

LEASE

1202 & 1212 CENTRAL AVE

Billings, MT 59102



LEASE RATE \$11.00 SF/yr + \$2.00 (NNN)

Todd Sherman
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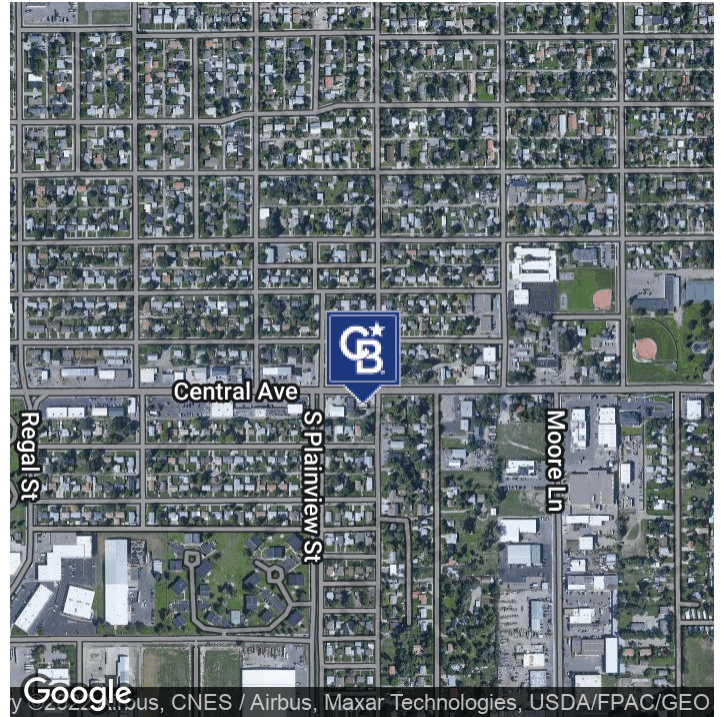
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OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	1,395 - 3,200 SF
Lot Size:	17,963 SF
Zoning:	Community Commercial

PROPERTY OVERVIEW

Office Space for Lease

1202 Central Ave: 1395 SF
1212 Central Ave: 3200 SF

LEASE RATE

\$11.00 PSF with \$2.00 NNN

PROPERTY HIGHLIGHTS

- ADA Restroom
- Kitchen
- Multiple Offices

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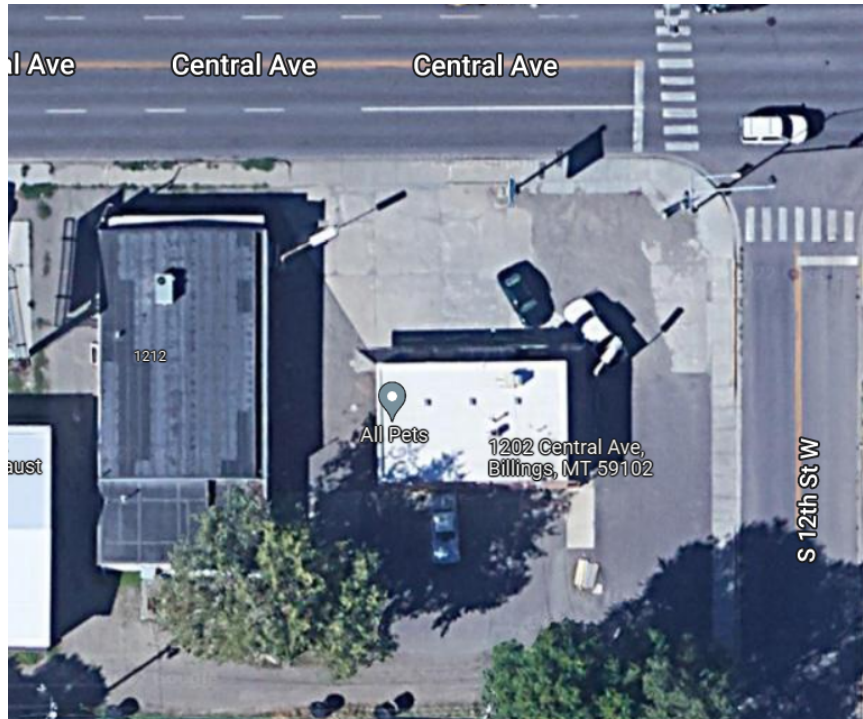


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,395 - 3,200 SF	Lease Rate:	\$11.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1212 Central Ave	Available	3,200 SF	NNN	\$11.00 SF/yr	\$11.00 PSF with \$2.00 NNN
1202 Central Ave	Available	1,395 SF	NNN	\$11.00 SF/yr	\$11.00 PSF with \$2.00 NNN

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PHOTOS

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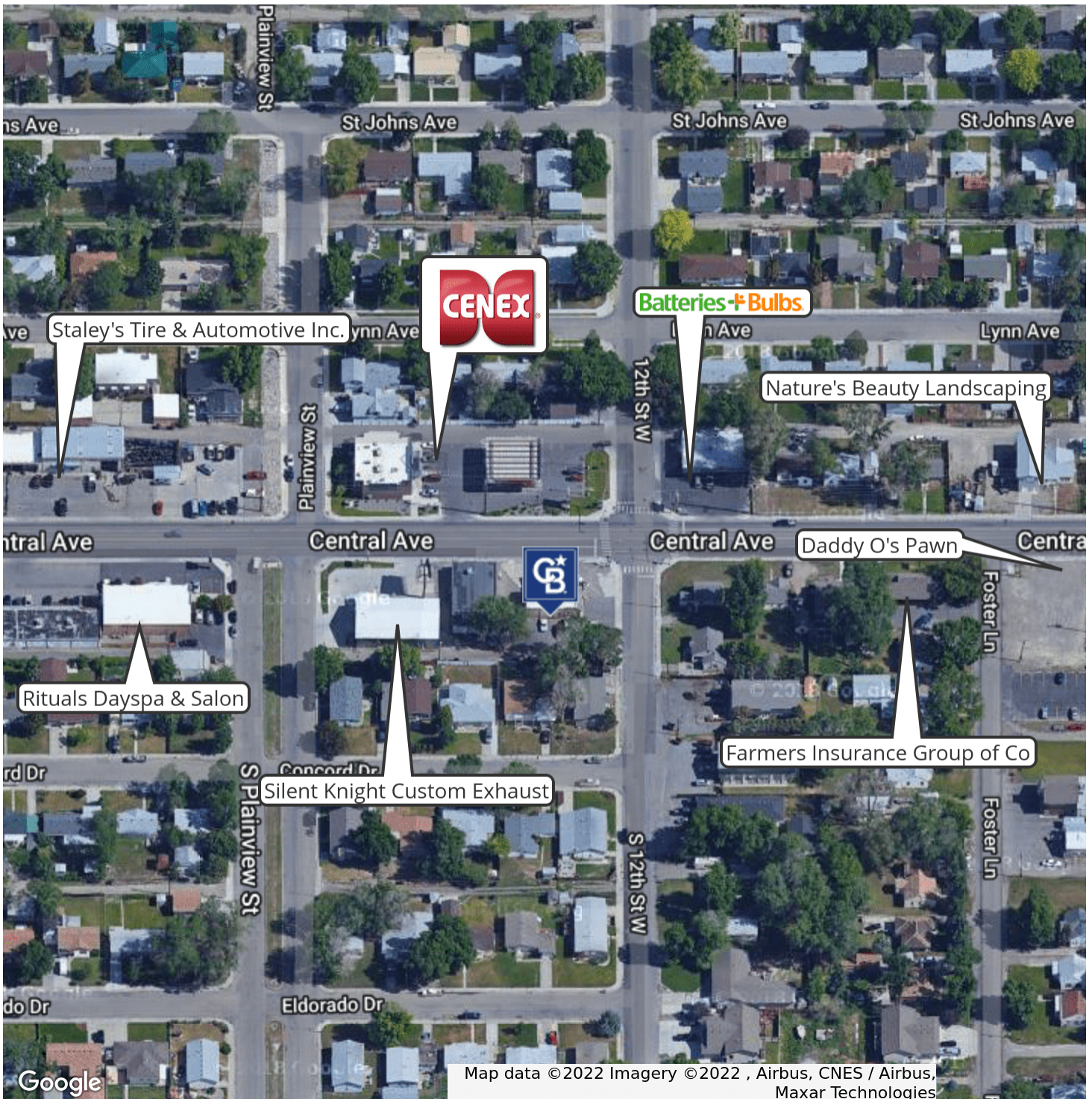


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MAP

1202 & 1212 CENTRAL AVE

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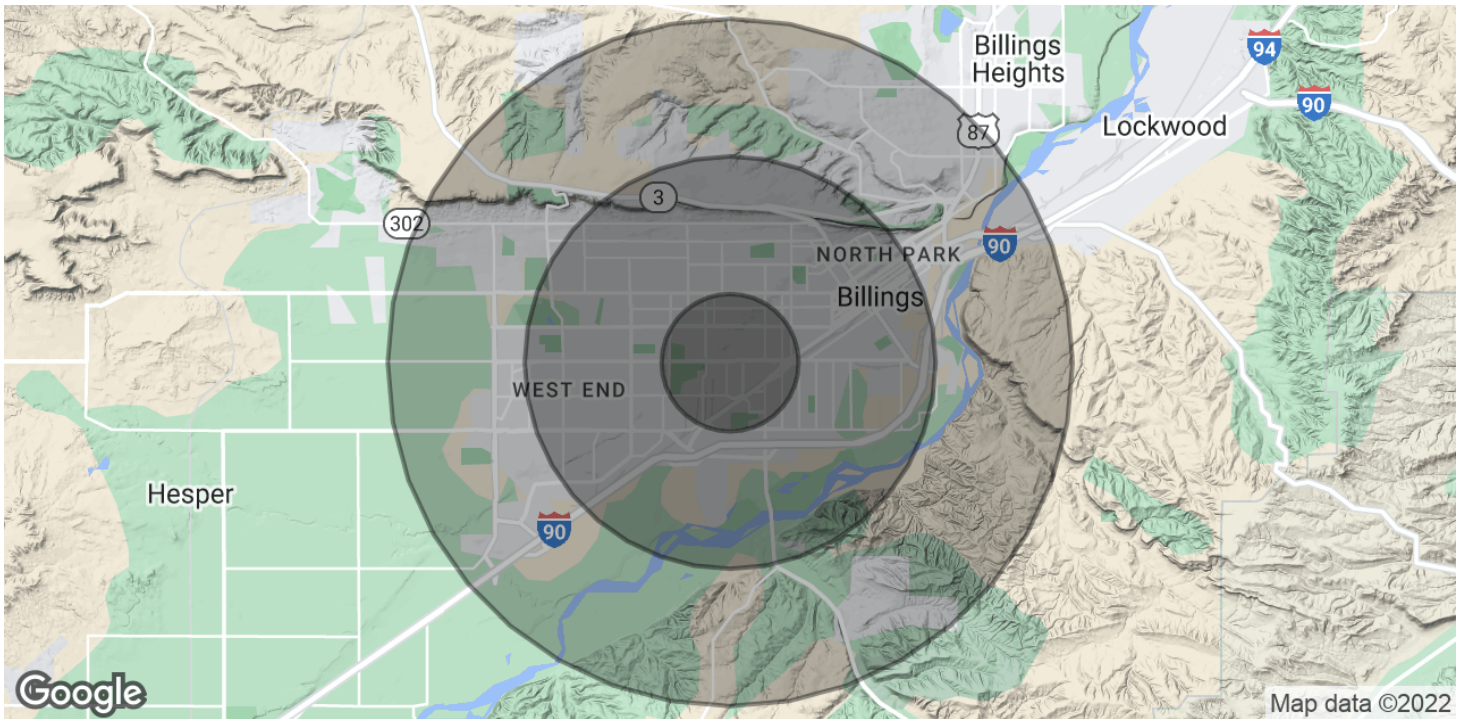


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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,109	65,305	112,355
Average Age	34.1	36.4	37.6
Average Age (Male)	32.4	34.8	35.9
Average Age (Female)	35.4	39.2	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,101	28,601	48,928
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$48,630	\$54,174	\$55,988
Average House Value	\$148,957	\$174,595	\$178,417

* Demographic data derived from 2020 ACS - US Census

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**TODD SHERMAN**

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MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; business sales, land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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