilities depending on build out and finishes tenant requires *Attractive finishes and newly renovated bathroom *Landlord willing to do a custom build to suit *Fenced Yard Space Adjacent to Retail Showroom *High Traffic Counts on Monad with 9,520 Cars Per Day *\$7.50 - \$9.50 PSF NNN *\$1.25 NNN LOCATION OVERVIEW

1215 Monad is an open floor plan 3200 SF Retail/Showroom space. Centrally located building with retail space ideal for any business needing a 100% open concept floor plan.

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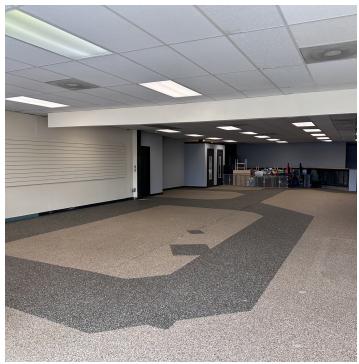


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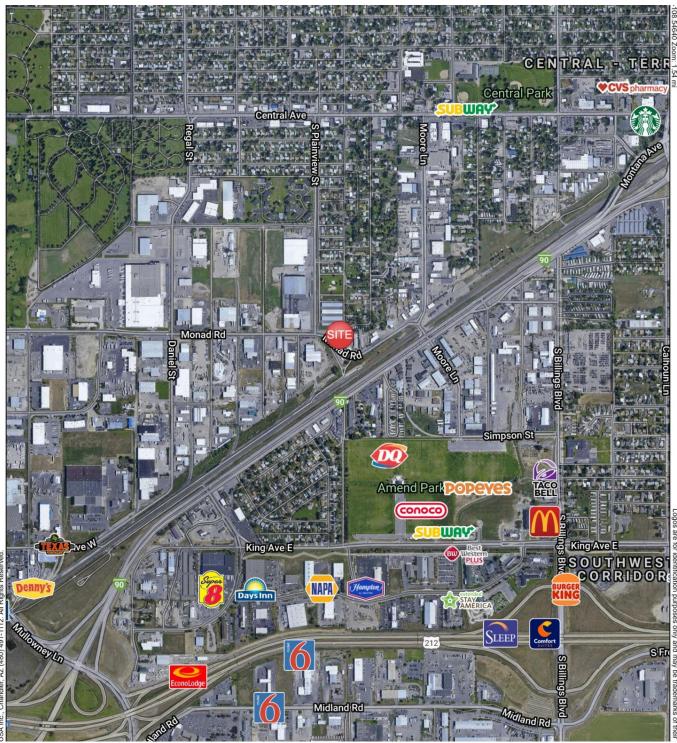
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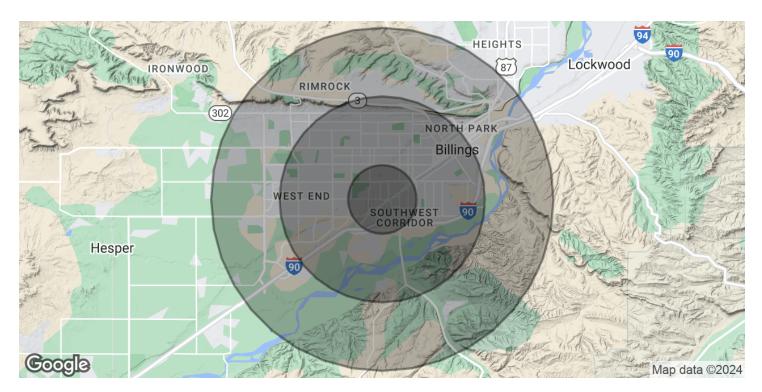
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 6,632 | 59,838 | 88,990 |
| Average Age | 37.6 | 38.5 | 39.3 |
| Average Age (Male) | 35.3 | 36 | 37.8 |
| Average Age (Female) | 39.9 | 40.9 | 40.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,328 | 28,842 | 42,058 |
| # of Persons per HH | 2 | 2.1 | 2.1 |
| Average HH Income | \$57,792 | \$66,657 | \$75,081 |
| Average House Value | \$171,186 | \$207,734 | \$232,404 |

* Demographic data derived from 2020 ACS - US Census

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