



HOLIDAY VILLAGE

900 10th Ave S, Great Falls, Montana

Join Cafe Rio, Great Clips & Legacy Nail Spa
+ Starbucks Drive-thru & Verizon across parking lot
+ Holiday Village Mall Retailers, JC Penney's, Scheels,
PetSmart, Hobby Lobby, Bed Bath & Beyond, Ross & Big Lots.

OUTPARCEL AVAILABLE FOR LEASE

- 2,110 SF Space Available 1/1/20
- In Between Cafe Rio & Great Clips
- Open Floor Plan
- Exposed Ceilings

Ideally Located on High-Traffic 10th Avenue South & 9th Street - 39,000 Vehicles Per Day.

Expansive Trade Area Encompassing Canadian Border.

Higher Wage Growth in Great Falls than both State & National Averages.



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FOR LEASE 2,110 SF OUTPARCEL



GREAT FALLS, MONTANA

DEMOGRAPHICS

Distance	10 Miles	25 Miles	50 Miles
Population	71,895	80,681	91,603
Households	30,890	34,416	40,204
Avg. HH Income	\$72,869	\$72,572	\$72,362

