

# LEASE

## 3429 CENTRAL AVE, SUITE C

3429 Central Ave, Suite C Billings, MT 59102



**LEASE RATE**

\$2,368.00 per month

**SIZE**

1,283 SF

**Nathan Matelich, CCIM**  
(406) 781-6889

**Michael Speidel**  
(406) 601-9695

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Lease Rate

**\$2,368.00**  
**PER MONTH**

## OFFERING SUMMARY

Building Size:	7,680 SF
Available SF:	1,283 SF
Lot Size:	31,685 SF
Year Built:	2006
Zoning:	CMU1-Corridor Mixed Use 1

## PROPERTY OVERVIEW

- \*1,283 SF Retail Space for Lease
- \*\$2,368/mo + Utilities
- \*Open Floor Plan Retail Space
- \*Significant Restaurant Infrastructure Including Plumbing for Multiple Sinks, Hot Water
- \*Heater, Oversized Gas Line, etc.
- \*Does Not Include a Grill Hood
- \*2 ADA Restrooms Shared with 1 Other Tenant
- \*Large Pylon Sign
- \*Base Rent = \$16.50 NNN
- \*NNN = \$5.65 PSF

## LOCATION OVERVIEW

Class A retail building located on busy Central Ave with high traffic counts. Building has attractive finishes and conveniently located in the desirable west end of Billings, MT. Co-tenants include Samurai Restaurant, Aminga Salon & Practical Taxes. This building would be a great fit any small business owner or national tenant needing multiple sinks or a great space to run a small restaurant out of. 3429 Central Ave is located between 24th St W and Shiloh Rd which is the faster growing retail area in Billings.

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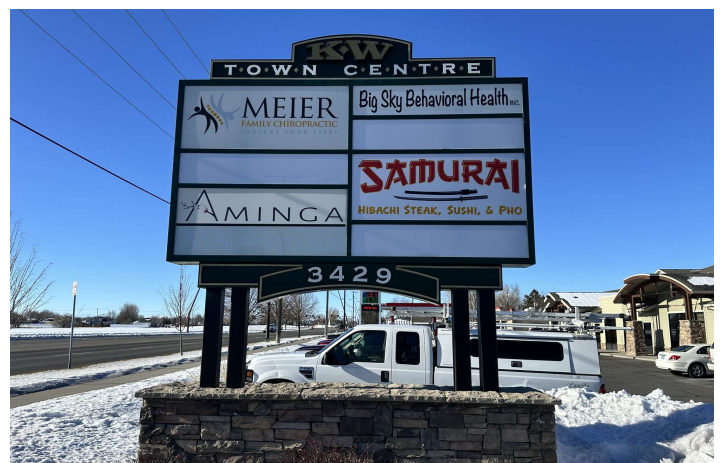
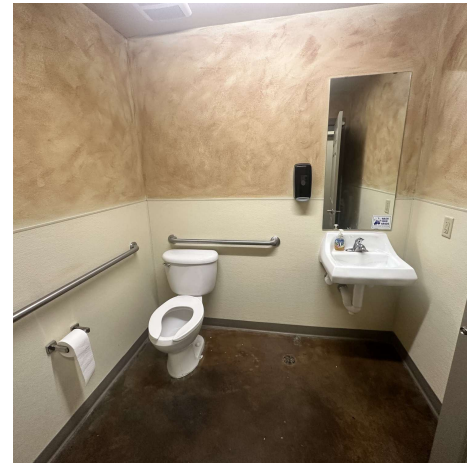


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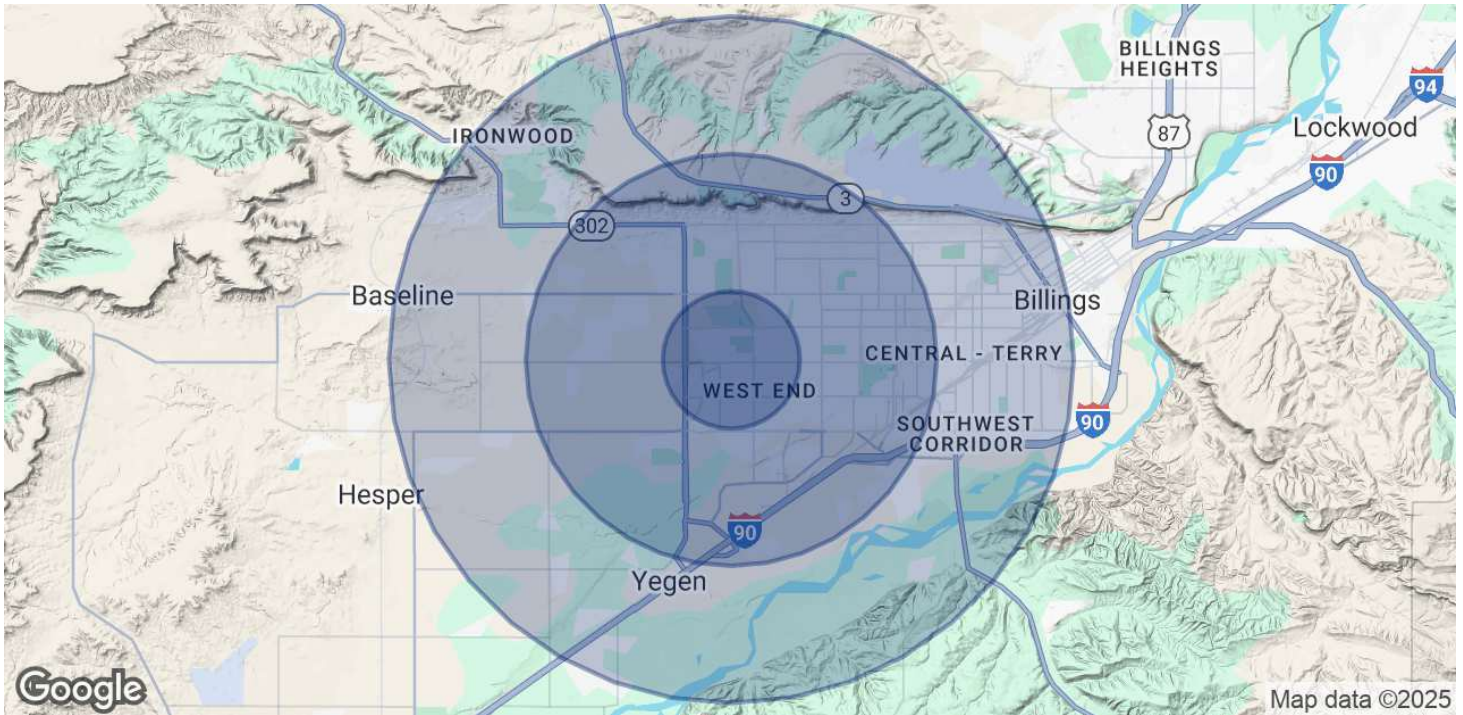


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,089	55,592	97,035
Average Age	42	43	41
Average Age (Male)	40	41	40
Average Age (Female)	44	44	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,058	24,005	41,408
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$91,322	\$105,859	\$100,128
Average House Value	\$384,909	\$429,790	\$426,988

Demographics data derived from AlphaMap

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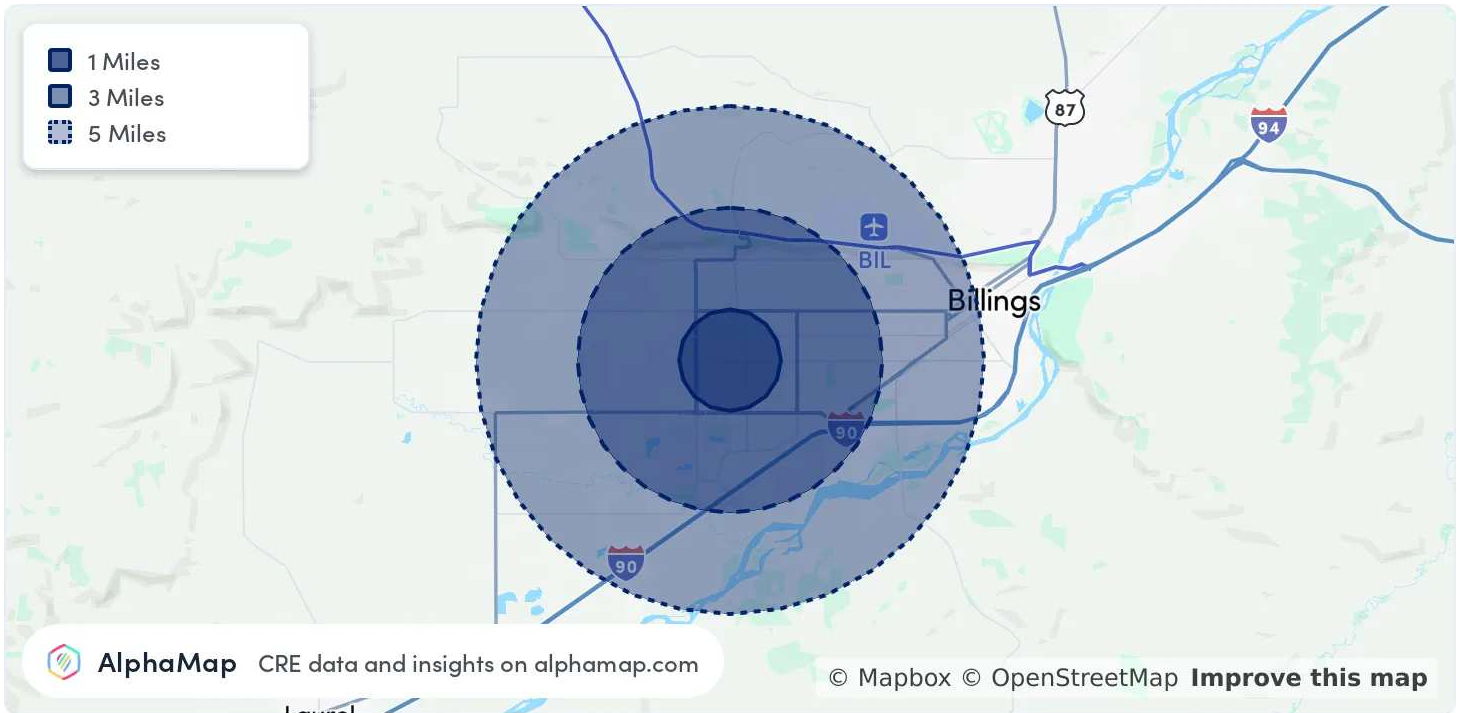
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Per Capita Income	\$41,510	\$46,025	\$43,533

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