

FOR LEASE

# 2865 NORTH RESERVE STREET

*Missoula, MT 59808*

**MACALL MCGILLIS**

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commercial investment retail



PROPERTY DESCRIPTION

This 2,000 SF retail space is positioned in one of Missoula’s most active retail corridors, surrounded by national retailers including Costco, Target, Lowe’s, The Home Depot, Albertsons and more. The property offers outstanding visibility with daily traffic counts nearing 35,000, convenient access, and ample on-site parking. A prime opportunity for tenants seeking high exposure, strong co-tenancy, and easy accessibility for customers.

OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr
Available SF:	2,000 SF
Zoning:	C2-4

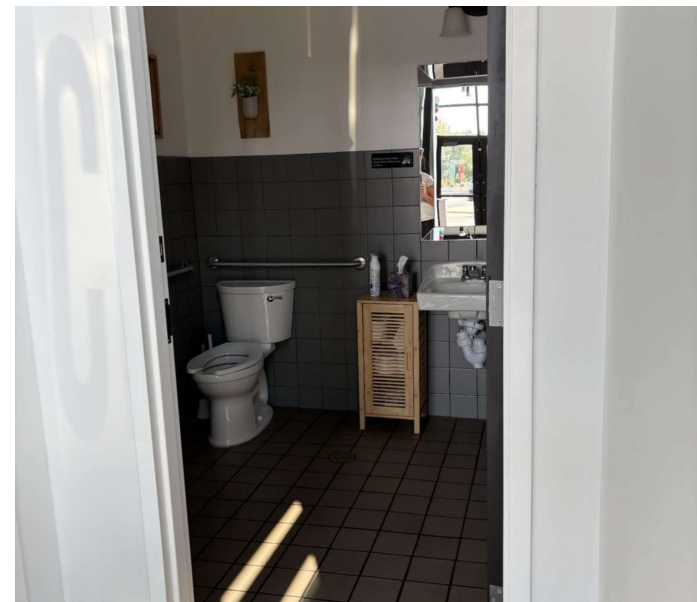
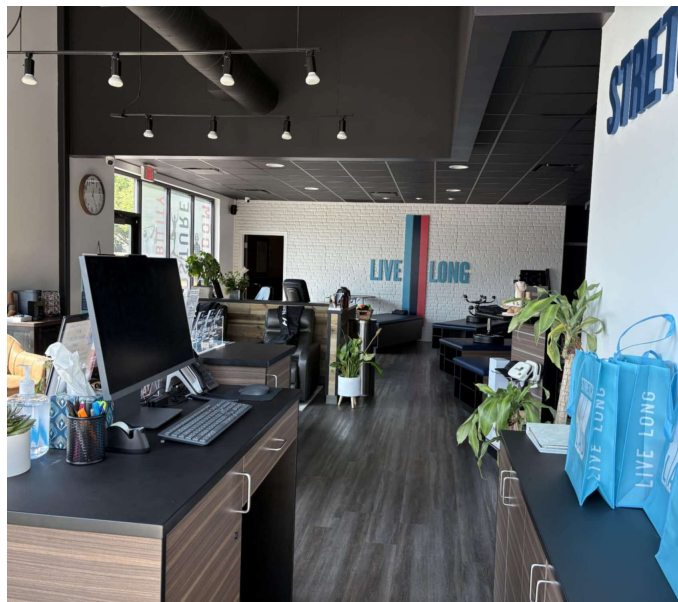
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## ADDITIONAL PHOTOS

2865 NORTH RESERVE STREET  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,629	46,365	84,201
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	44	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,379	22,228	37,740
# of Persons per HH	2	2.1	2.2
Average HH Income	\$89,683	\$88,414	\$100,991
Average House Value	\$375,870	\$426,525	\$485,586

Demographics data derived from AlphaMap

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