

LEASE

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
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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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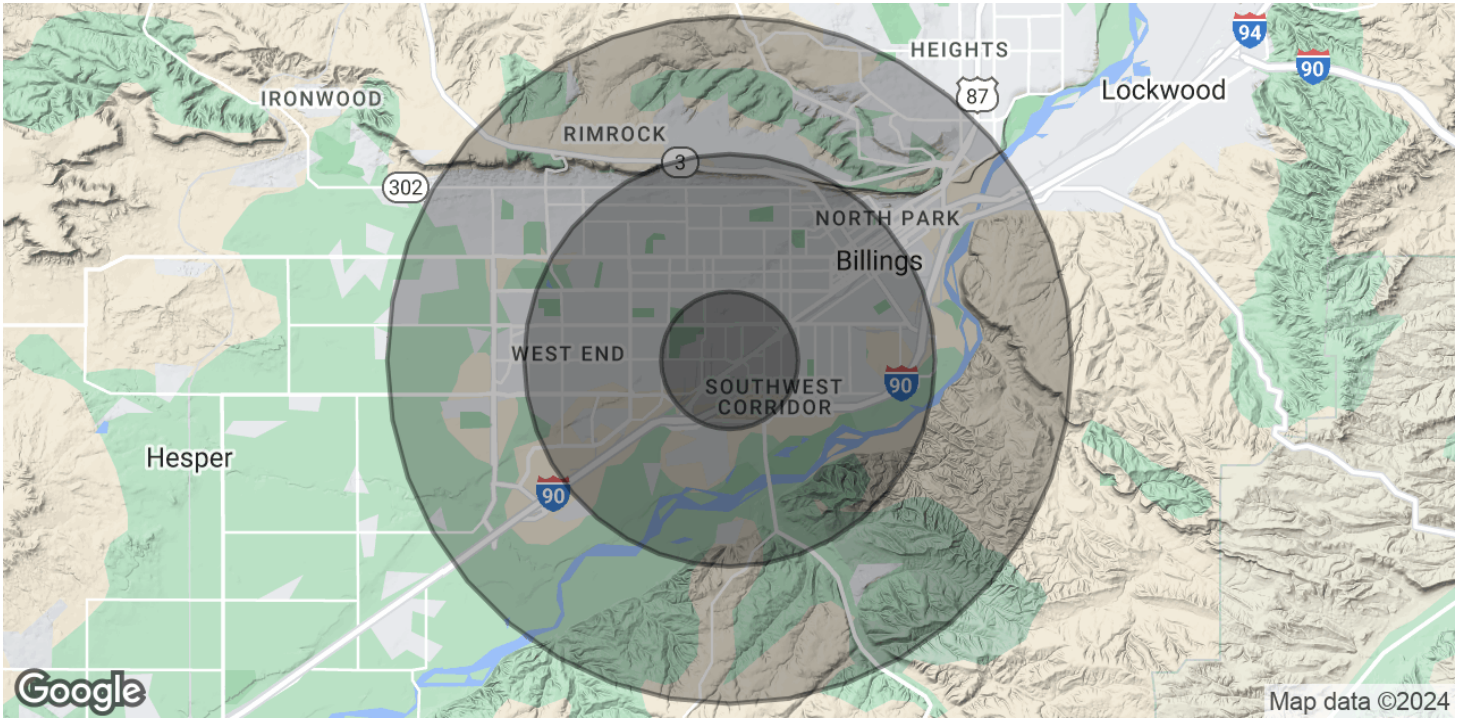


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,632	59,838	88,990
Average Age	37.6	38.5	39.3
Average Age (Male)	35.3	36	37.8
Average Age (Female)	39.9	40.9	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,328	28,842	42,058
# 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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