

LEASE

1414 MAIN ST

1414 Main St Billings, MT 59105



LEASE RATE \$1,100.00 per month
SPACE SIZE 850 SF

Nathan Matelich, CCIM **Todd Sherman**
406 781 6889 406 570 8961

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PROPERTY OVERVIEW

1414 Main St Billings, MT 59105



Lease Rate

**\$1,100.00
PER MONTH**

OFFERING SUMMARY

Building Size:	8,292 SF
Available SF:	850 SF
Number of Units:	4
Year Built:	1954
Zoning:	Corridor Mixed Use 1

PROPERTY OVERVIEW

- *850 SF Retail Space for Lease
- *\$1,100/mo (Utilities Included)
- *Open Floor Plan
- *Private Office
- *Private Bathroom
- *New Flooring & Paint
- *Located on Main Street in Billings Heights
- *Large Pylon Sign
- *High Traffic Counts with 35,000+ Cars Per Day

LOCATION OVERVIEW

Excellent retail location on Main Street with pounding traffic. Perfect for a small business owner who needs high traffic counts. Retail units can be leased separately or combined.

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EXTERIOR IMAGES
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2,500 SF RESTAURANT SPACE

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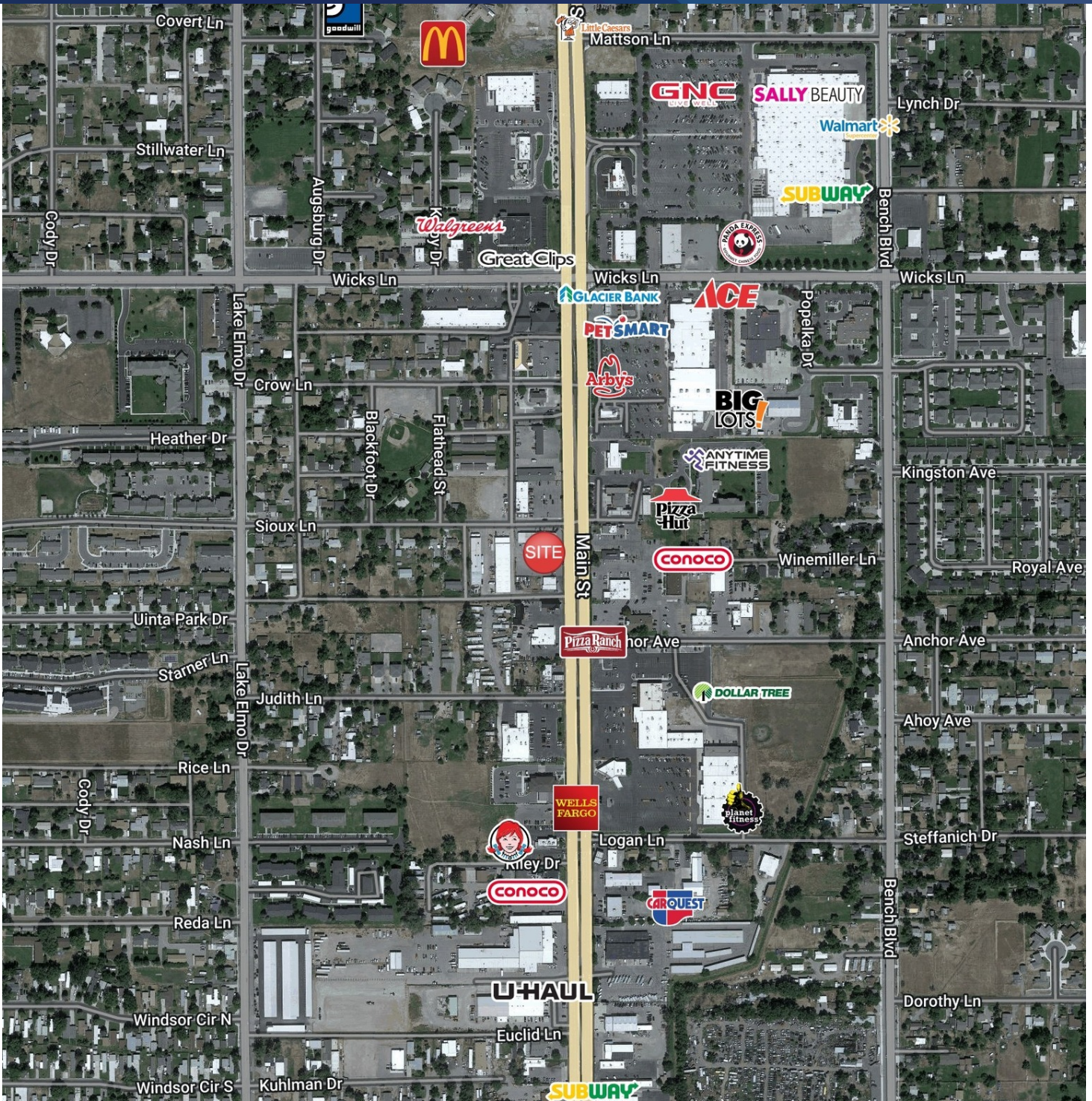


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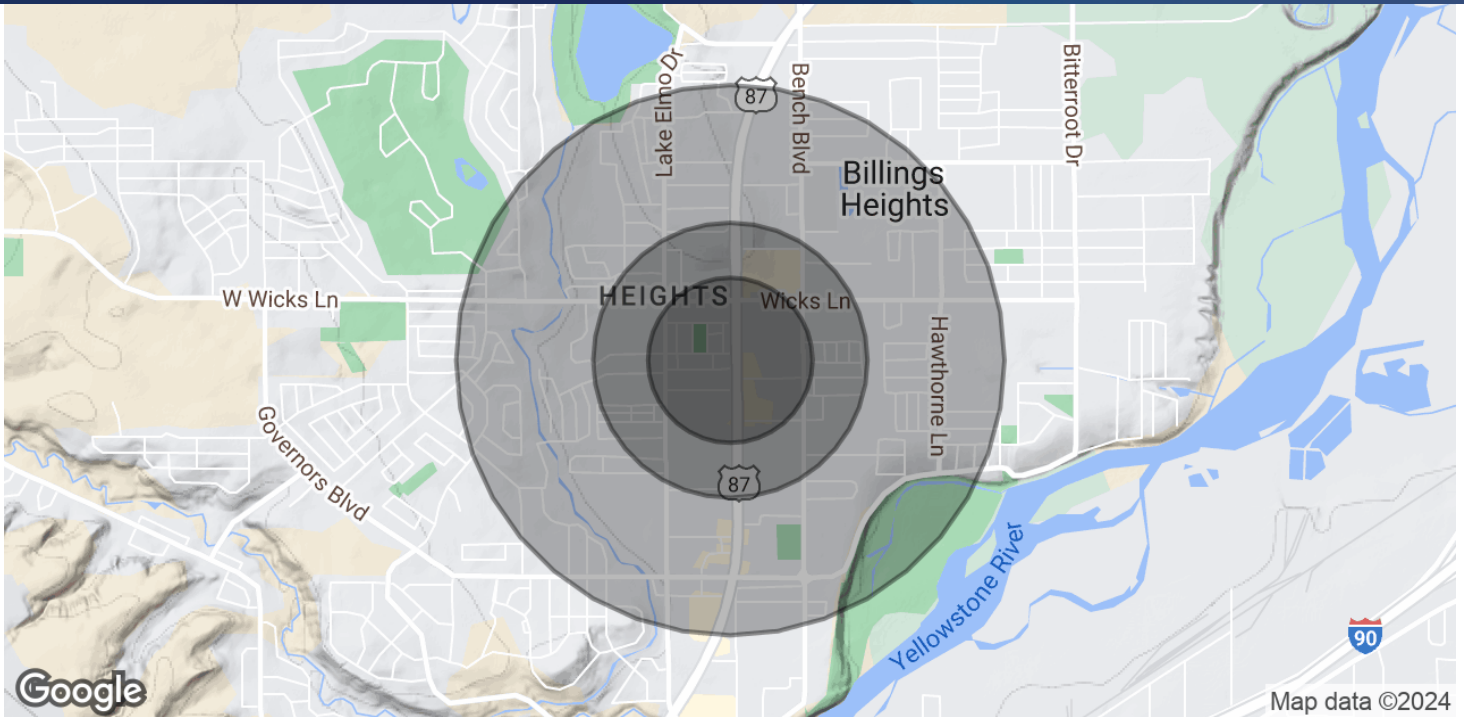


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	684	3,144	11,423
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	327	1,401	4,821
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$62,276	\$71,000	\$77,898
Average House Value	\$378,094	\$316,155	\$325,840

Demographics data derived from AlphaMap

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