

LEASE

928 BROADWATER AVE

928 Broadwater Ave Billings, MT 59102



LEASE RATE \$16.00 SF/yr
AVAILABLE SF 3,664 SF

Michael Speidel
(406) 601-9695

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360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	3,664 SF
Date Available:	Jan 1st, 2026

PROPERTY DESCRIPTION

Prime Retail Space on One of Billings' Busiest Corridors

Position your business for success with this highly visible 3,664 SF retail unit located on one of the most heavily traveled streets in Billings, seeing over 18,000 vehicles per day. The space can be divisible into two suites of approximately 1,832 SF each, providing flexibility for a wide range of retail or service-oriented users.

Available January 1, 2026, the unit leases for \$16.00/SF/Year NNN, with NNN expenses at \$4.00/SF/Year. Tenants also benefit from placement on the digital monument sign, ensuring outstanding drive-by exposure and brand visibility.

With strong traffic counts, excellent signage, and adaptable floorplan options, this is a standout retail opportunity in a thriving Billings trade area. Prompt inquiries are encouraged.

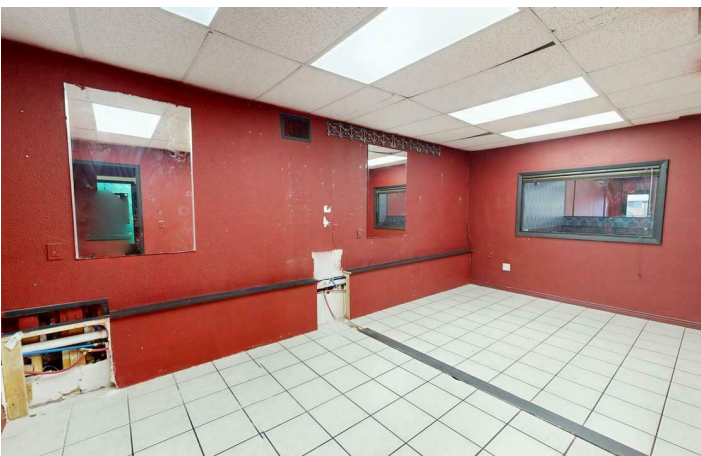
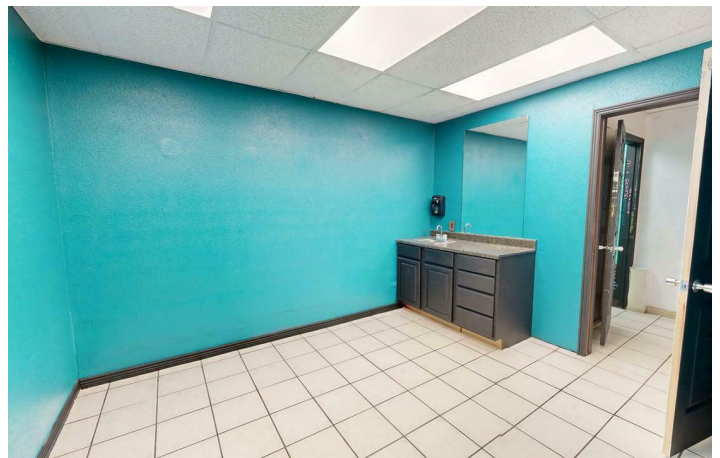
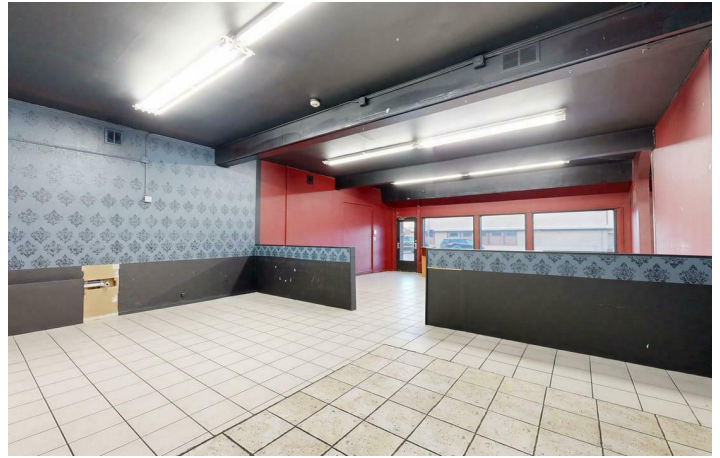
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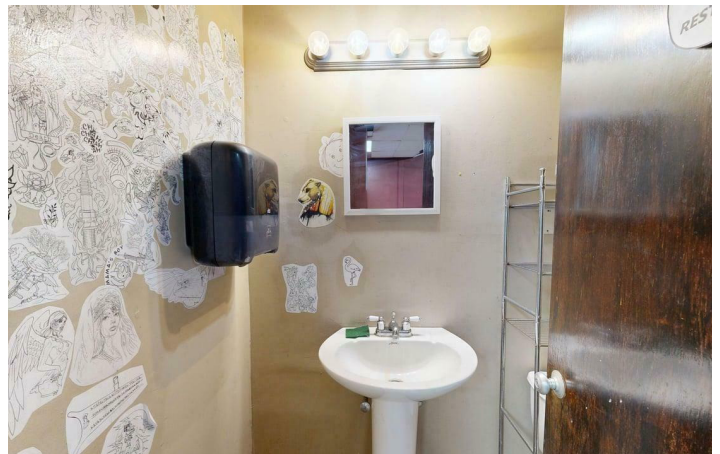
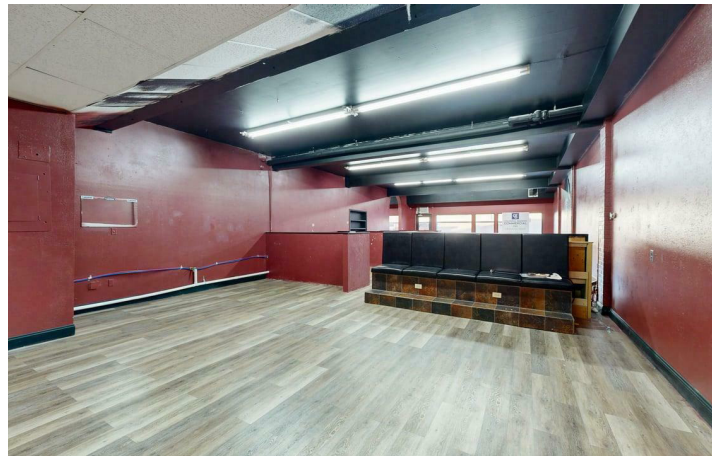
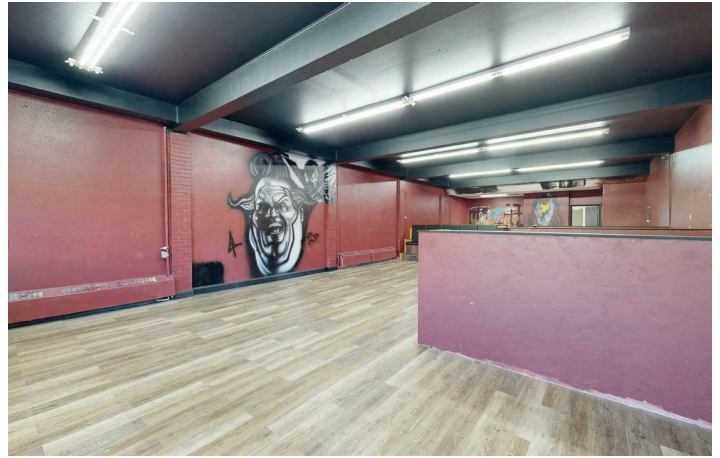
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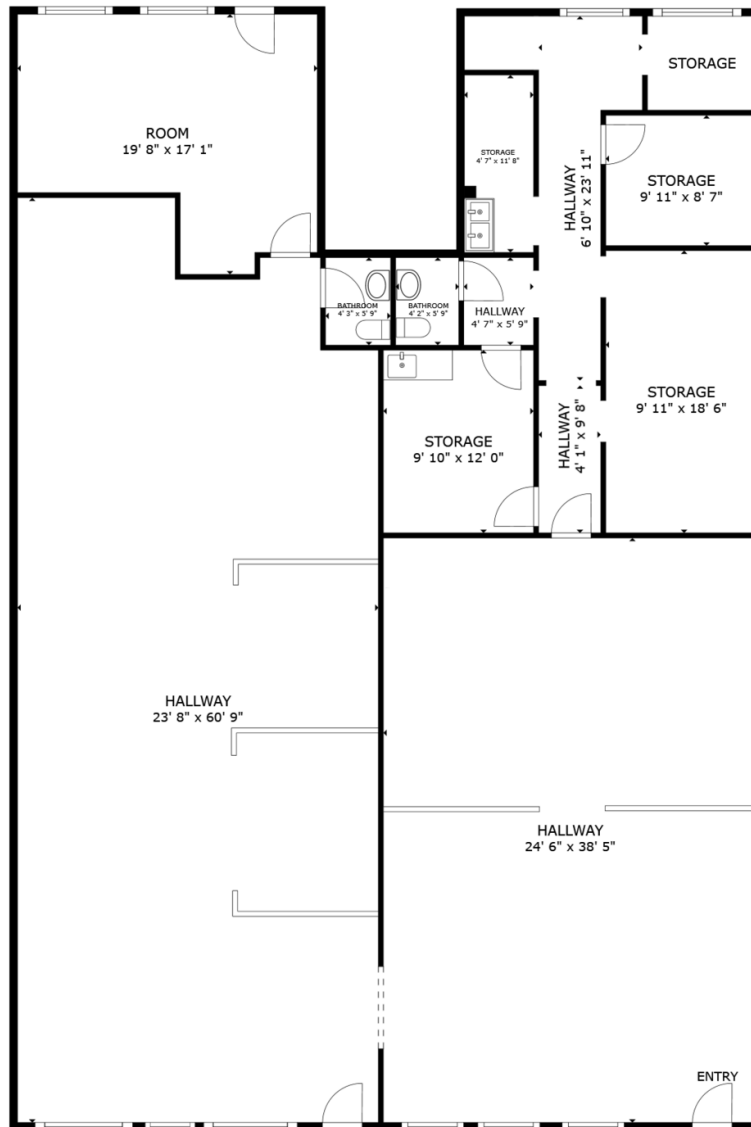
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 3,378 sq.ft.
TOTAL : 3,378 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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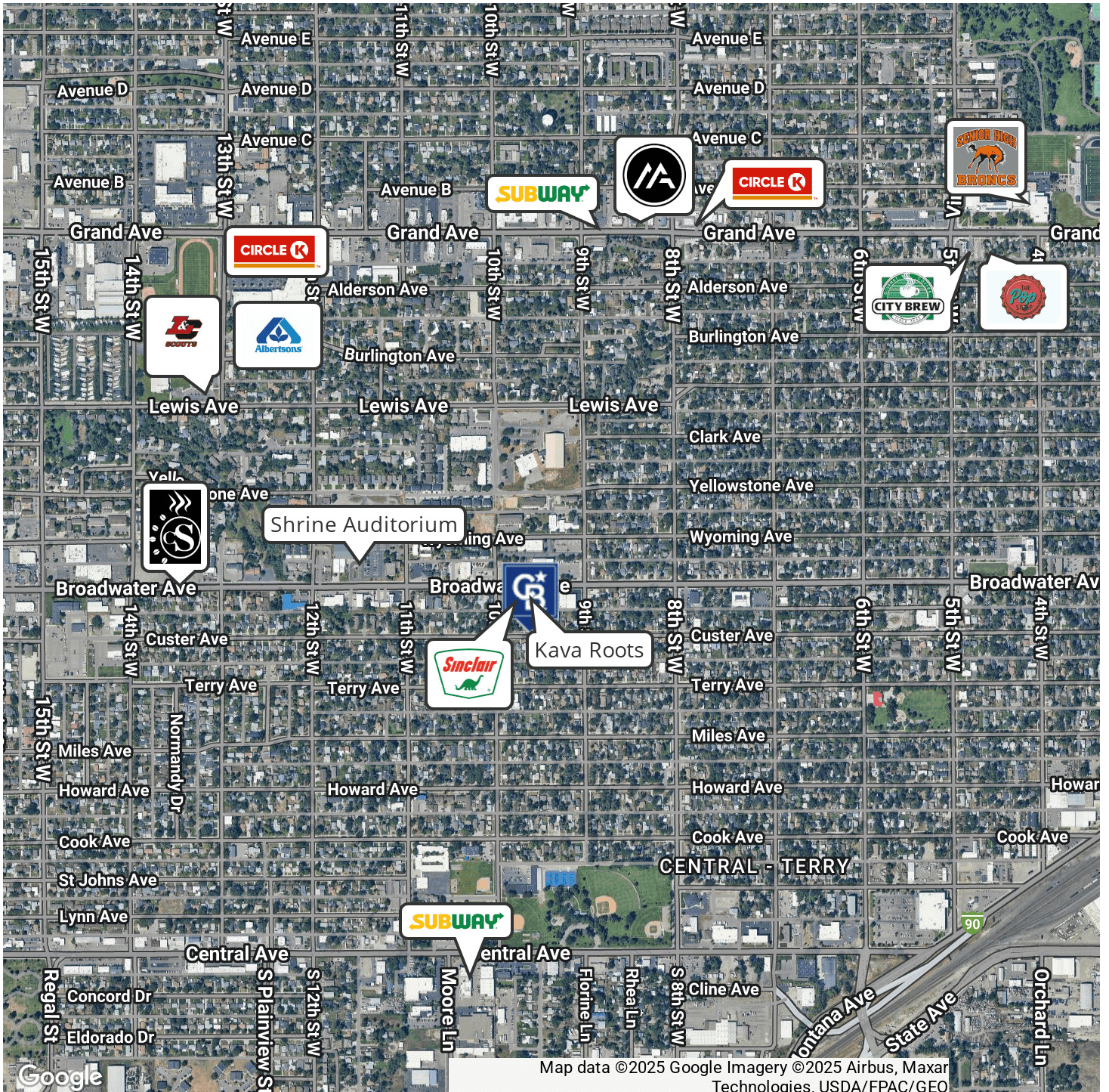


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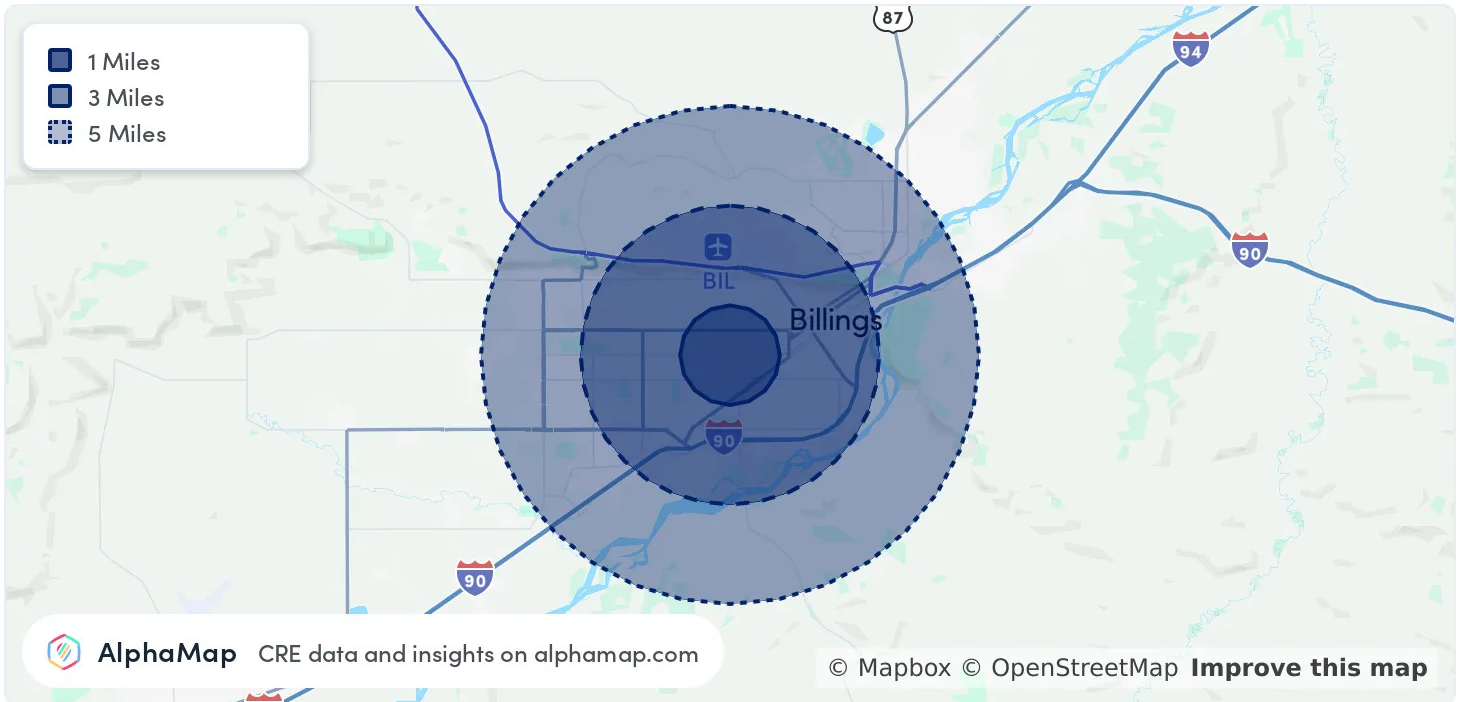
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,401	67,953	112,363
Average Age	39	41	41
Average Age (Male)	38	39	39
Average Age (Female)	40	42	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,811	29,659	47,976
Persons per HH	2.1	2.3	2.3
Average HH Income	\$73,101	\$83,811	\$91,282
Average House Value	\$301,772	\$364,250	\$387,747
Per Capita Income	\$34,810	\$36,439	\$39,687

Map and demographics data derived from AlphaMap

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MICHAEL SPEIDEL

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PROFESSIONAL BACKGROUND

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

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