

LEASE

3429 CENTRAL AVE STE D

Billings, MT 59102



LEASE RATE

\$2,368 per month

Nathan Matelich, SIOR, CCIM
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Lease Rate

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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 | Open Floor Plan

For Lease: \$2,368/mo + Utilities

Base Rent: \$16.50 PSF NNN | NNN: \$5.65 PSF

Multiple sinks in place · 2 ADA restrooms (shared with one tenant)

Large pylon sign · High Central Ave traffic counts

West End location between 24th St W & Shiloh Rd

LOCATION OVERVIEW

3429 Central Ave sits in the heart of Billings' fastest-growing retail corridor — on one of the highest-traffic stretches in the west end, between 24th St W and Shiloh Rd. This 1,283 SF Class A space offers exceptional flexibility, with multiple sinks already in place making it move-in ready for a salon, barber shop, nail salon, eyelash & brow studio, massage therapy practice, med spa, or aesthetics clinic.

Attractive finishes, prominent pylon sign visibility, and established co-tenants — Samurai Restaurant, Aminga Salon & Practical Taxes — drive consistent foot traffic daily. Spaces this well-finished and already plumbed don't come available often in this corridor.

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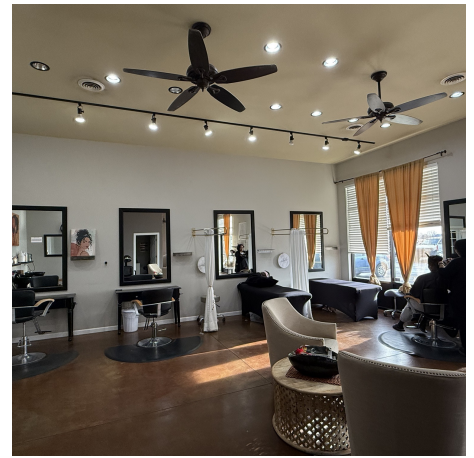


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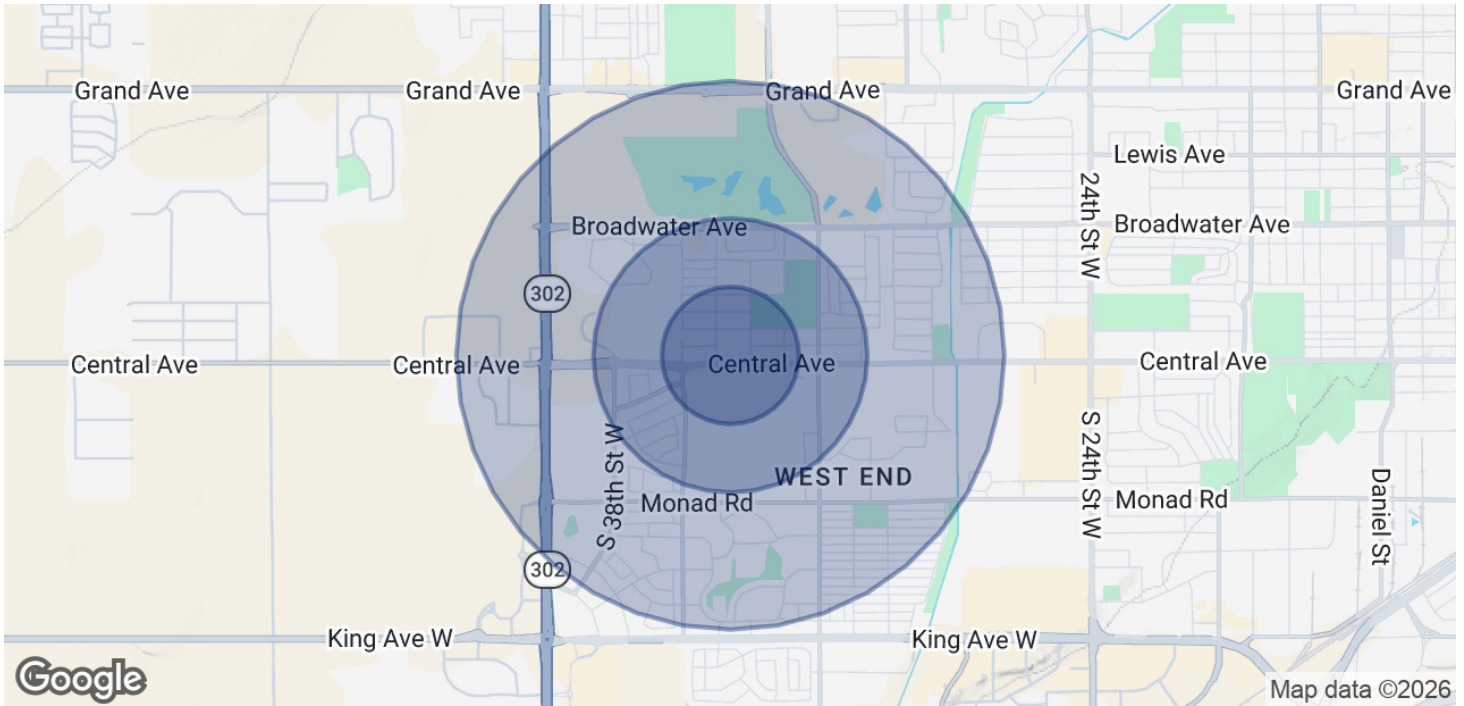


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	611	2,636	10,612
Average Age	47.9	47.2	41.2
Average Age (Male)	43.3	43.4	38.3
Average Age (Female)	50	50.9	46.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	1,146	4,934
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$80,050	\$81,483	\$83,905
Average House Value	\$96,363	\$122,008	\$227,521

2023 American Community Survey (ACS)

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