



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2950 KING AVE WEST

\$14 to \$18 PSF NNN

2950 King Ave W
Billings, MT 59102

AVAILABLE SPACES

- Suite 1 Retail Space: 1,802 SF
- Suite 2 Retail Space: 5,400 SF

AREA

High visibility location on King Ave W.



RETAIL & OFFICE

George Warmer, CCIM
406 656 2001
george@cbcmontana.com

Todd Sherman
406 656 2001
todd@cbcmontana.com

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Lease Rate: SUITE 1 \$18 PSF NNN
SUITE 2 \$14 PSF
NNN

Total Building Size: 17,812 SF

Zoning: Controlled Industrial

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PROPERTY OVERVIEW

RETAIL SPACE ALSO NOW AVAILABLE

- *Attractive Retail Space
- *Ample Parking & Easy Access
- *Excellent Visibility
- *Building & Monument Signage Available
- *Zoned Controlled Industrial

PROPERTY HIGHLIGHTS

- Suite 1 Retail Space: 1,802 SF
- Suite 2 Retail Space: 5,400 SF



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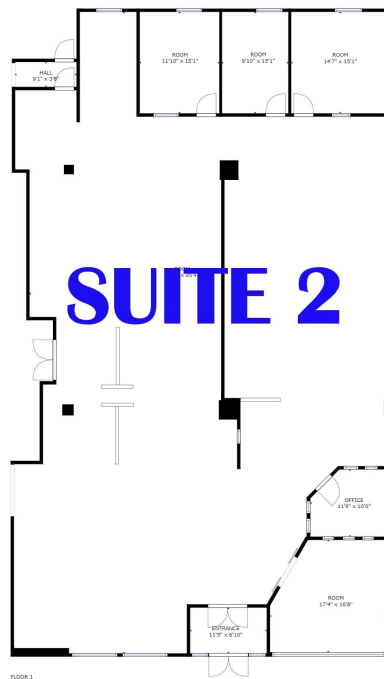
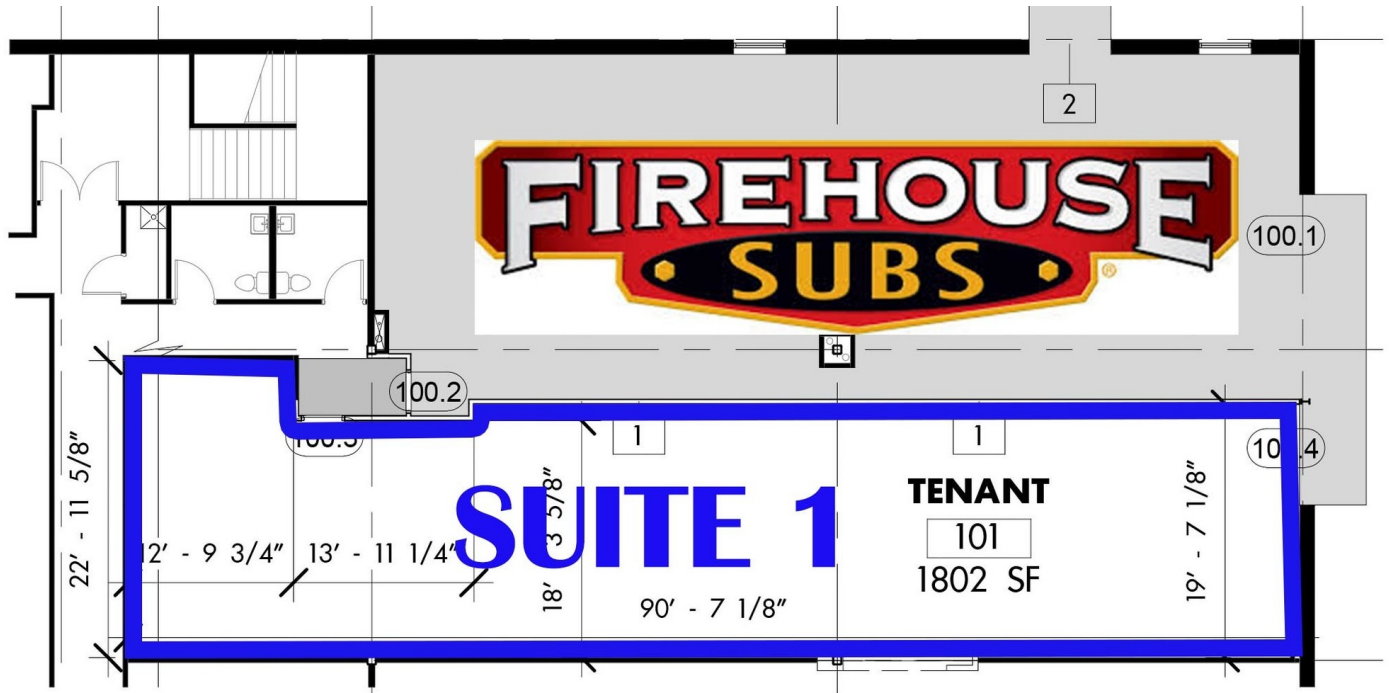
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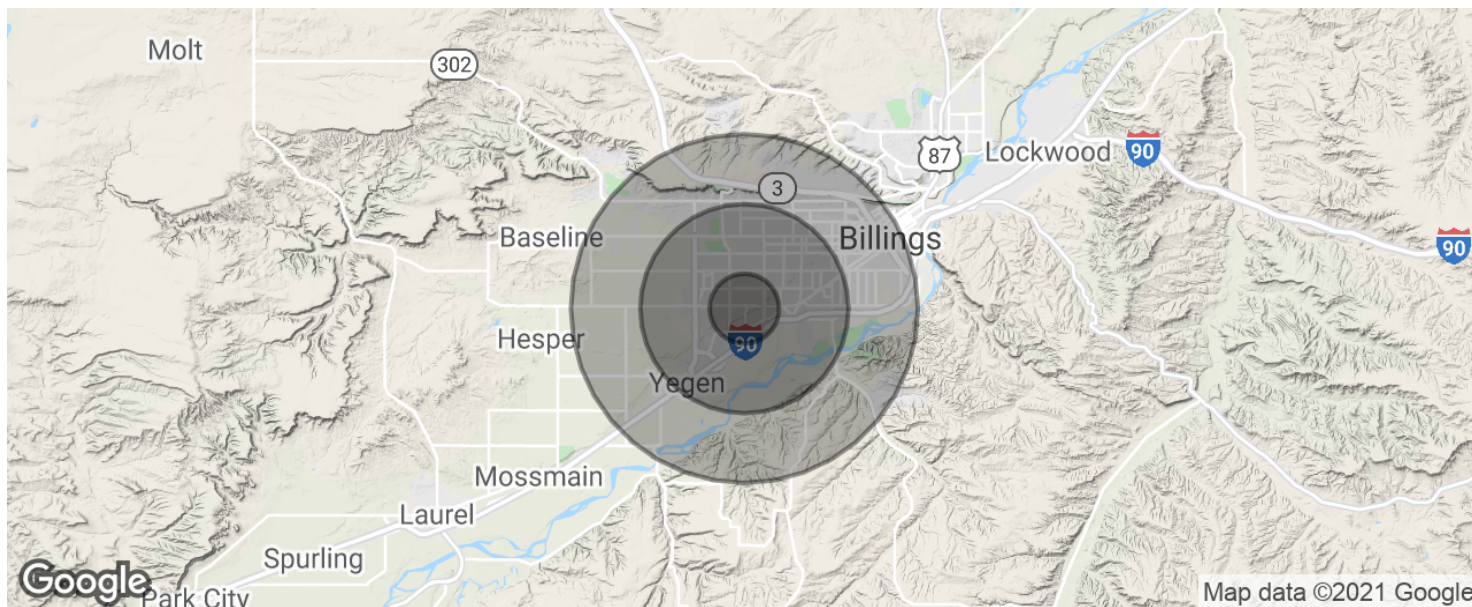
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,378	44,482	86,806
Median age	35.3	40.1	38.9
Median age (Male)	33.8	37.6	36.8
Median age (Female)	36.1	41.7	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,117	20,068	38,542
# of persons per HH	2.1	2.2	2.3
Average HH income	\$52,118	\$58,027	\$60,343
Average house value	\$153,107	\$179,806	\$196,798

* Demographic data derived from 2010 US Census

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