

LEASE

2010 GRAND AVE, STE 7

2010 Grand Ave, Ste 7 Billings, MT 59102

LEASE RATE \$2,049.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Michael Speidel

406 601 9695

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Lease Rate

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PER MONTH**

OFFERING SUMMARY

Building Size:	9,048 SF
Available SF:	1,300 SF
Lot Size:	28,837 SF
Year Built:	1983
Renovated:	2012
Zoning:	CMU1- Corridor Mixed Use 1

PROPERTY OVERVIEW

- *1,300 SF Retail for Lease
- *\$2,049/mo + Utilities
- *Open Retail Concept
- *Private ADA Bathroom
- *Class A Retail Center on Busy Grand Ave
- *20,000+ Cars per Day Traffic Counts
- *Large Pylon Sign
- *14.03 PSF NNN Lease Rate
- *NNN = \$4.88 PSF

LOCATION OVERVIEW

2010 Grand Ave is an excellent retail location on Grand Ave with pounding traffic and perfect for small businesses or national tenants alike. Enjoy the end unit for additional retail exposure which boasts large retail store front windows. This units was previously occupied by a mattress store and has an open floor plan. Co-tenants in the building are Cricket Wireless, Blown Away Salon, Randak Dislexia Services, The Bike Shop and Yellowstone Valley Animal Shelter.

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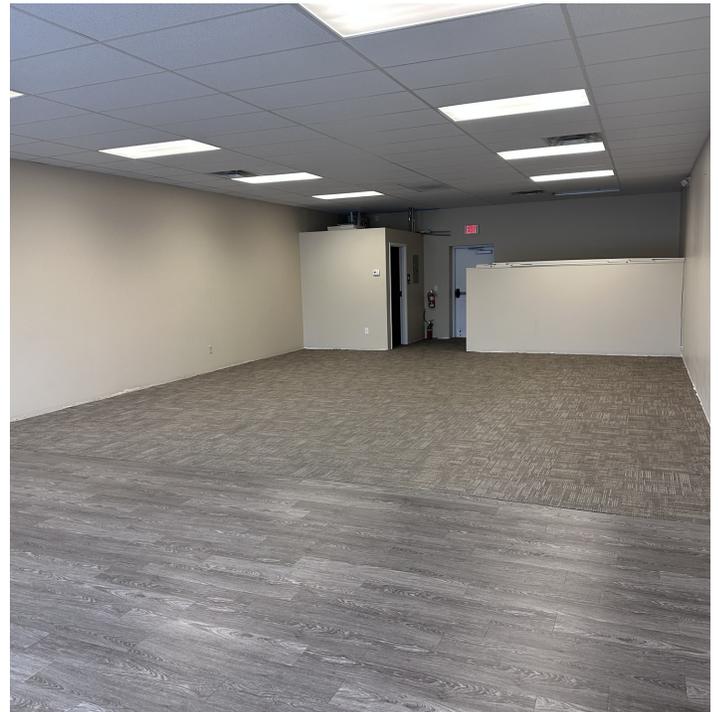


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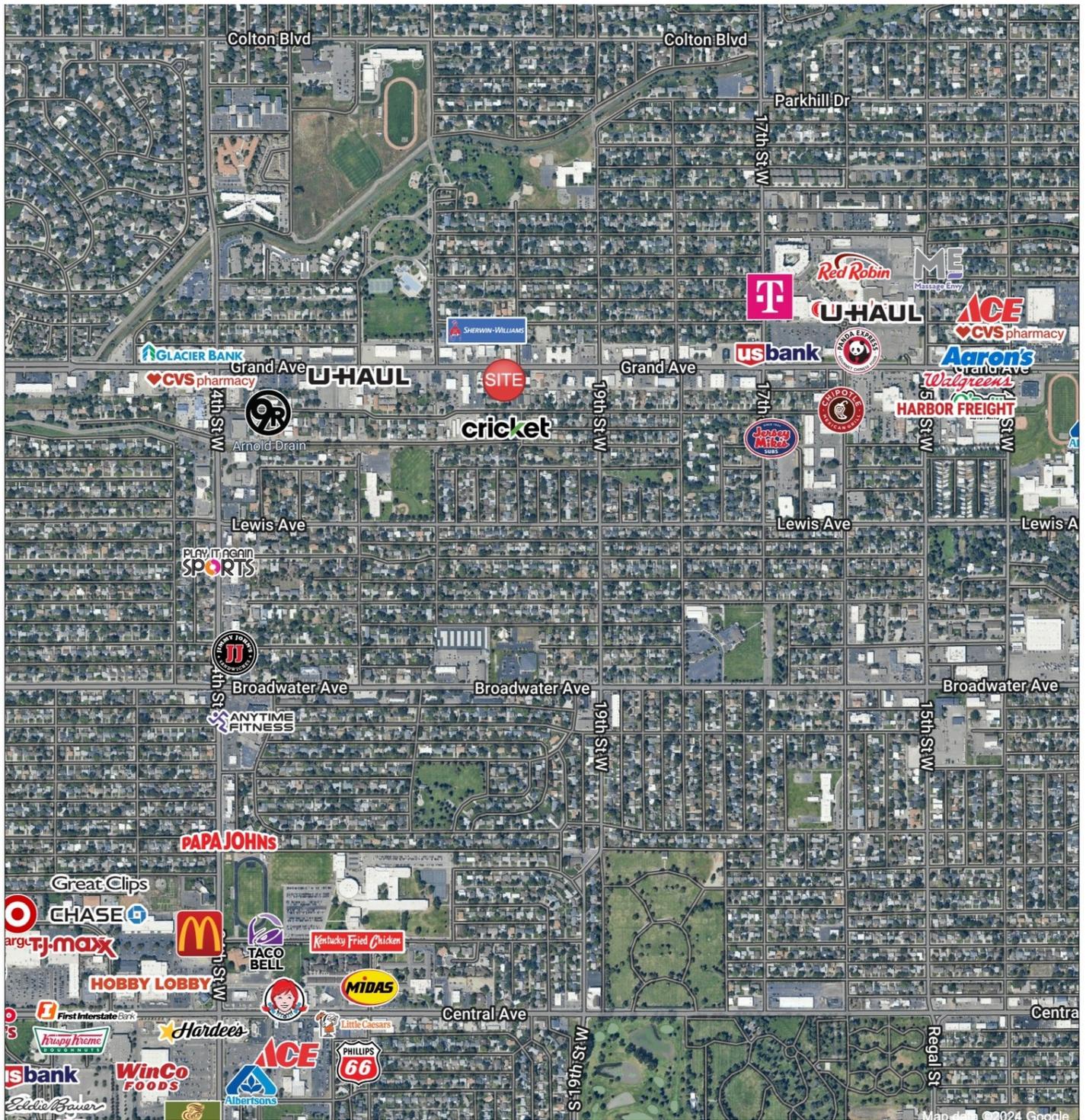


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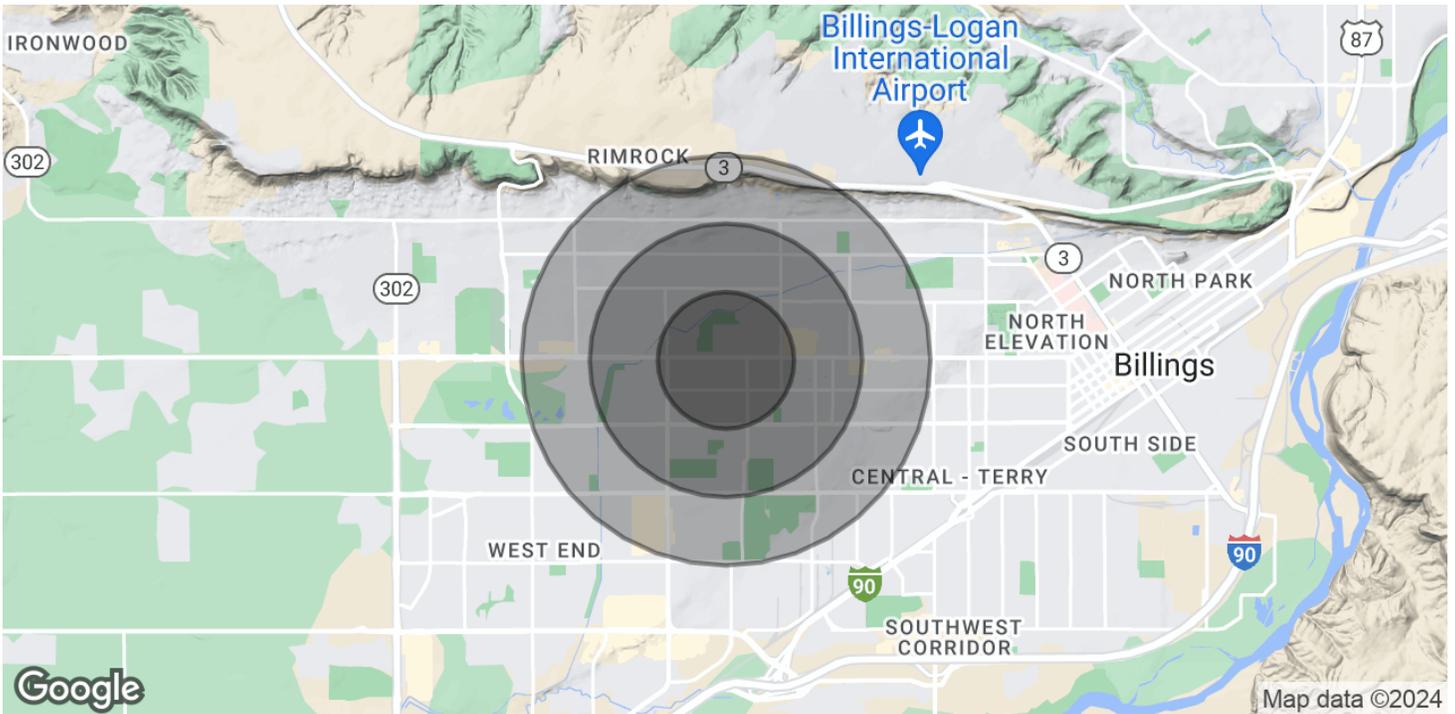


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,213	11,588	25,433
Average Age	42.1	44	42.1
Average Age (Male)	38	39.9	39.5
Average Age (Female)	43.3	46.3	44

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,650	5,814	12,214
# of Persons per HH	1.9	2	2.1
Average HH Income	\$95,446	\$86,143	\$80,528
Average House Value	\$238,095	\$238,836	\$234,073

* Demographic data derived from 2020 ACS - US Census

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