

# LEASE

## 1414 MAIN ST

1414 Main St Billings, MT 59105

### LEASE RATE

\$1,300.00 or \$4,000.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

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# LEASE

## PROPERTY OVERVIEW

1414 Main St Billings, MT 59105



Lease Rate

**\$1,300.00 -  
\$4,000.00  
PER MONTH**

### OFFERING SUMMARY

Building Size:	8,292 SF
Available SF:	850 or 2,500 SF
Lot Size:	27,508 SF
Number of Units:	4
Year Built:	1954
Zoning:	Corridor Mixed Use 1

### PROPERTY OVERVIEW

- \*Retail Spaces for Lease
- \*859 SF Corner Retail Space
- \*2,500 SF Restaurant Space
- \*Needs New Flooring & Paint
- \*Landlord Willing to Offer Free Rent in Exchange for Tenant Handling Tenant Improvements
- \*Located on Main Street in Billings Heights
- \*Large Pylon Sign
- \*High Traffic Counts with 35,000+ Cars Per Day

### LOCATION OVERVIEW

Excellent retail location on Main Street with pounding traffic. Perfect for a small business owner who needs high traffic counts. Retail units can be leased separately or combined.

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## LEASE SPACES

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### LEASE INFORMATION

Lease Type:	Gross; MG	Lease Term:	Negotiable
Total Space:	850 - 2,500 SF	Lease Rate:	\$1,300.00 - \$4,000.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	850 SF	Gross	\$1,300 per month	Corner Unit
Unit 2	Available	2,500 SF	Modified Gross	\$4,000 per month	Restaurant Space

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## EXTERIOR IMAGES

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## 850 SF CORNER UNIT

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## 2,500 SF RESTAURANT SPACE

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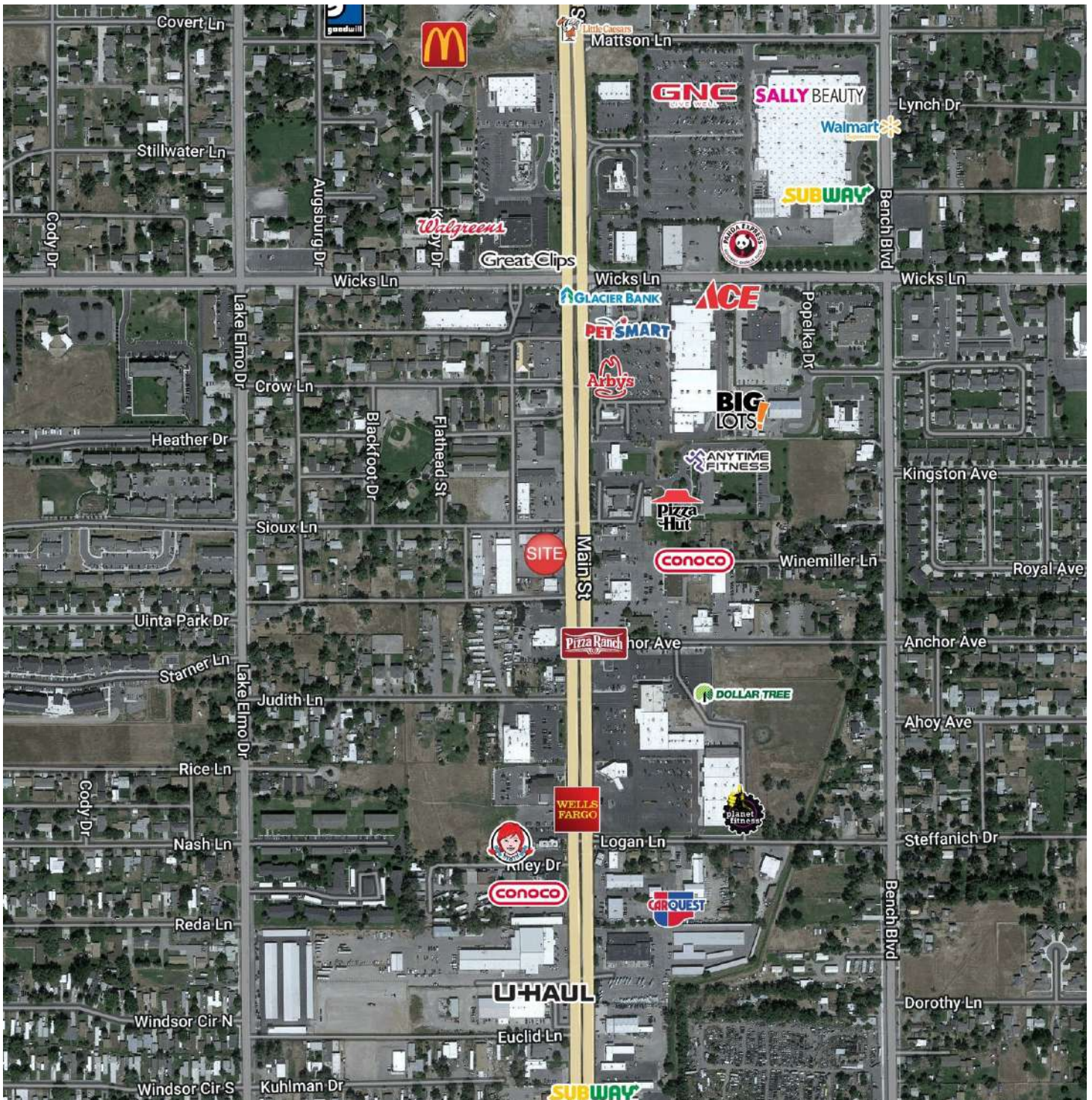
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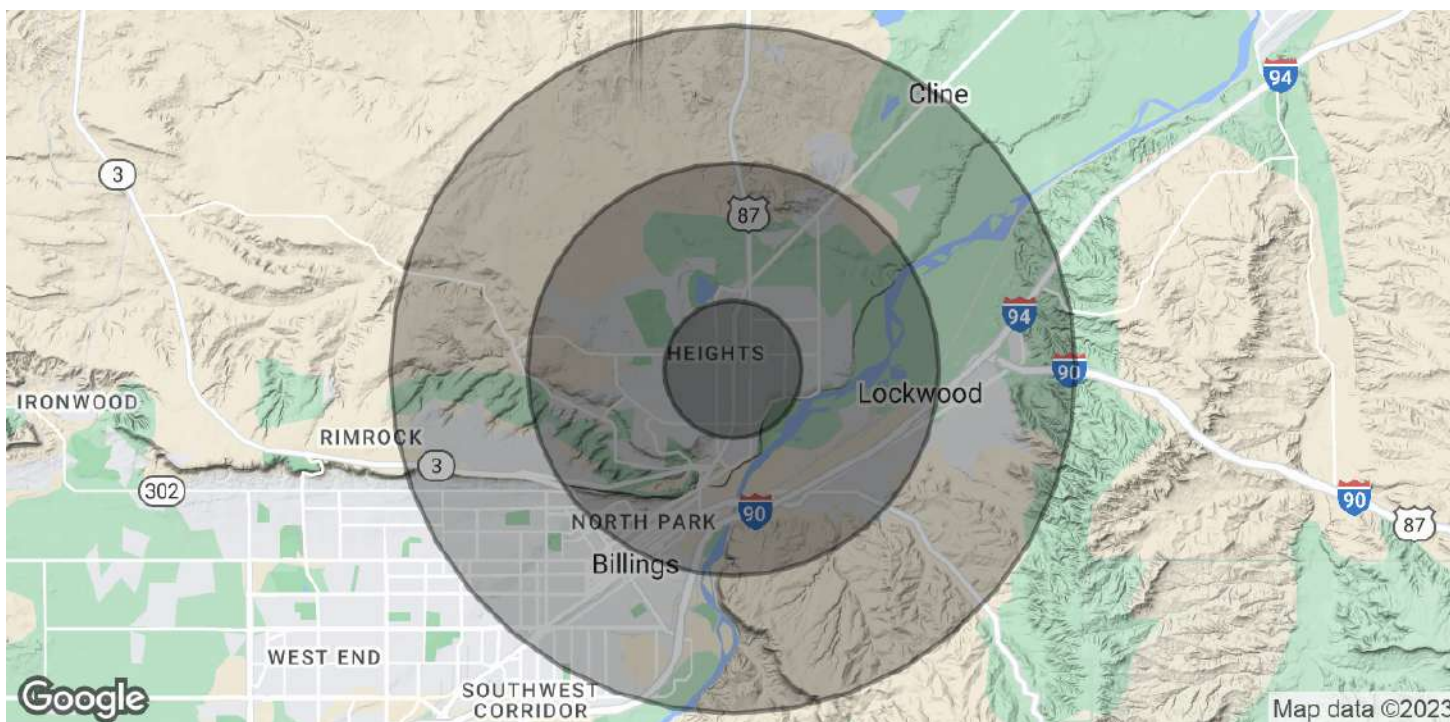
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,700	31,812	66,803
Average Age	36.3	35.7	36.2
Average Age (Male)	37.7	36.4	35.6
Average Age (Female)	35.1	36	37.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,056	14,311	30,286
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$60,980	\$66,782	\$67,834
Average House Value	\$185,021	\$215,125	\$211,795

\* Demographic data derived from 2020 ACS - US Census

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