

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



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

1215 MONAD RD

1215 Monad Rd Billings, MT 59101



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.

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



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial@ and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



1215 MONAD RD

1215 Monad Rd Billings, MT 59101







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



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker ® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

1215 MONAD RD

1215 Monad Rd Billings, MT 59101







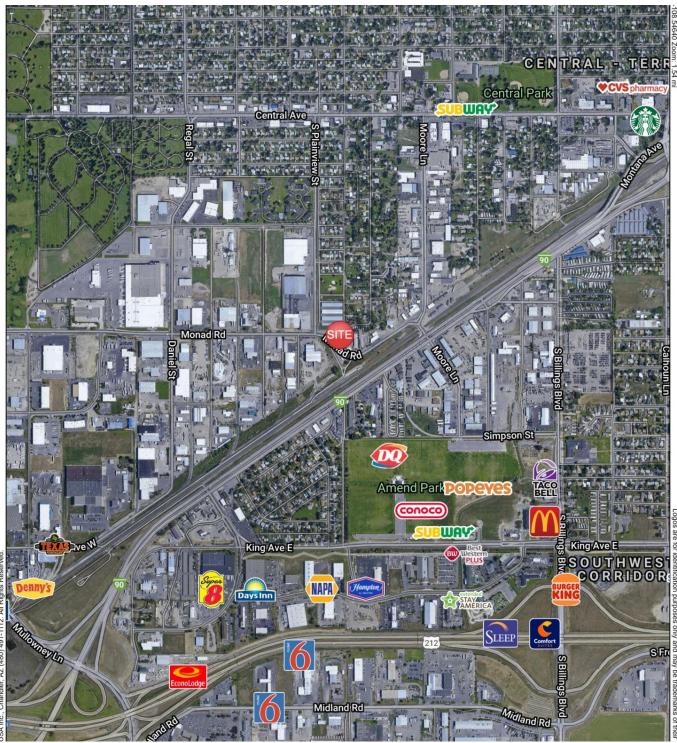
Nathan Matelich, CCIM 406 781 6889 **Michael Speidel** 406 601 9695



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

1215 MONAD RD

1215 Monad Rd Billings, MT 59101



Nathan Matelich, CCIM 406 781 6889

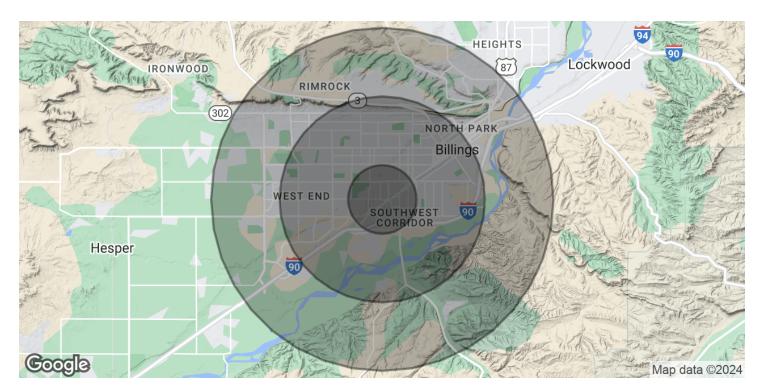
Michael Speidel 406 601 9695



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial@ and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

1215 MONAD RD

1215 Monad Rd Billings, MT 59101



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

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



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.