

LEASE

2010 GRAND AVE, STE 2

Billings, MT 59102



LEASE RATE

\$2,083.00 per month

Nathan Matelich, CCIM
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Lease Rate	\$2,083.00 PER MONTH
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OFFERING SUMMARY

Building Size:	9,048 SF
Available SF:	1,300 SF
Lot Size:	28,837 SF
Year Built:	1983
Zoning:	CMU1

PROPERTY OVERVIEW

- *1,300 SF Retail for Lease
- *\$2,083/mo + Utilities
- *Open Retail Concept
- *Small Back Storage Room
- *Private ADA Bathroom
- *Class A Retail Center on Busy Grand Ave
- *20,000+ Cars per Day Traffic Counts
- *Large Pylon Sign
- *14.35 PSF NNN Lease Rate
- *NNN = \$4.88 PSF

LOCATION OVERVIEW

2010 Grand Ave is an excellent retail location on Grand Ave with pounding traffic and perfect for small businesses or national tenants alike. Enjoy the end unit for additional retail exposure which boasts large retail store front windows. This unit was previously occupied by Cricket Wireless and has an open floor plan. Co-tenants in the building are Jackson Hewitt, Blown Away Salon, Randak Dislexia Services, The Bike Shop and Yellowstone Valley Animal Shelter.

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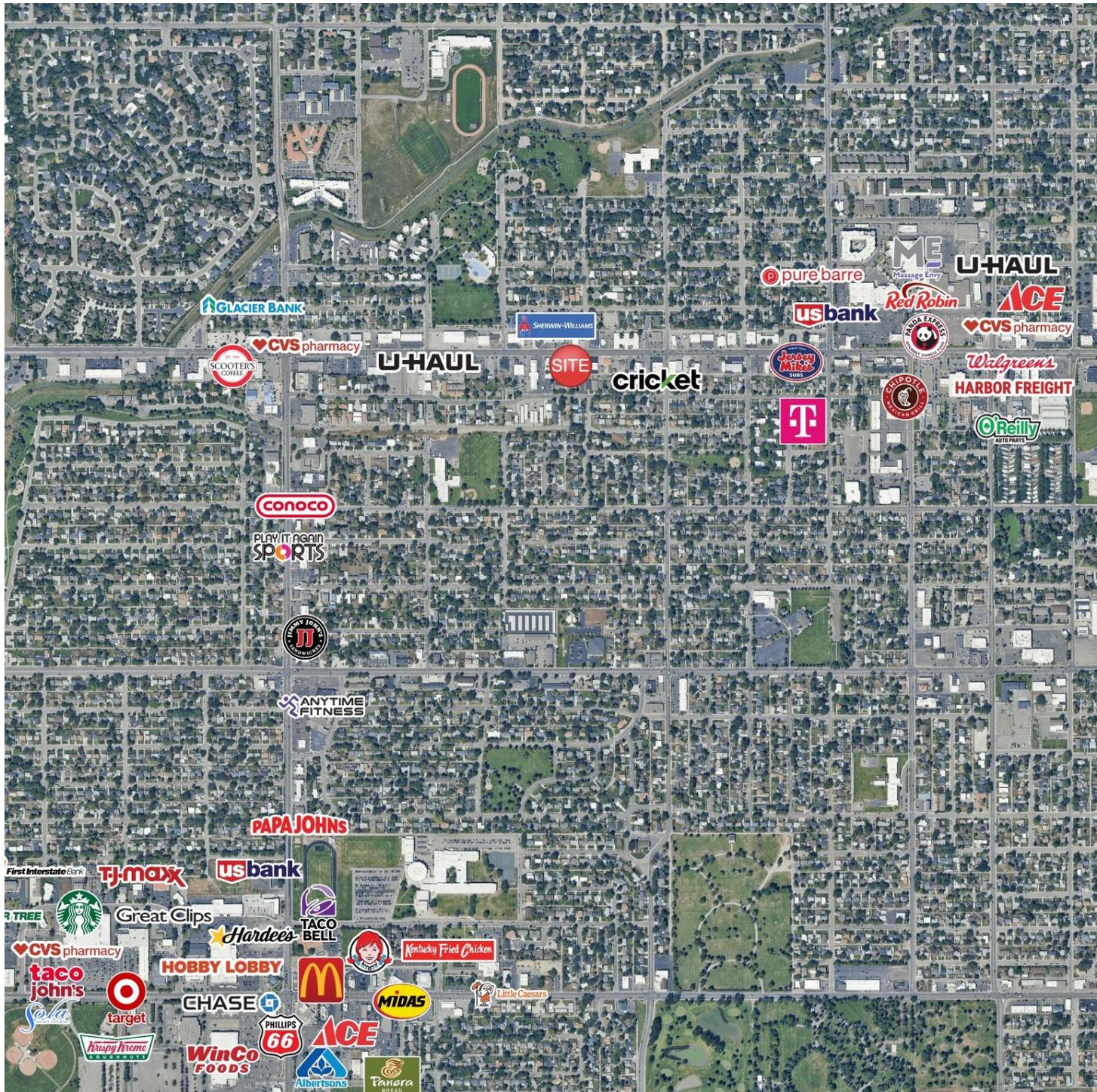


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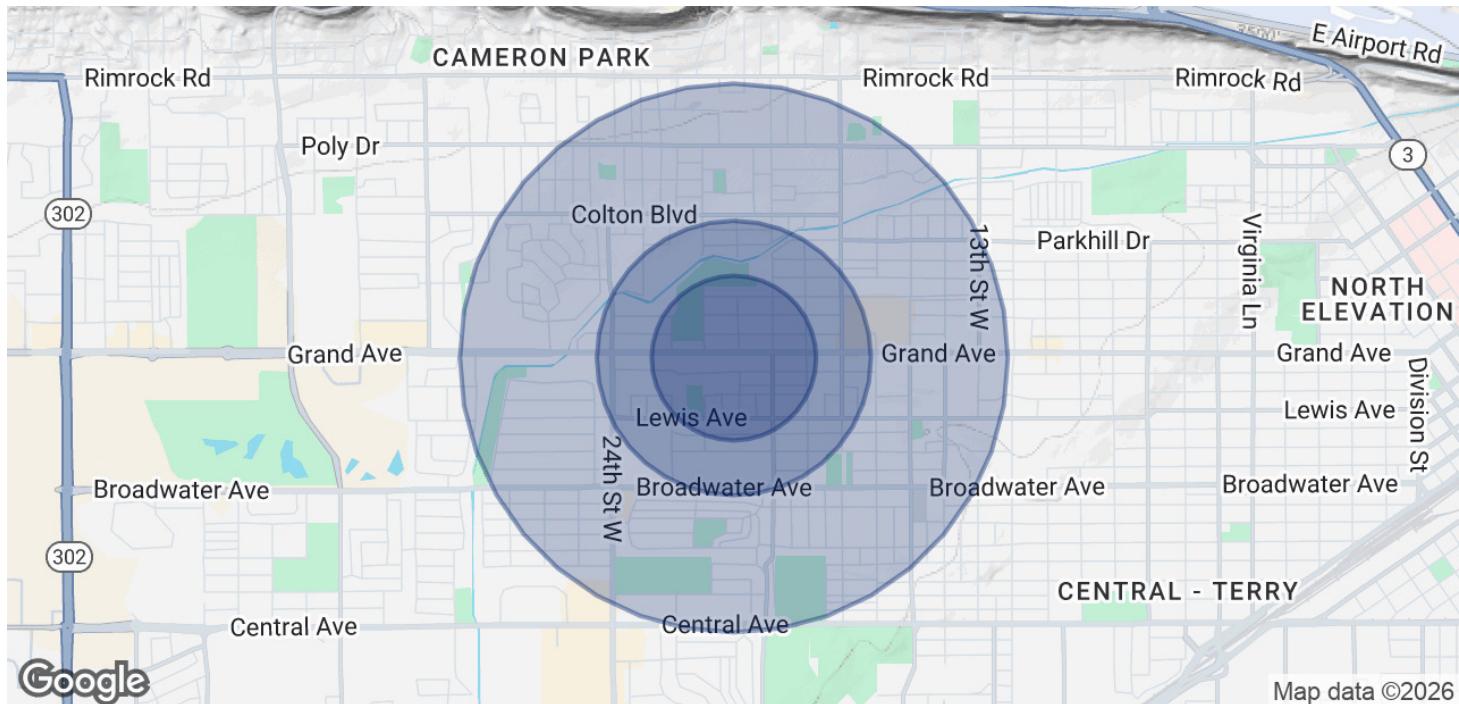


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,336	3,599	14,422
Average Age	39	40	42
Average Age (Male)	38	38	40
Average Age (Female)	40	41	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	585	1,588	6,272
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$95,393	\$97,092	\$99,006
Average House Value	\$391,939	\$392,950	\$382,789

Demographics data derived from AlphaMap

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