

LEASE

1414 MAIN ST

1414 Main St Billings, MT 59105

LEASE RATE \$3,500.00



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COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Todd Sherman

406 570 8961

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PROPERTY OVERVIEW

1414 Main St Billings, MT 59105



Lease Rate

**\$3,500.00
PER MONTH**

OFFERING SUMMARY

Building Size:	8,292 SF
Available SF:	2,500 SF
Lot Size:	27,508 SF
Number of Units:	4
Year Built:	1954
Zoning:	Corridor Mixed Use 1

PROPERTY OVERVIEW

- *2,500 SF Retail/Restaurant Space for Lease
- *\$3,500/mo + utilities
- *New Flooring & Paint
- *Located on Main Street in Billings Heights
- *Large Pylon Sign
- *High Traffic Counts with 35,000+ Cars Per Day
- *Zoned CMU1

LOCATION OVERVIEW

Excellent retail location on Main Street with pounding traffic. Perfect for a small business owner who needs high traffic counts. Retail units can be leased separately or combined.

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	\$3,500.00 - \$4,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 2	Available	2,500 SF	Modified Gross	\$3,500 - 4,000 per month	Restaurant Space

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EXTERIOR IMAGES

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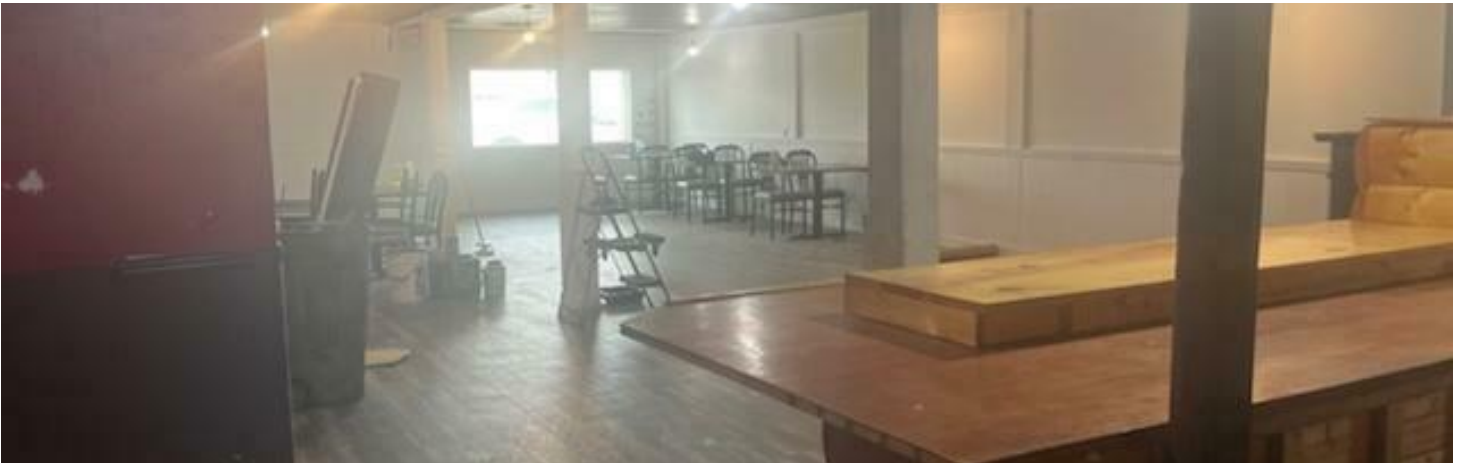


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2,500 SF RESTAURANT SPACE

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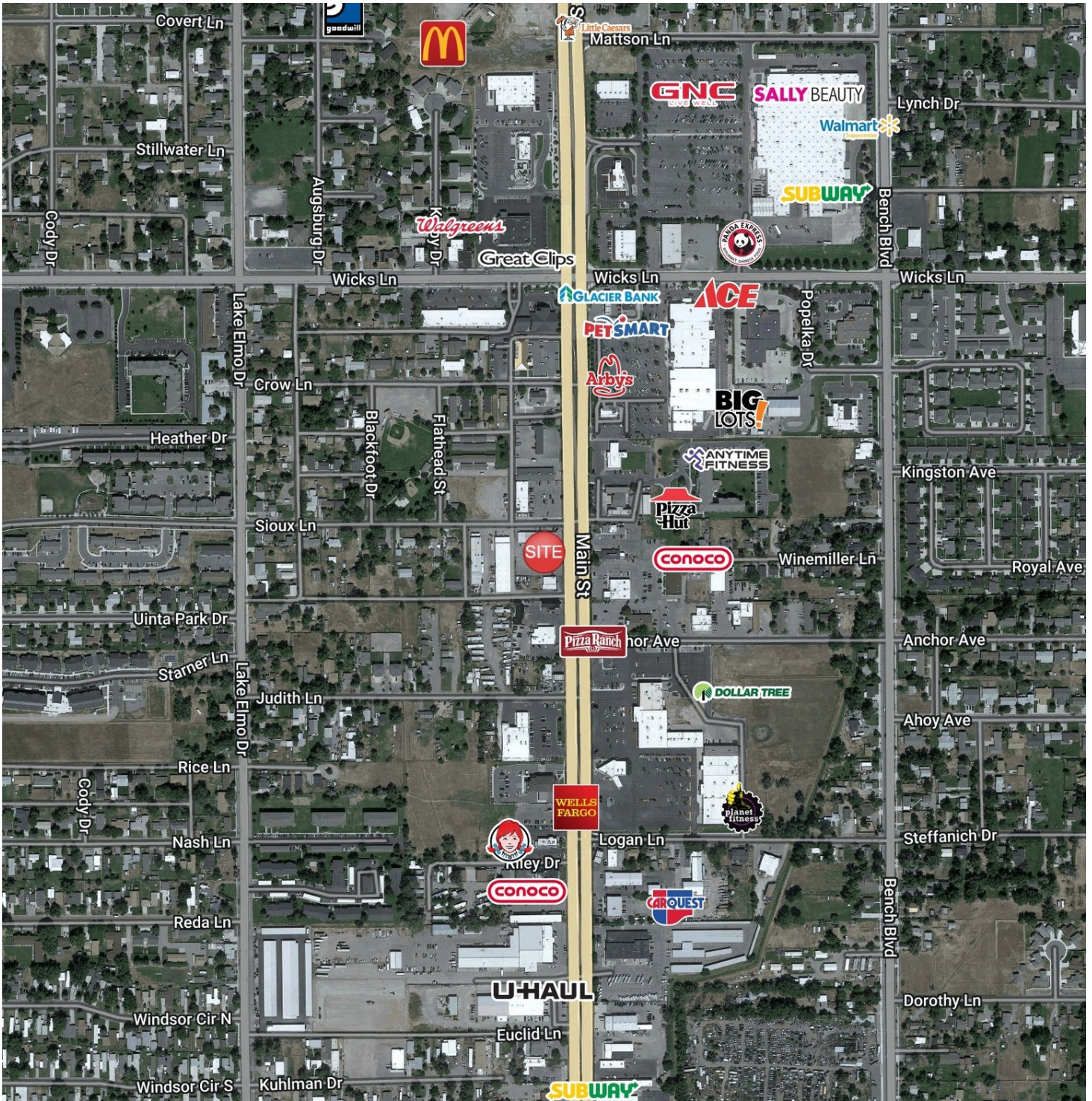


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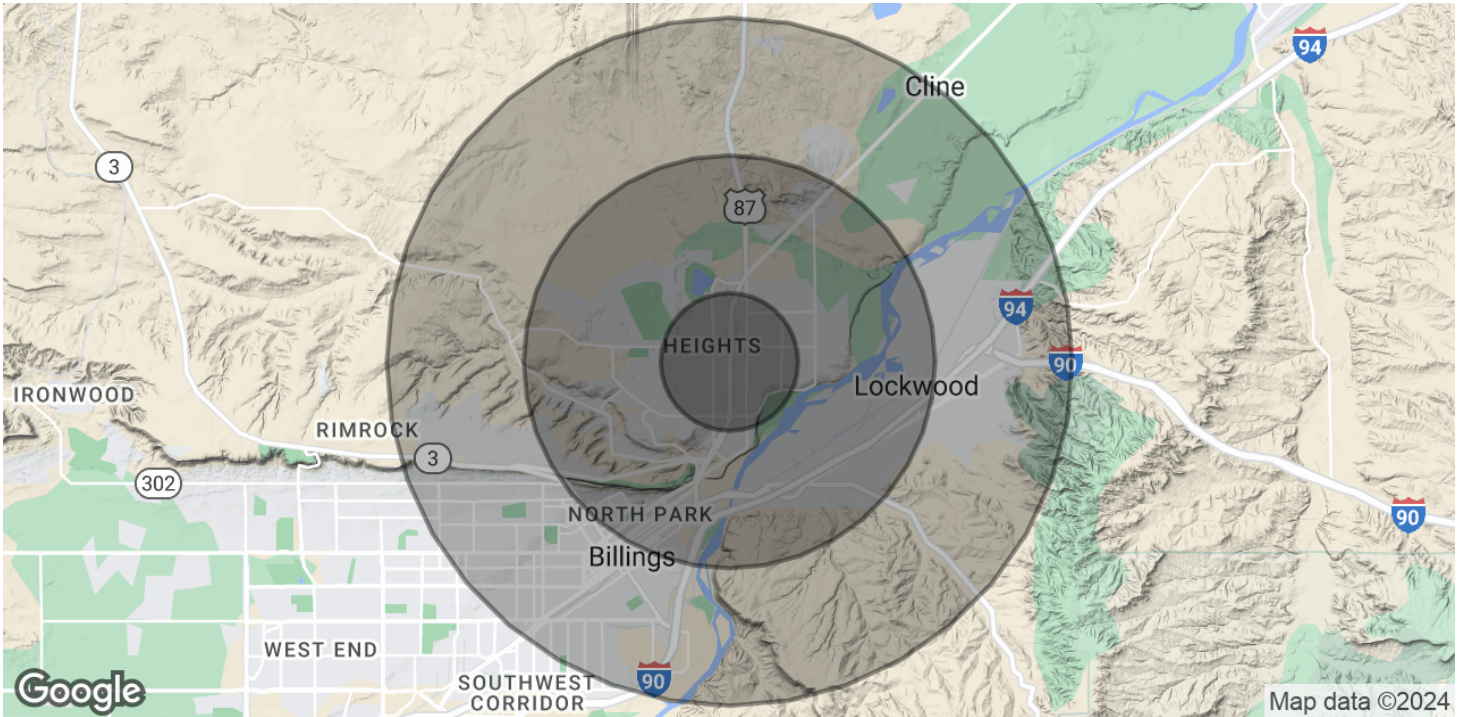


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,700	31,812	66,803
Average Age	36.3	35.7	36.2
Average Age (Male)	37.7	36.4	35.6
Average Age (Female)	35.1	36	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,056	14,311	30,286
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$60,980	\$66,782	\$67,834
Average House Value	\$185,021	\$215,125	\$211,795

2020 American Community Survey (ACS)

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