

# 1321 Main St FOR LEASE



## Retail Building For Lease

### PROPERTY HIGHLIGHTS

- 22,902 SF Retail Space Available For Lease
- Open Floor Plan
- Two ADA Restrooms
- Abundant Common Area Parking
- Highway Commercial Zoning
- Public Water. Public Sewer



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## PROPERTY SUMMARY

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Attractive retail center is located at 1321 Main St. in the Billings Heights Four Seasons Shopping Center. This former grocery store space offers 14 foot high ceilings and an open floor plan.

Large common area parking and excellent pylon signage are included.

The property is connected to public water and sewer as well as natural gas and electricity. Easy access is available off Main Street as well as Logan Lane.

### KEY FACTS

- 22,902 SF Retail Building
- Sprinklered
- 14' Side Walls
- 4 Roof Top HVAC Units
- Two ADA Restrooms
- Common area parking





## LOCATION

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### BILLINGS HEIGHTS

The subject property is located on Main Street, the highest traffic count arterial in the state of Montana with just under 40,000 cars per day.

### LOCATION

The property is located between Hilltop and Wicks on the east side of Main St. in the Billings Heights.



QUICK STATS

1321 Main St.

40' Pylon Signage



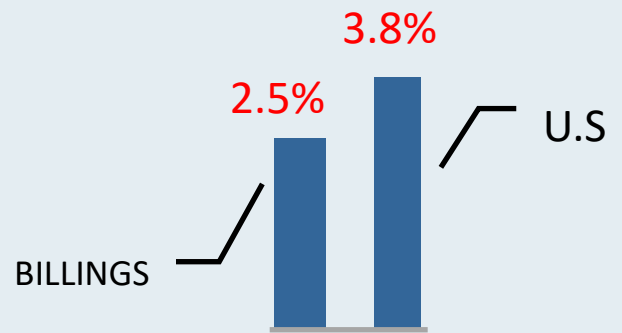
200+ parking spaces



Trade Area

500,000 people

Unemployment



Sales Tax

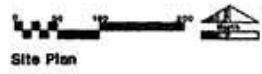
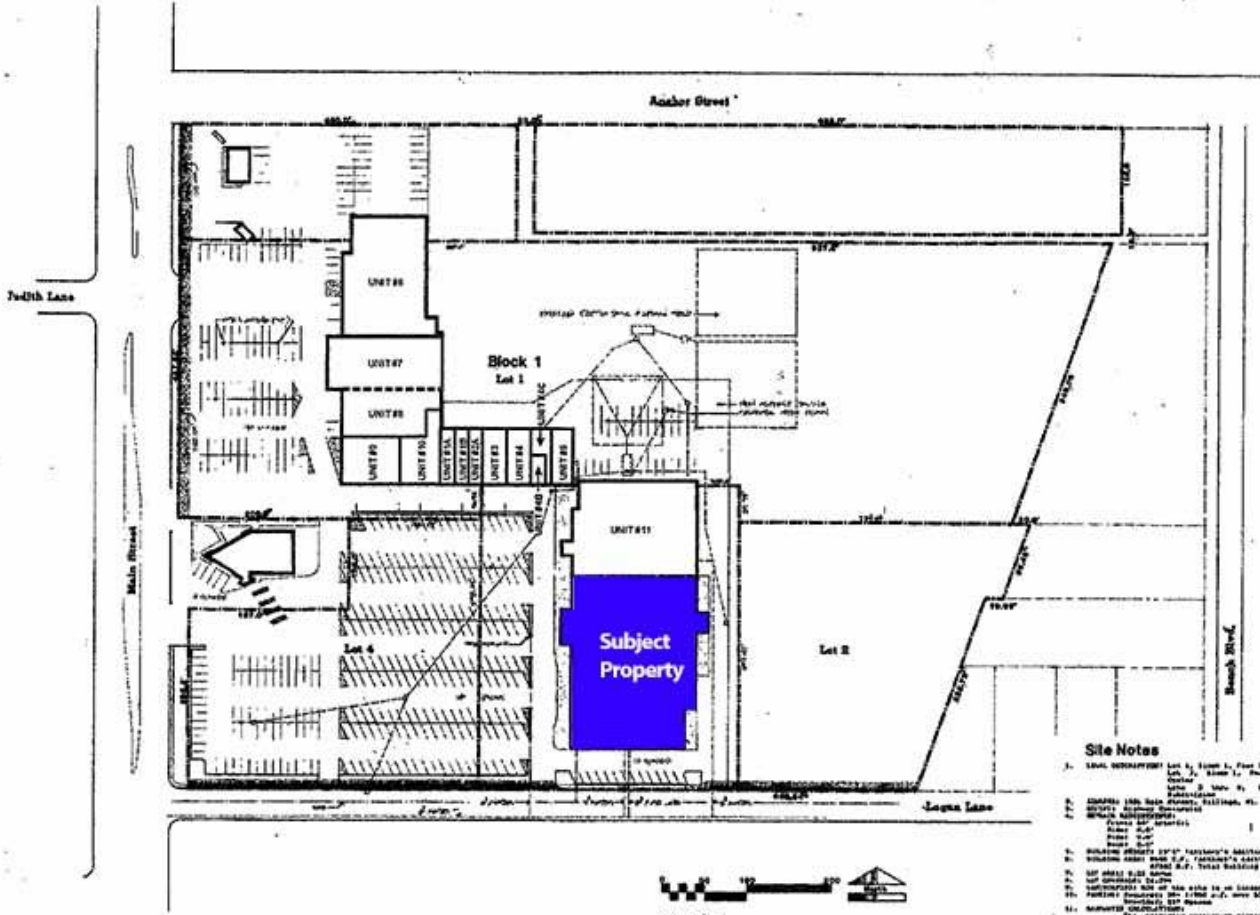
0%



6th out of 50 states

FAVORABLE BUSINESS ENVIRONMENT

# SITE PLAN



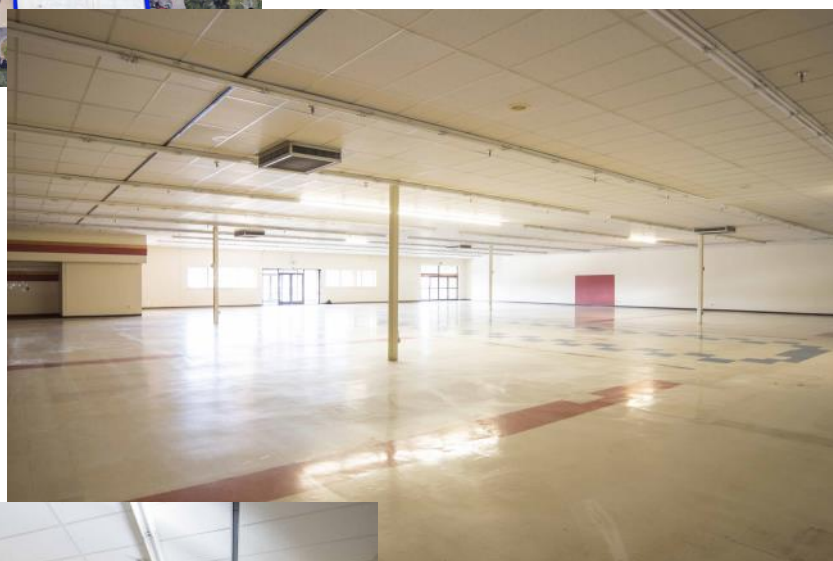
Site Plan

- Site Notes**
1. LEGAL DESCRIPTION: Lot 1, Block 1, Four Seasons Shopping Center, 24th St., Billings, MT.
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4 SEASONS SHOPPING CENTER  
Richard & Dorothy Poppeka

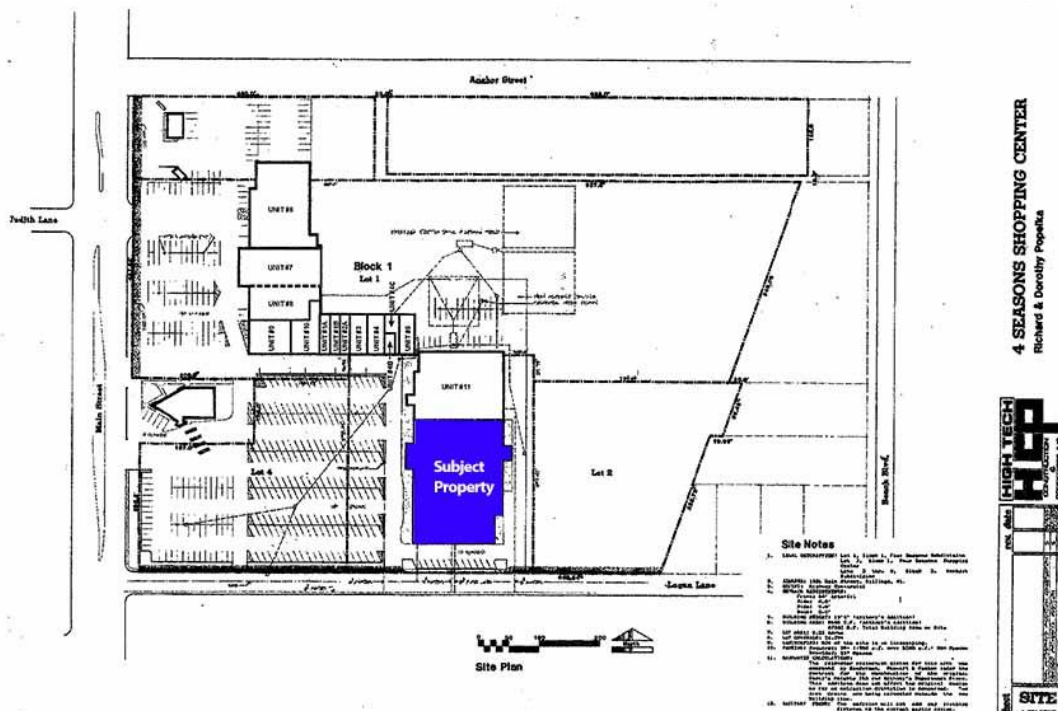
**HIGH TECH**  
**HP**  
CONSULTANTS & ENGINEERS, INC.  
1000 10th Ave. S.  
Billings, MT 59102  
PHONE: 325-1111  
FAX: 325-1112  
WWW.HIGHTECHHP.COM

## PROPERTY PHOTOS



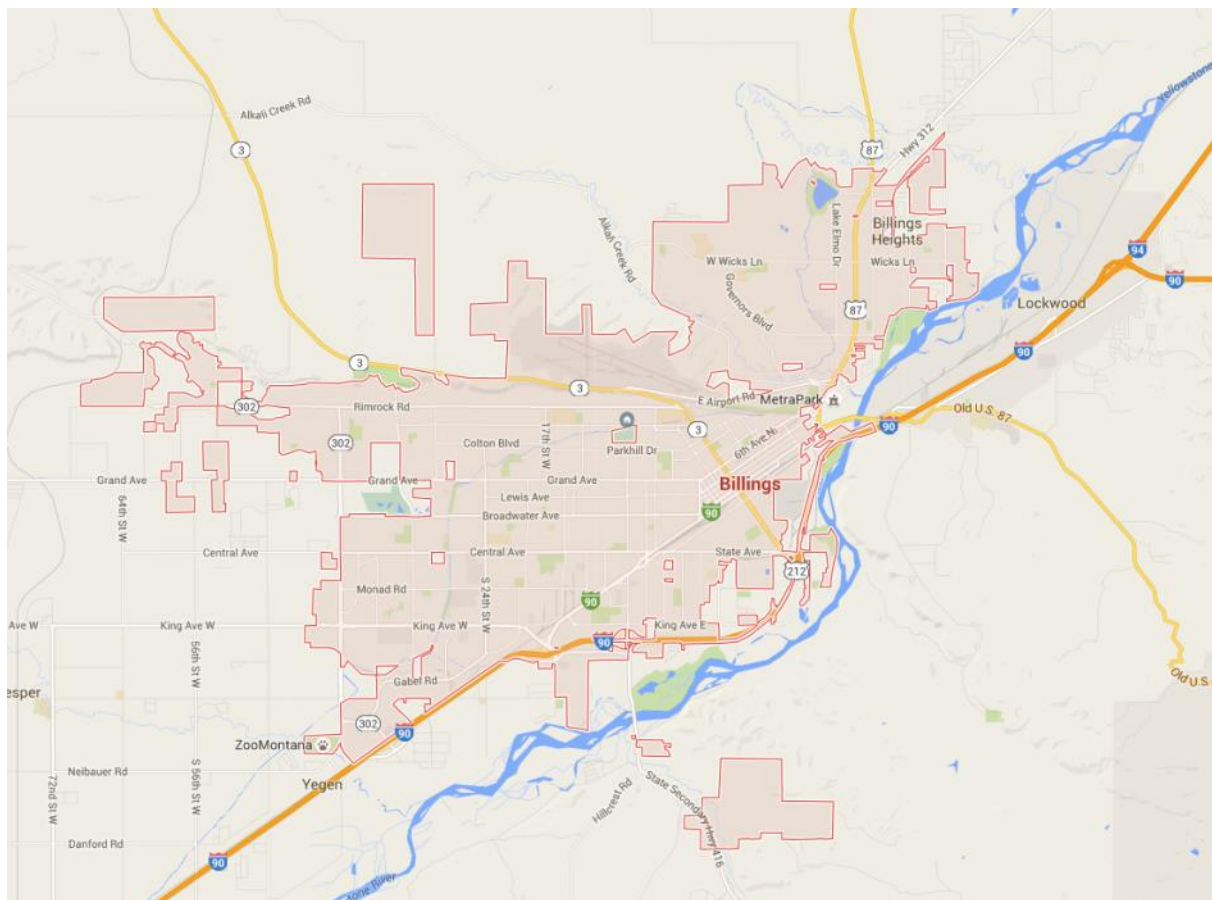


# SITE LOCATION



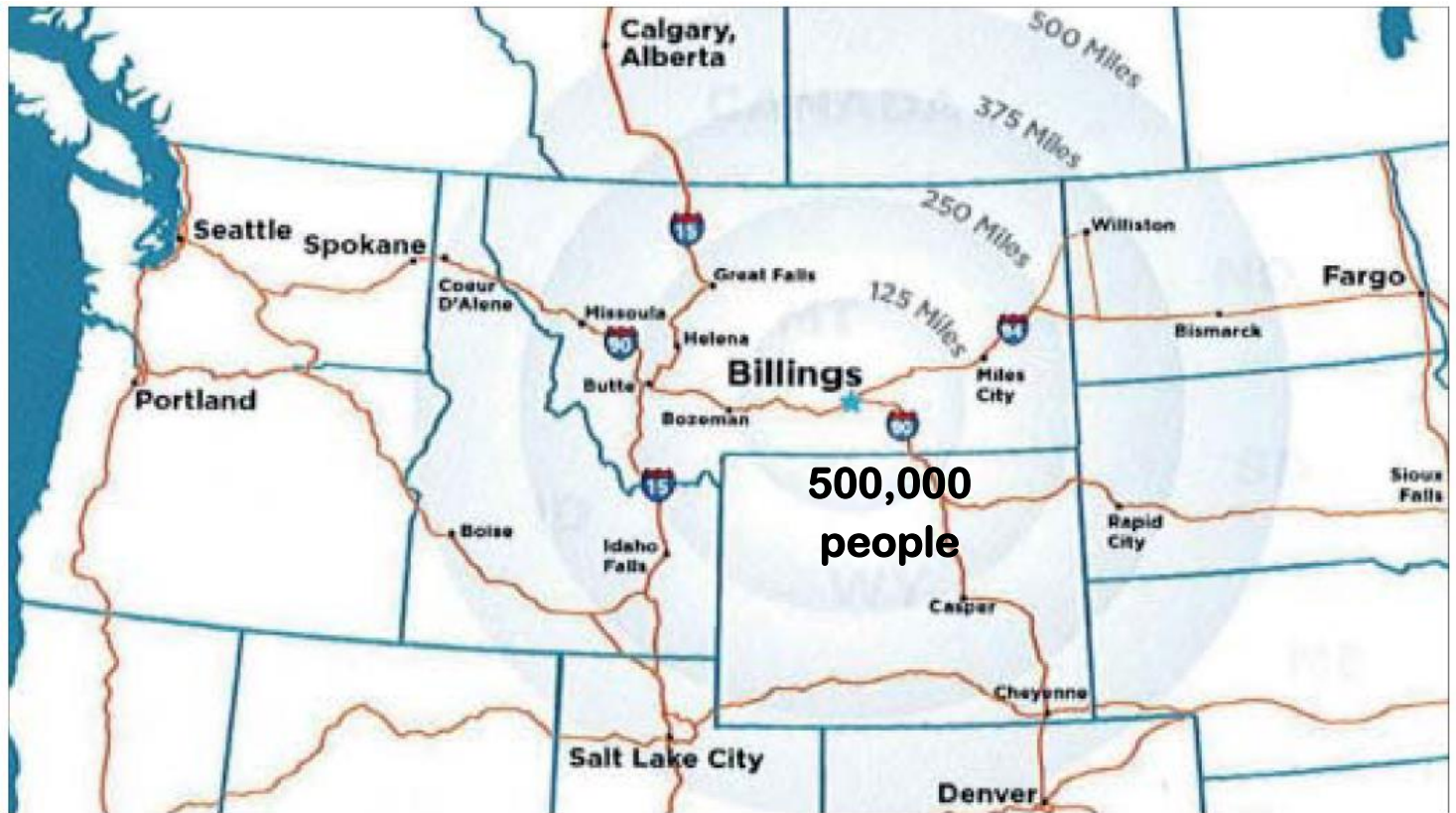
## ABOUT BILLINGS

- Largest city in Montana
- Trade and distribution hub for MT, WY, ND, and SD
- Foreclosure rate
  - Montana is the 4th lowest in country
- No sales tax
  - Attracts shoppers from neighboring states
- \$1 out of every \$7 spent in Billings
  - Compared to rest of Montana
- Favorable business climate
  - Montana ranked 6th out of 50 states



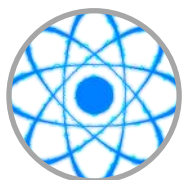


## BILLINGS TRADE AREA



## BILLINGS INDUSTRY

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### *ENERGY*

With shale formations, coal reserves, oil fields and farm facilities surrounding Billings, the location is ideal for upstream and mid stream oil and gas as well as other energy development companies.



### *HEALTHCARE*

Billings is home to two-state -of-the-art hospitals, Billings Clinic and St. Vincent Healthcare. Billings Clinic, a member of the Mayo Clinic Health Network, and St. Vincent Healthcare were recently awarded by Health grades for excellence in patient safety. These hospitals are the largest employers in the community and the state.



### *REGIONAL HEADQUARTERS*

Low labor costs and low effective tax rates makes Billings an ideal location for this industry sector. Between 2003 and 2010, Billings experienced an 8.4% compound annual growth rate in regional managing offices. Corporations like Wells Fargo and GE have had great success with back office operations, and companies like KOA and Avitus Group are headquartered in Billings.

## BILLINGS INDUSTRY

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### *DATA CENTERS & IT SERVICES*

Billings offers a very safe and reliable geographic location for housing data. Located on a major fiber optic route that runs from Minneapolis to Seattle, Montana's internet speeds are as fast as (or faster) anywhere in the nation. The investment put into fiber allows the state to embrace next generation technology and significant growth in the technology sector.



### *MANUFACTURING*

With extremely competitive natural gas prices and access to a population of over 10 million within a day's drive, Billings is a great place for manufacturing value-added food products, machinery and equipment, chemicals and plastics.



### *WAREHOUSING*

Located a day's drive from Denver, Calgary, Salt Lake and Spokane, Billings is well positioned as a warehousing and distributing hub. This industry continues to grow with FedEx Ground constructing a 146,000 sq. ft., \$38 million dollar facility and local companies expanding like Gardner Distributing and new manufacturing companies like Insulation Snakes. Billings is also home to a number of specialty trucking and logistics companies.





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## CONTACT INFORMATION

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**CBS**

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