



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2212 GRANT ROAD

Billings, MT 59102

AVAILABLE SPACE

44,000 SF

LEASE RATE

Negotiable depending on use.

AREA

40,000+ cars per day exposure at the intersection of King Avenue West and Grant Road.

CBCMONTANA.COM

Ground Lease or Build to Suit

Todd Sherman

O: 406 656 2001 | C: 406 570 8961

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OFFERING SUMMARY

Available SF: 44,000 SF

Lease Rate: Negotiable
depending on use

Lot Size: 1.01 Acres

Zoning: Highway Commercial

PROPERTY OVERVIEW

Located on a high visibility corner with excellent traffic flow off the busiest interstate exit in Billings - King Ave West is the key artery for retail, restaurant, and business traffic with over 40,000 cars a day.

Current adjacent building to be demolished and replaced with a high volume business which will increase customer traffic flow.

44,000 Square Feet of Land available

12,000 SF (main floor footprint) of buildable space available for Build to Suit

Ground Lease Available

Common Monument Sign to be erected

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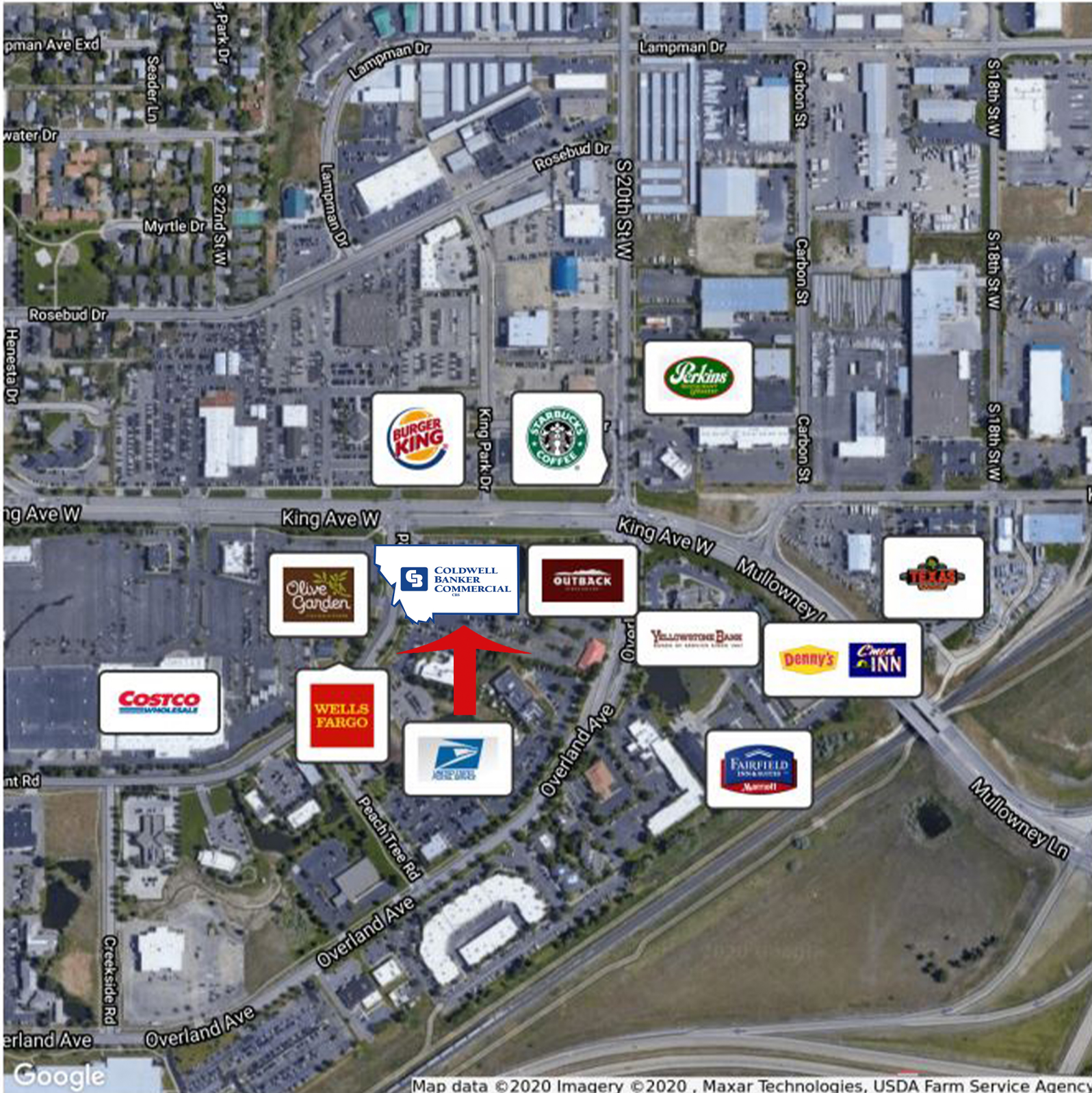
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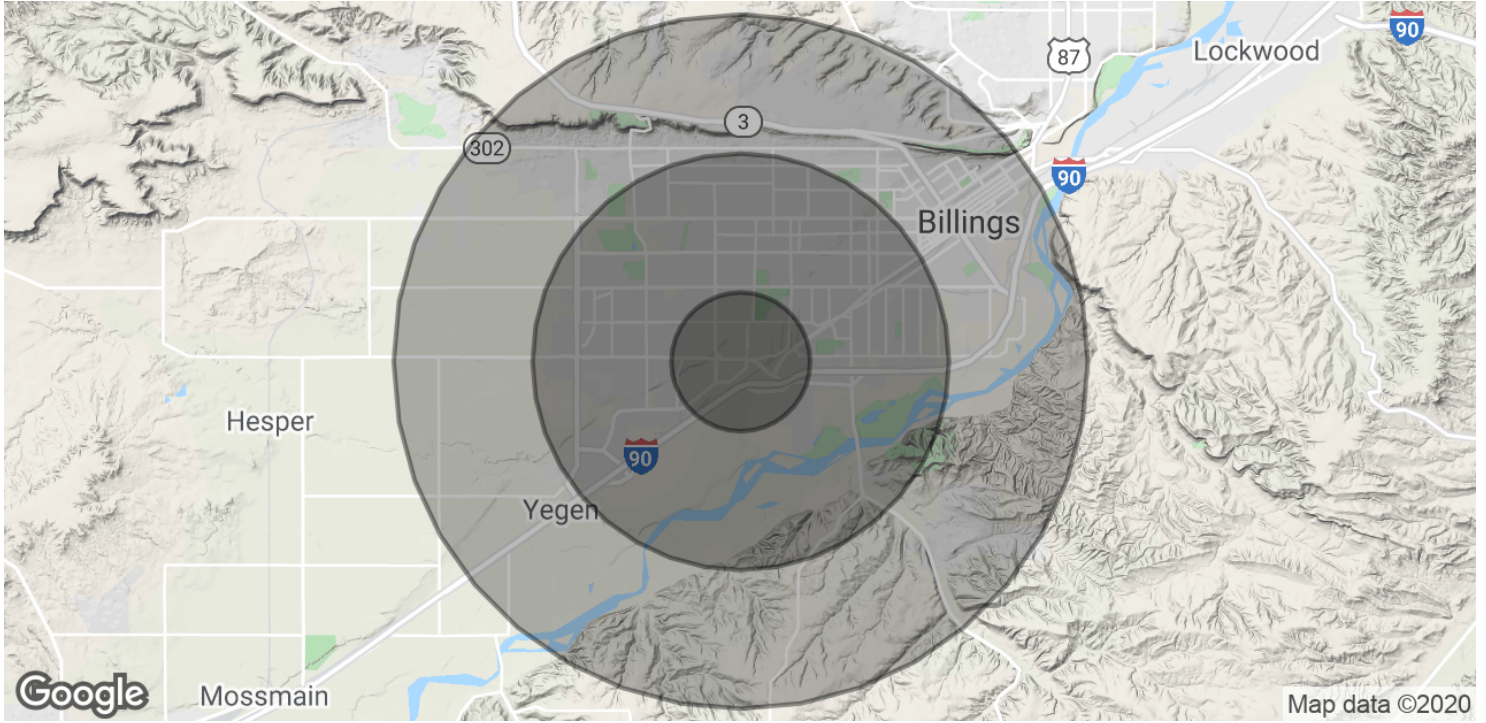




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,390	48,630	99,271
Average age	39.2	37.7	38.2
Average age (Male)	37.5	35.6	36.3
Average age (Female)	41.5	39.7	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,834	22,121	43,720
# of persons per HH	2.4	2.2	2.3
Average HH income	\$55,956	\$54,713	\$57,437
Average house value	\$157,022	\$167,037	\$188,328

* Demographic data derived from 2010 US Census

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