

# LEASE

**6821 COWGIRL WAY, #7**

Billings, MT 59106



**LEASE RATE**

**\$1,380.00 per month**

**Nathan Matelich, CCIM**

**(406) 781-6889**

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## OFFERING SUMMARY

Building Size:	7,560 SF
Available SF:	1,380 SF
Lot Size:	1.479 Acres
Year Built:	2022
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

- \*1,380 SF Shop Space with Fenced Yard
- \*For Lease @ \$1,380/mo + Utilities
- \*New Construction
- \*1 Bathroom
- \*LED Lighting
- \*14 ft Overhead Door
- \*Shop Heater
- \*Large Wash Sink in Shop Area
- \*\$10.18 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. Each unit includes 2,500-3,000 SF of fenced & graveled yard. Property is entirely fenced to ensure maximum security.

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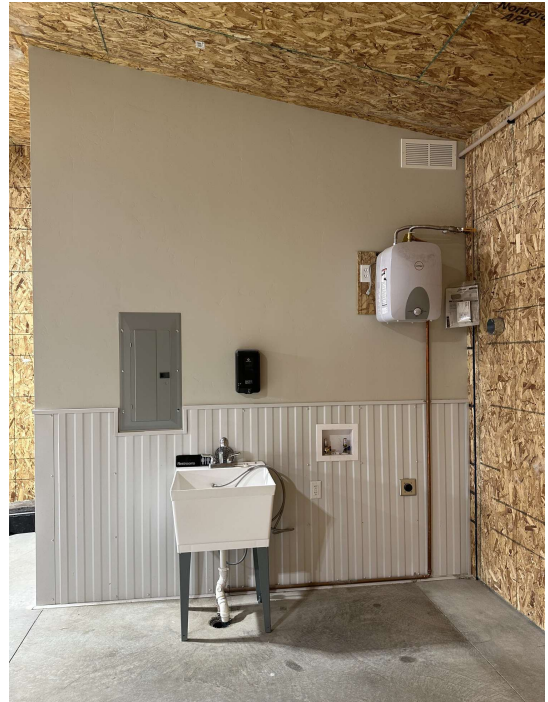
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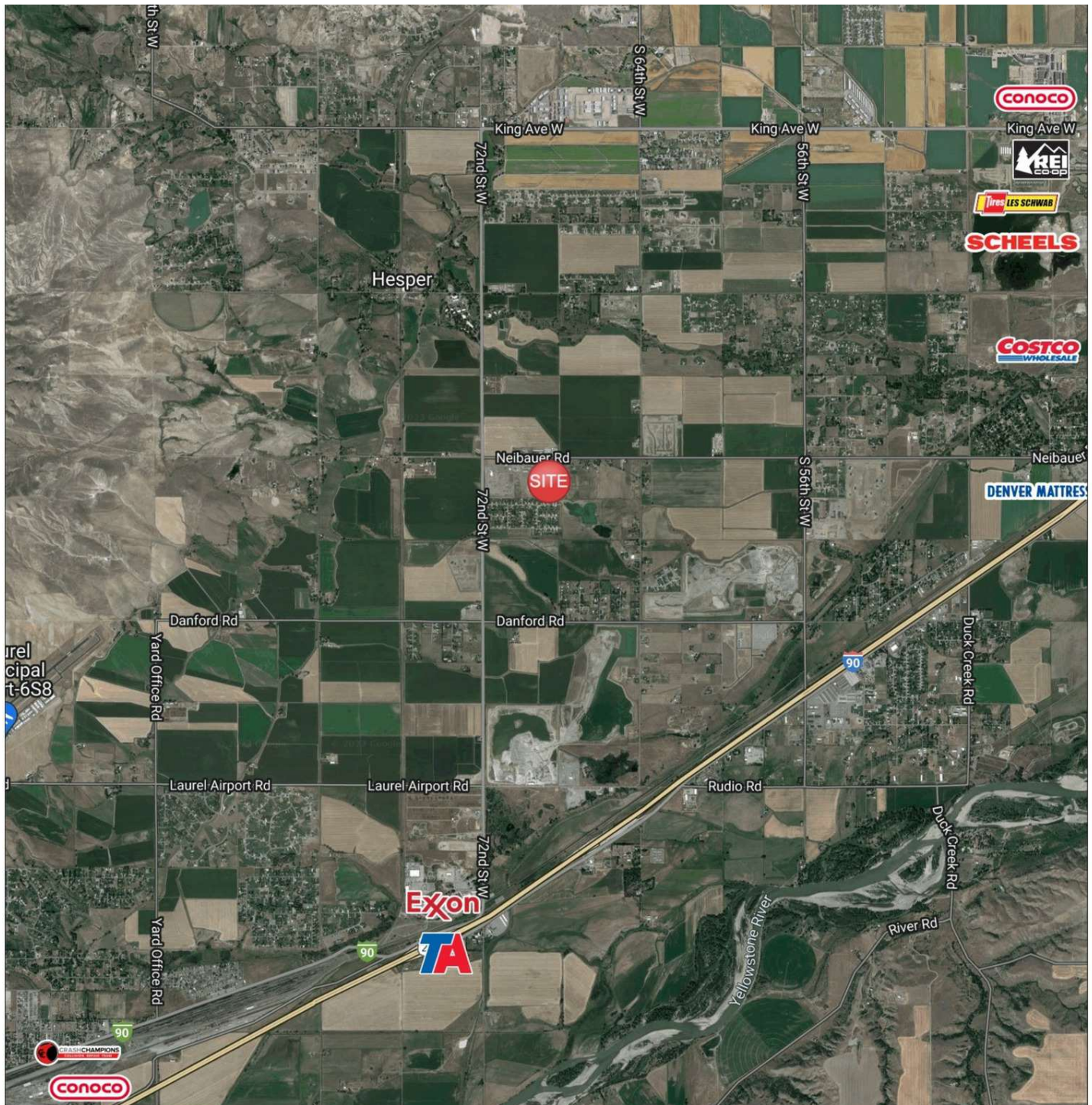
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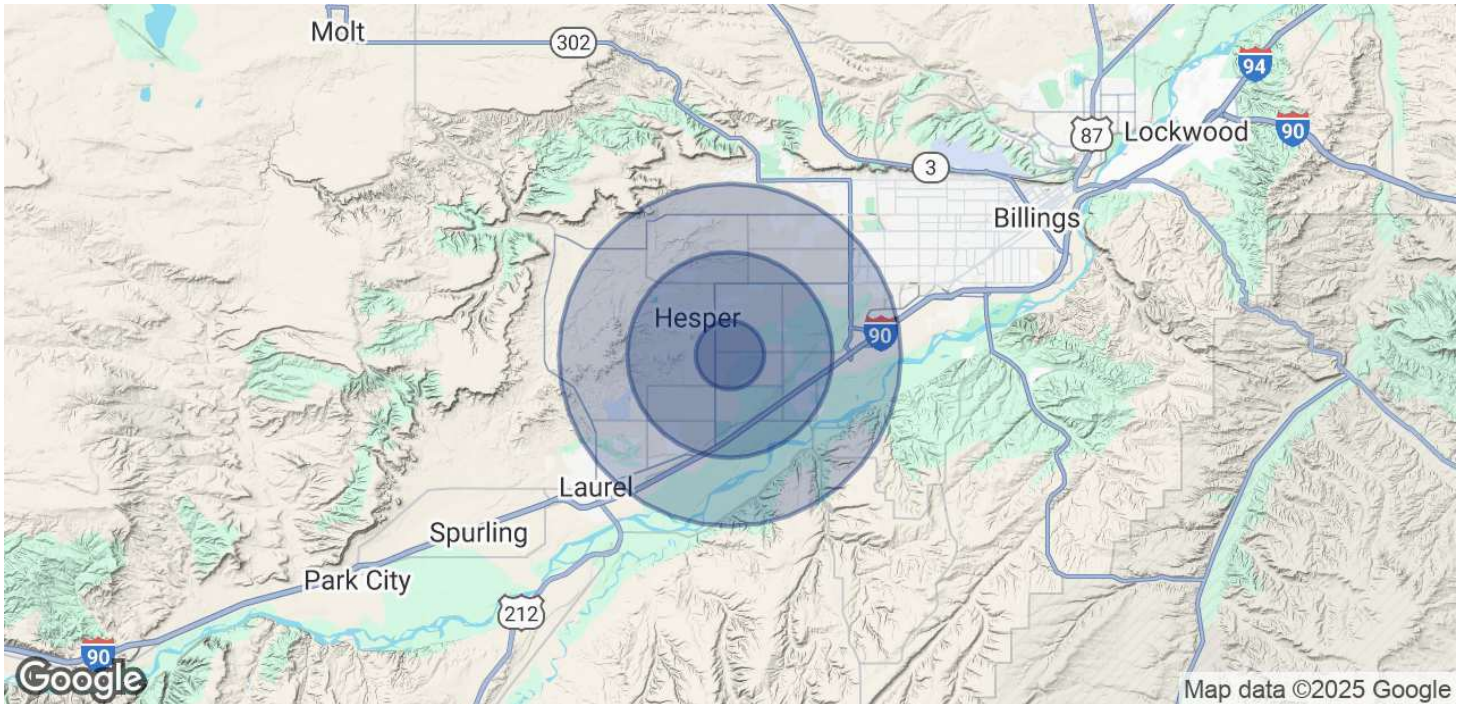
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	586	5,861	23,344
Average Age	38	40	40
Average Age (Male)	38	39	39
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	203	2,240	9,752
# of Persons per HH	2.9	2.6	2.4
Average HH Income	\$132,956	\$123,316	\$113,452
Average House Value	\$615,634	\$589,684	\$509,479

Demographics data derived from AlphaMap

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