

FEATURING

Kalispell Center
20 N Main
Kalispell, MT



DOWNTOWN

KALISPELL

MALL SPACE

FOR LEASE

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,354 | 12,287 | 18,462 |
| Total Population | 9,448 | 28,214 | 43,524 |
| Average HH Income | \$42,897 | \$48,114 | \$50,776 |

PROPERTY FEATURES

- Located in majestic Flathead Valley, Kalispell, Montana is on the outskirts of Glacier National Park. Kalispell Center and attached Red Lion Hotel offer genuine hospitality.
- No Sales Tax
- In Downtown Kalispell
- Excellent signage opportunity
- Mall anchored by JCPenney and Red Lion Hotel

Goodale & Barbieri Company
818 West Riverside #300
Spokane, WA 99201
www.g-b.com

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1

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE RATE |
|---------------------------|-----------|-----------|-----------------------|
| A002 | Available | 86,651 SF | \$12.00 SF/yr |
| A010 | Available | 4,783 SF | \$18.00 - 24.00 SF/yr |
| A070 | Available | 1,408 SF | \$18.00 - 24.00 SF/yr |
| A120 | Available | 835 SF | \$18.00 - 24.00 SF/yr |
| A220 | Available | 338 SF | \$18.00 - 24.00 SF/yr |
| B010 | Available | 5,682 SF | \$18.00 - 24.00 SF/yr |
| B040 | Available | 485 SF | \$18.00 - 24.00 SF/yr |
| B050 | Available | 1,068 SF | \$18.00 - 24.00 SF/yr |
| B090 | Available | 3,882 SF | \$18.00 - 24.00 SF/yr |
| B14A | Available | 485 SF | \$18.00 - 24.00 SF/yr |
| B150 - Turnkey Hair Salon | Available | 1,832 SF | \$18.00 - 24.00 SF/yr |
| B160A - Office/Retail | Available | 350 SF | \$18.00 - 24.00 SF/yr |

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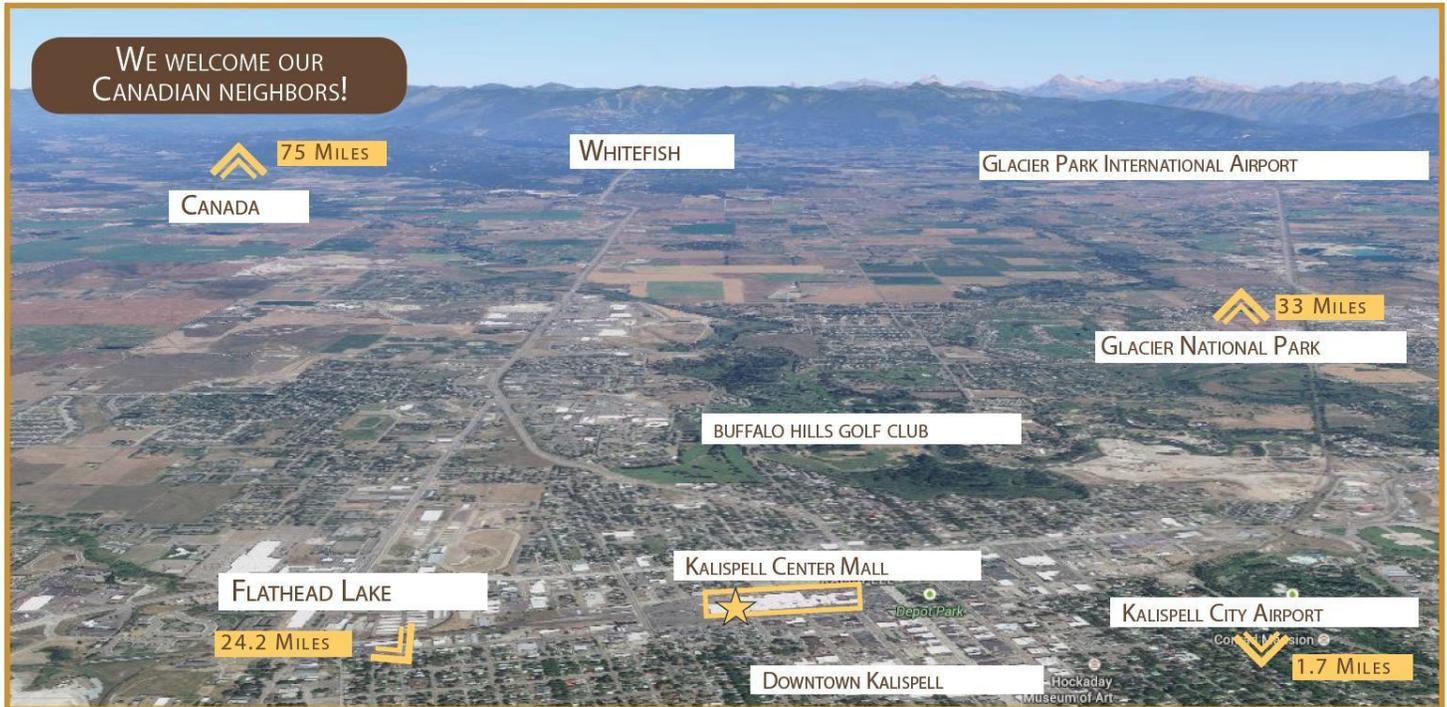
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ONLY A QUICK TRIP AWAY.....

With Kalispell in the center of the Rocky Mountains, it puts residents and visitors in close proximity to some of the best outdoor activities. Glacier National Park is a half-hour to the East, and 15 minutes South is Flathead Lake. There are two ski mountains and eight golf courses within a 30 minute drive.

MORE KALISPELL FACTS:

- Last Summer, 3.31 Million tourists passed through on their way to Glacier National Park
- 500,000 winter sport enthusiasts stopped by last winter on their trip to the mountains
- Kalispell's population is 22,000, making it Montana's 7th largest city
- Population of trade area: 173,500

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FLATHEAD COUNTY DEMOGRAPHICS

Population

2021 Population 98,082

Households

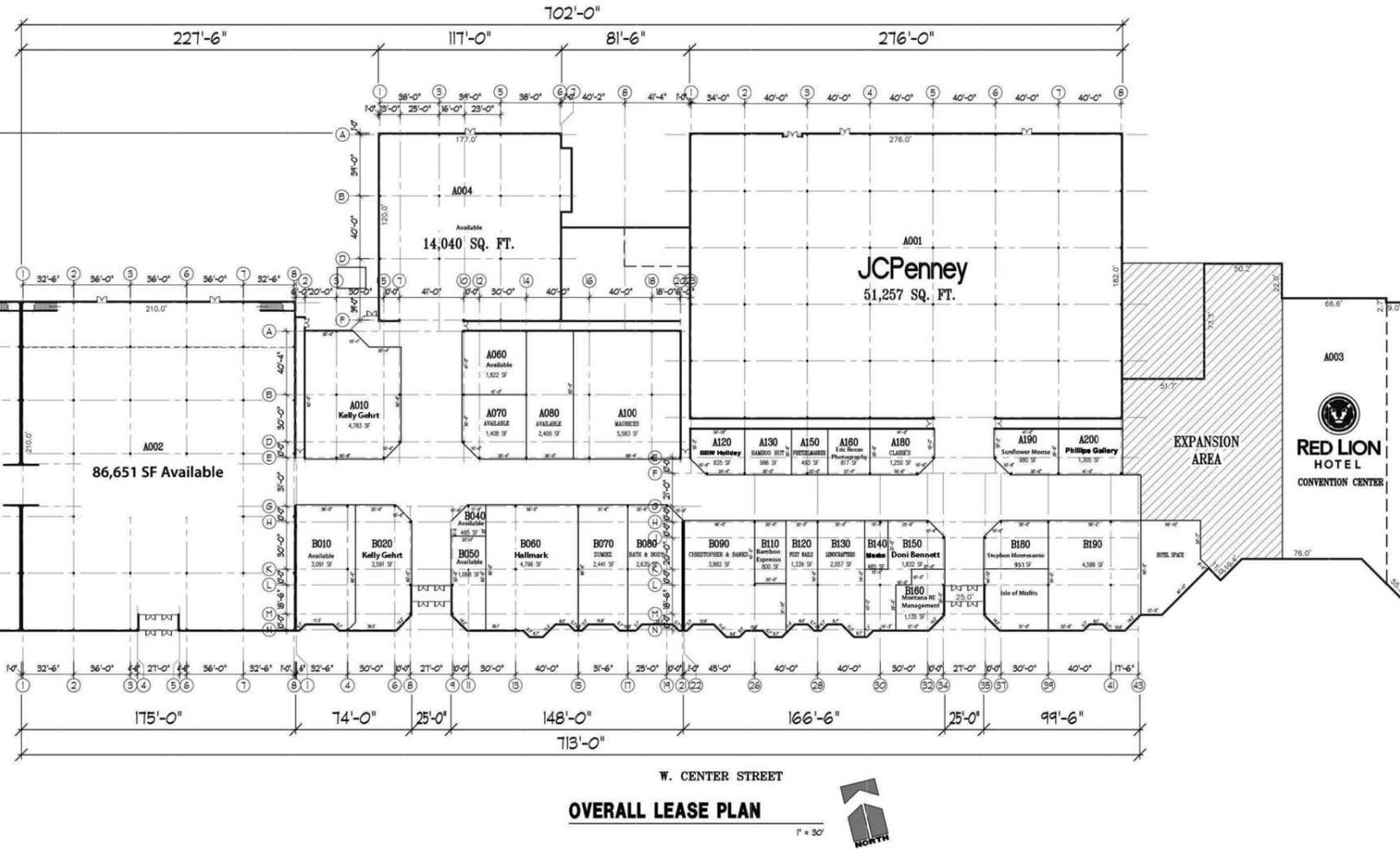
2020 Households 38,300
 2020 Median HH Income \$52,966
 2020 Median Property Value \$259,400

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