

LEASE

2046 GRAND AVENUE

2046 Grand Avenue Billings, MT 59102



LEASE RATE \$10.00 SF/yr NNN
AVAILABLE SF 7,072 SF

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PROPERTY HIGHLIGHTS

- 7,072 SF building on a 25,372 SF lot
- Optional: Two additional adjacent parking lots totaling $\pm 47,000$ SF available for lease
- Total potential leased area: $\pm 72,372$ SF with a combination of 3 lots
- Premier Grand Avenue frontage with exceptional signage visibility
- High daily traffic counts on one of Billings' primary commercial arterials
- Flexible configuration suitable for automotive sales, service, or owner-user occupancy
- Strong co-tenancy with national and regional brands in the immediate area

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	7,072 SF

LOCATION DESCRIPTION

Rare opportunity to secure a highly visible commercial property on one of Billings' most heavily trafficked corridors. Located on Grand Avenue this property offers exceptional exposure, easy access, and a proven location for automotive, service, and other owner-user commercial tenants.

Situated among an established cluster of national and regional retailers, 2046 Grand Avenue benefits from outstanding daily traffic counts and immediate visibility to thousands of potential customers. The property's configuration and lot size make it an ideal fit for automotive sales or service operations, and its flexible layout accommodates a wide range of owner-user commercial uses.

What sets this opportunity apart is the ability to expand your footprint significantly. In addition to the main building and its on-site lot, a tenant may also lease the two adjacent vacant parking lots to the west, adding approximately 47,000 square feet of additional surface area — bringing total available square footage to over 72,000 SF. For automotive dealers, service operators, or any user requiring substantial outdoor inventory, staging, or parking space, this assemblage is virtually unmatched in the Billings market.

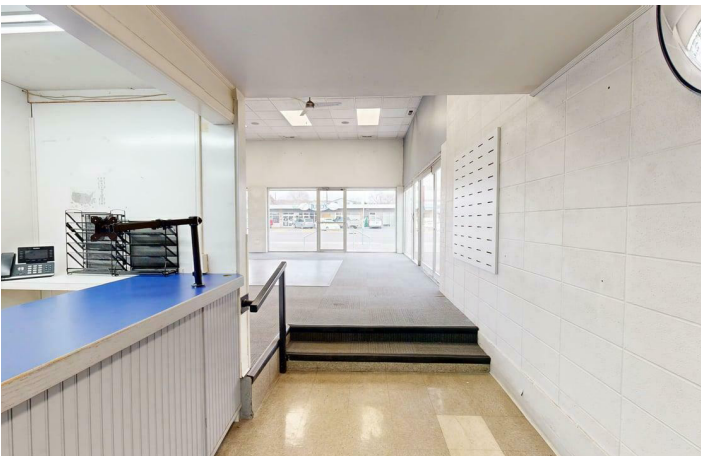
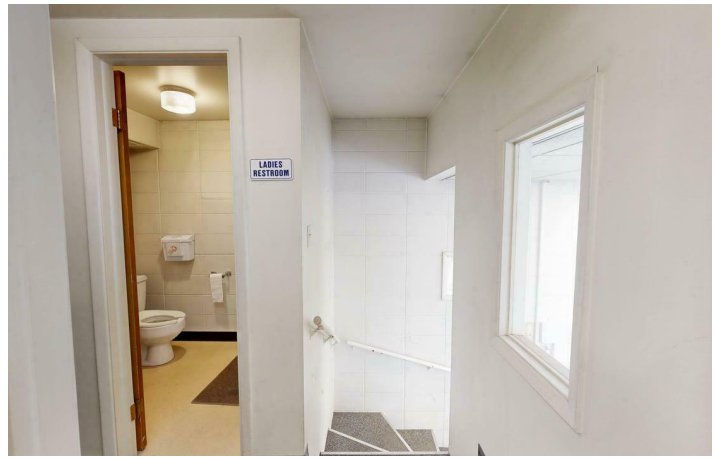
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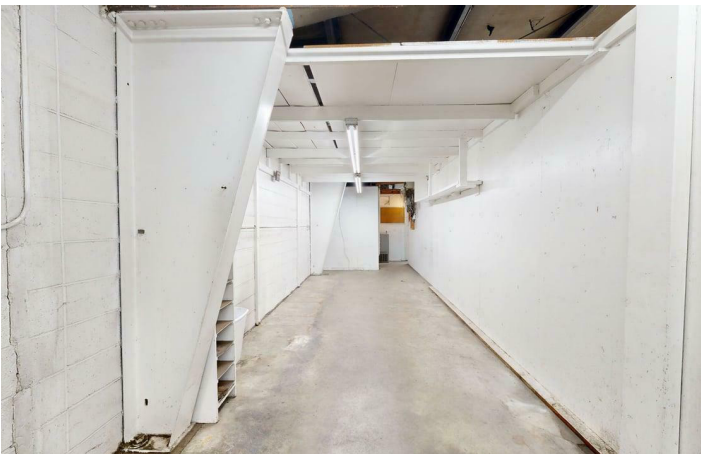
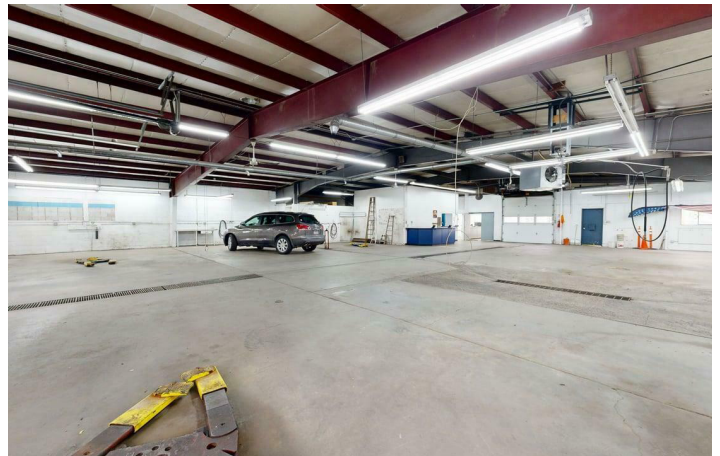
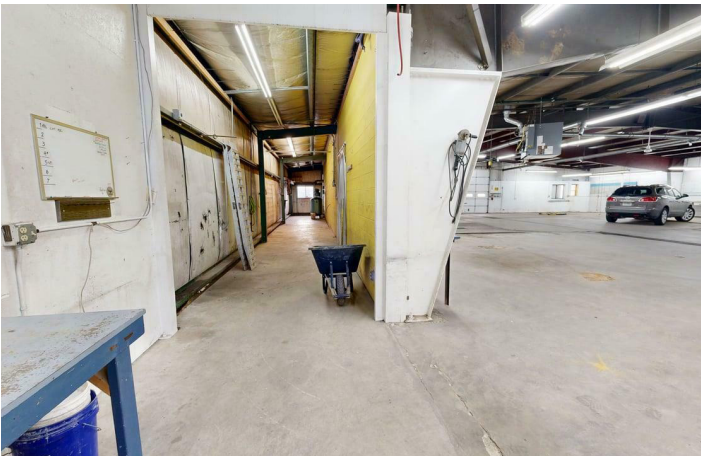
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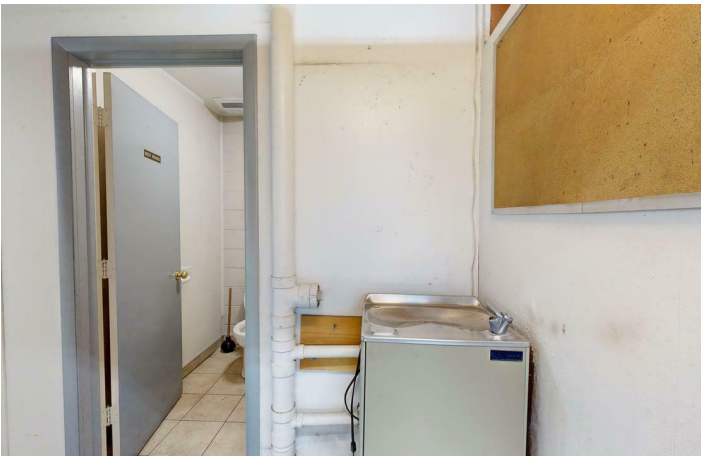
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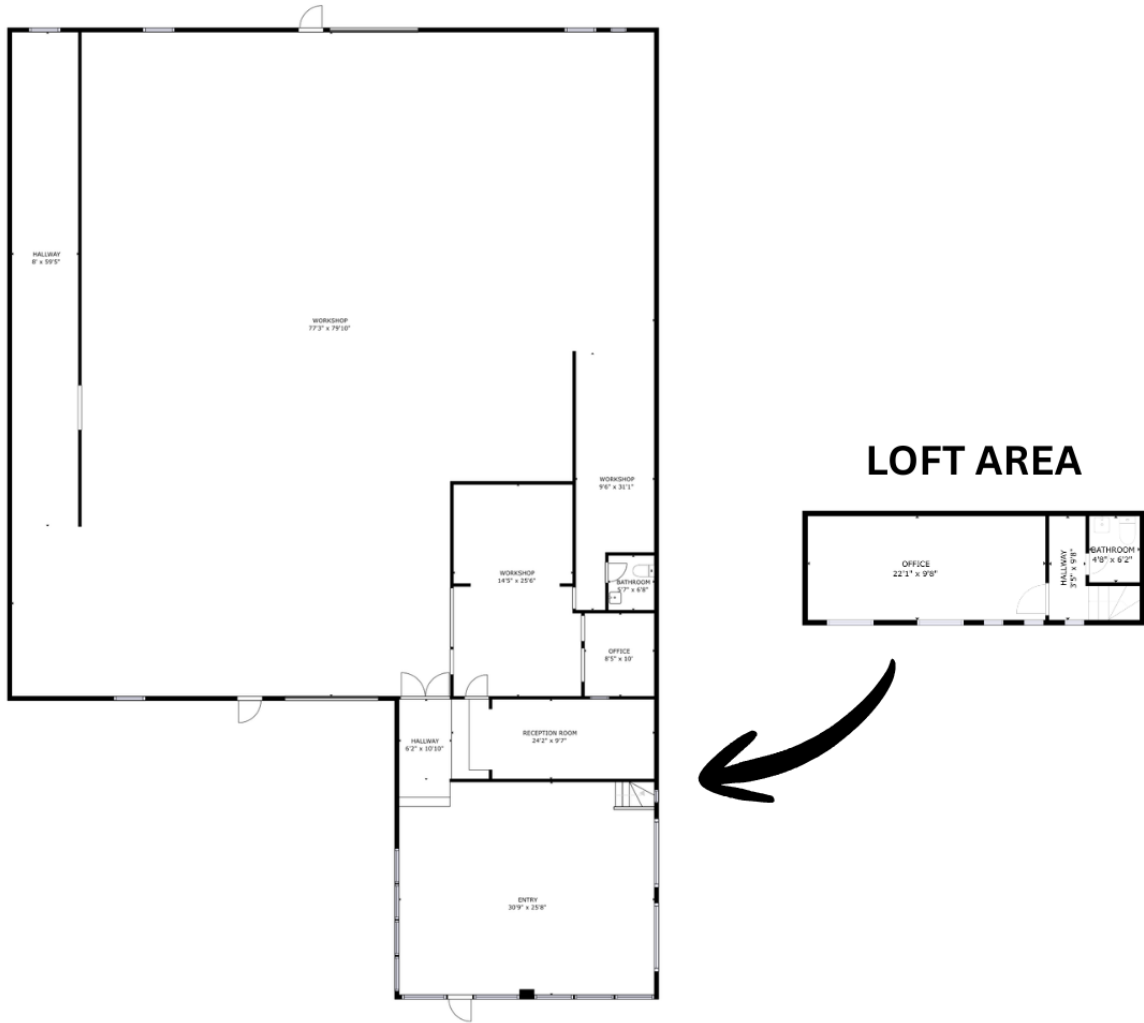


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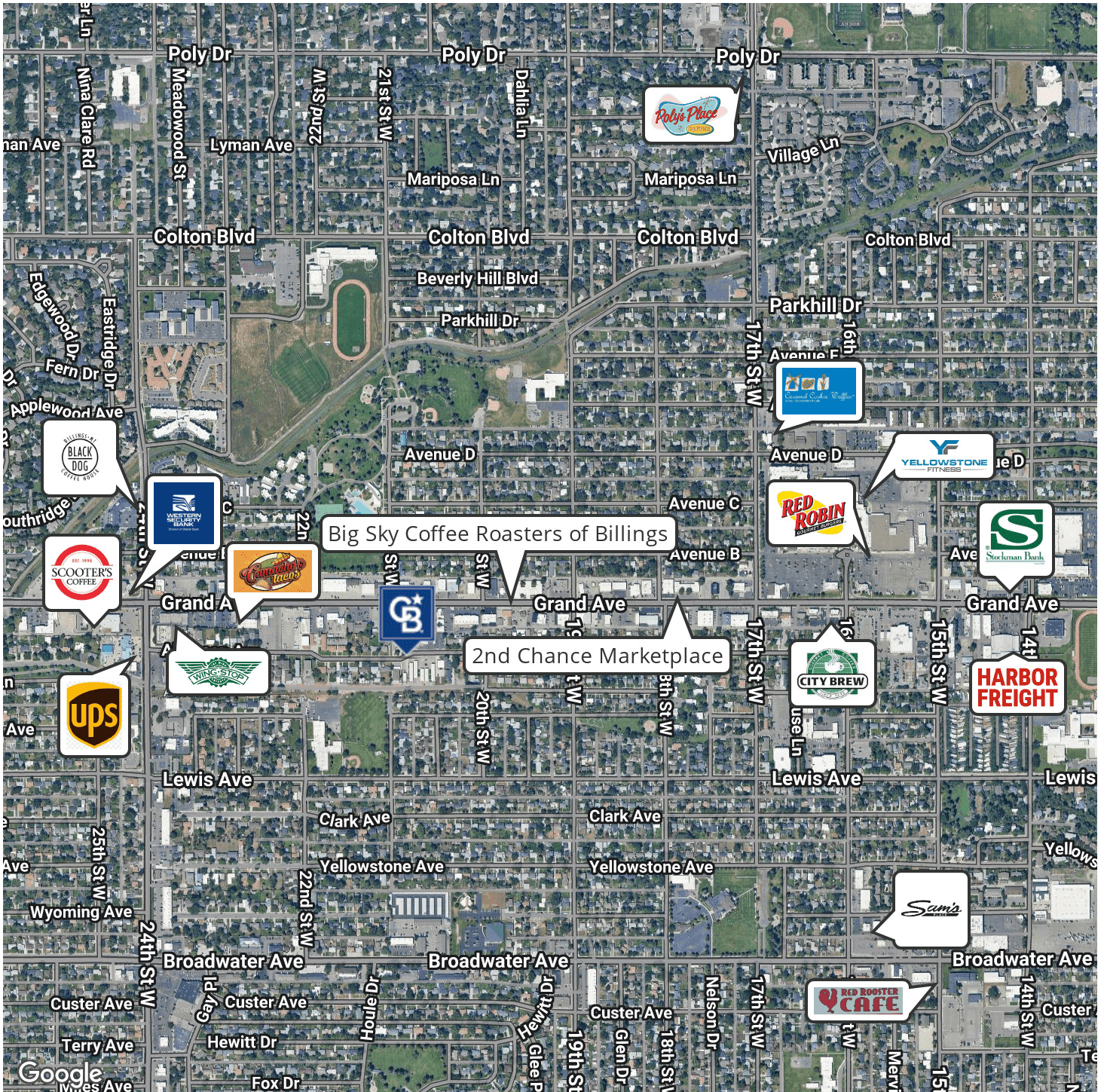
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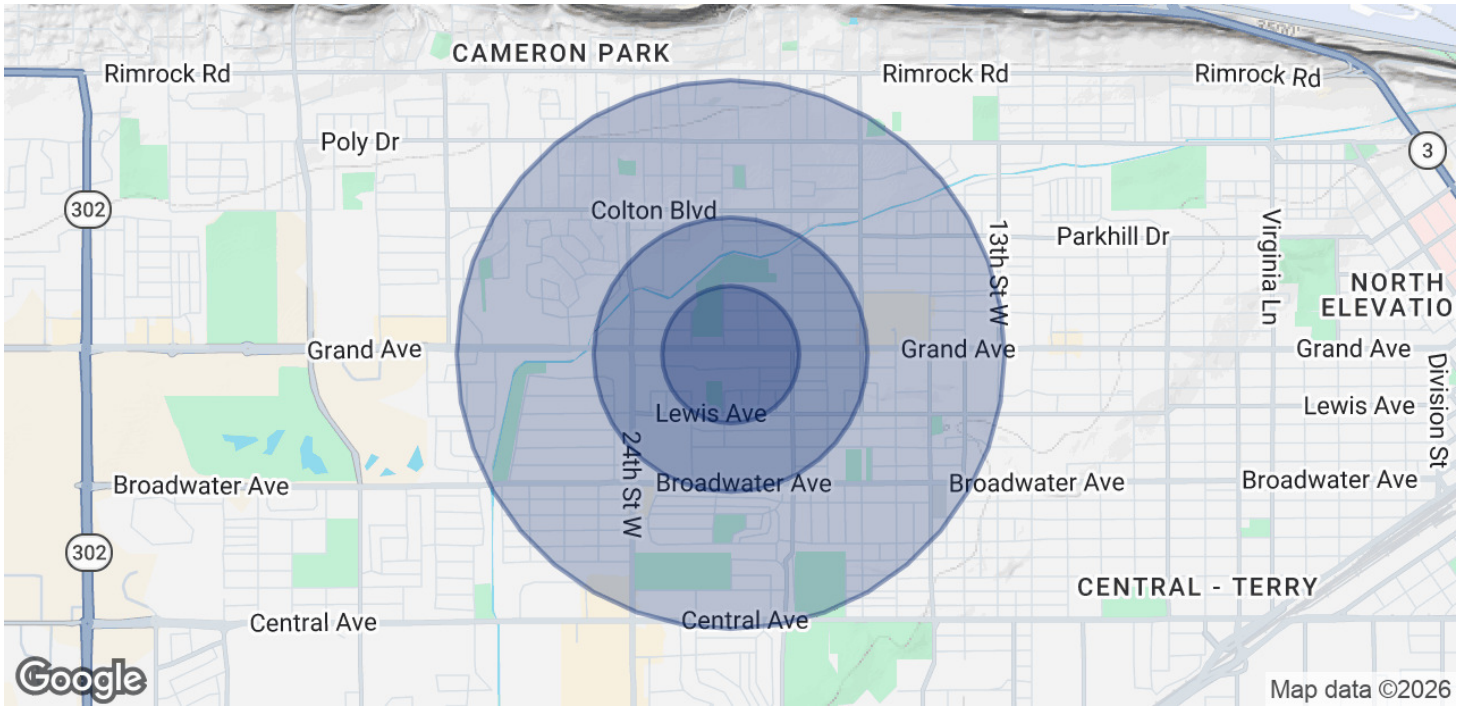


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,065	3,732	12,629
Average Age	39.3	40.1	43.4
Average Age (Male)	39.7	39.8	42
Average Age (Female)	38.1	40.4	44.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	486	1,770	5,752
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$155,267	\$134,492	\$121,231
Average House Value	\$340,292	\$338,118	\$342,602

2023 American Community Survey (ACS)

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MIKE BRUSCHWEIN

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PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Zply Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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