

# LEASE

**6821 COWGIRL WAY, #5**

Billings, MT 59106



**LEASE RATE**

**\$2,464.00 per month**

**Nathan Matelich, CCIM**  
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## OFFERING SUMMARY

Building Size:	7,560 SF
Available SF:	2,400 SF
Lot Size:	1.479 Acres
Year Built:	2022
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

- \*2,400 SF Shop Space
- \*New Construction
- \*1 Bathroom
- \*Small Office
- \*LED Lighting
- \*14 ft Overhead Door
- \*Shop Heater
- \*Large Wash Sink in Shop Area
- \*Adjacent 0.5 AC Fenced Yard Available for Additional \$900/mo
- \*\$10.50 PSF NNN
- \*NNN = \$1.82 PSF

## LOCATION OVERVIEW

6821 Cowgirl Way are Billings West End premier shop spaces for lease. Built in 2022, these shops boast high quality finished, energy efficient design and include the elusive fenced yard space. Additional half acre of fenced & graveled yard also available. Property is entirely fenced to ensure maximum security.

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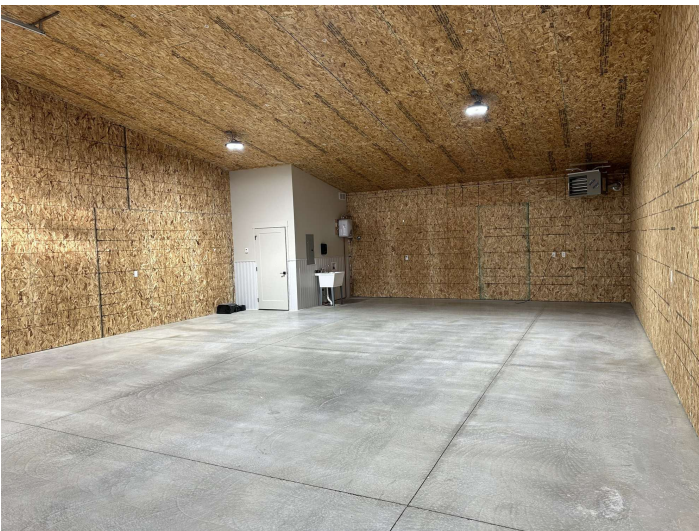
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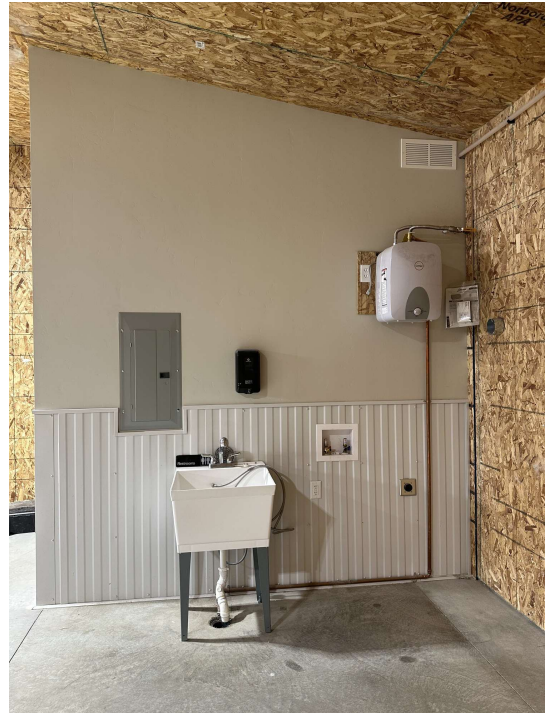
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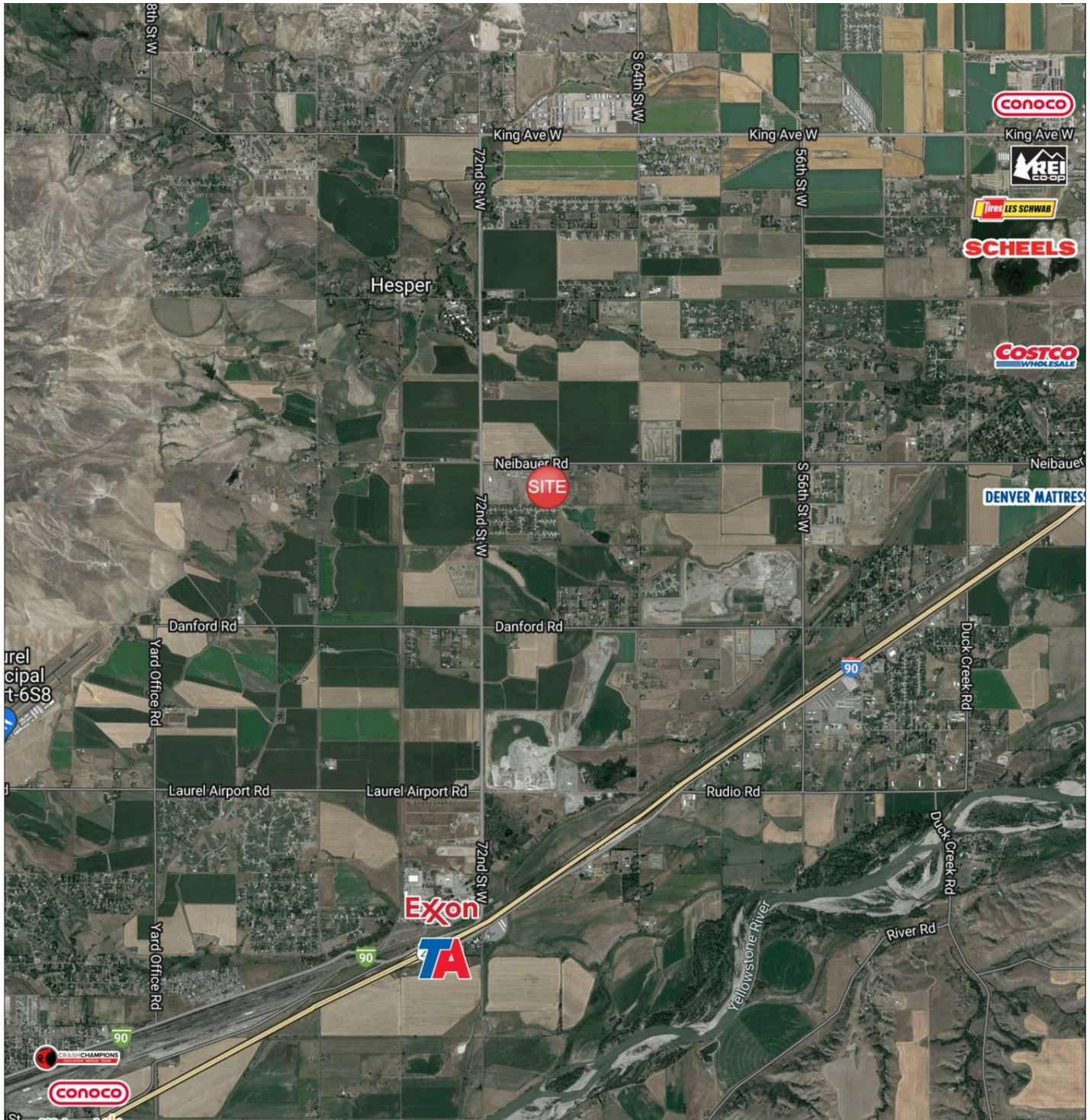
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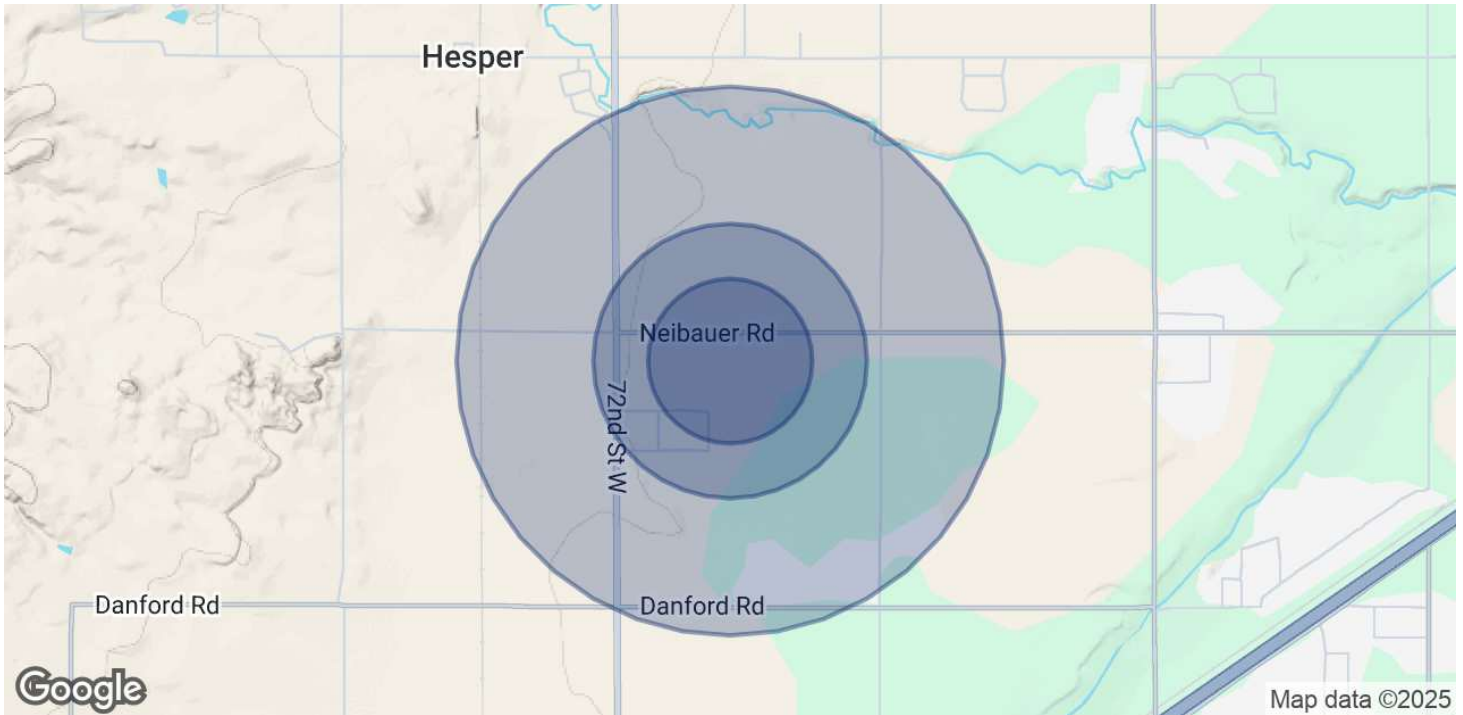


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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	148	349	586
Average Age	38	38	38
Average Age (Male)	38	38	38
Average Age (Female)	38	38	38

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	51	120	203
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$133,414	\$133,410	\$132,956
Average House Value	\$618,514	\$618,492	\$615,634

Demographics data derived from AlphaMap

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