# LEASE

## 1108 BROADWATER AVENUE

1108 Broadwater Avenue Billings, MT 59102



LEASE RATE \$2,090.00 per month

**SPACE SIZE** 1,254 SF

Nathan Matelich, CCIM (406) 781-6889





Lease Rate

\$2,090.00 PER MONTH

#### **OFFERING SUMMARY**

Building Size:	7,492 SF
Available SF:	1,254 SF
Year Built:	1952
Renovated:	2023
Zoning:	CMU1-Corridor Mixed Use

#### **PROPERTY OVERVIEW**

- \*1,254 SF Retail space for lease
- \*ADA bathroom
- \*Open retail concept with back storage room
- \*Mop sink and plumbed for 3 bay wash sink
- \*Private patio space outside
- \*Wired for security cameras
- \*Keypad for access control
- \*Large pylon sign
- \*\$16 PSF NNN
- \*NNN = \$4 PSF

### **LOCATION OVERVIEW**

This Broadwater Ave retail space is part of an exciting new redevelopment that has recently received a modern facelift, ADA accessibility, new roof, private patio, all new infrastructure and LED lighting. Broadwater Ave boasts high traffic counts exceeding 18,000+ cars per day. The 1,254 SF retail space is ideal for anyone looking for an open floor plan retail space or professional setting with excellent exposure. Located in midtown, put your business in a location that is easy to access from anywhere in Billings.

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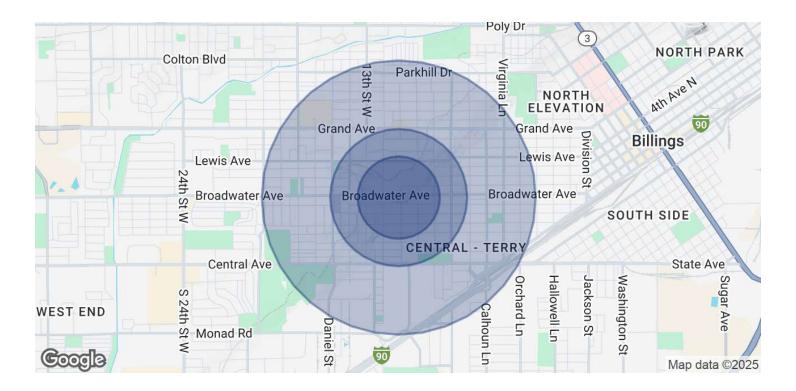
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,076	3,892	14,434
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	524	1,848	6,765
# of Persons per HH	2.1	2.1	2.1

\$78,261

\$284,896

Demographics data derived from AlphaMap

Average HH Income
Average House Value



\$72,085

\$280,464

\$74,112

\$302,218