



Applebee's Neighborhood Grill & Bar

4041 US Hwy 93 S, Missoula, MT

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Missoula, MT

Offering Memorandum
Presented by



Jessie Eagen, Broker

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Property Highlights



Applebee's

Offering Terms

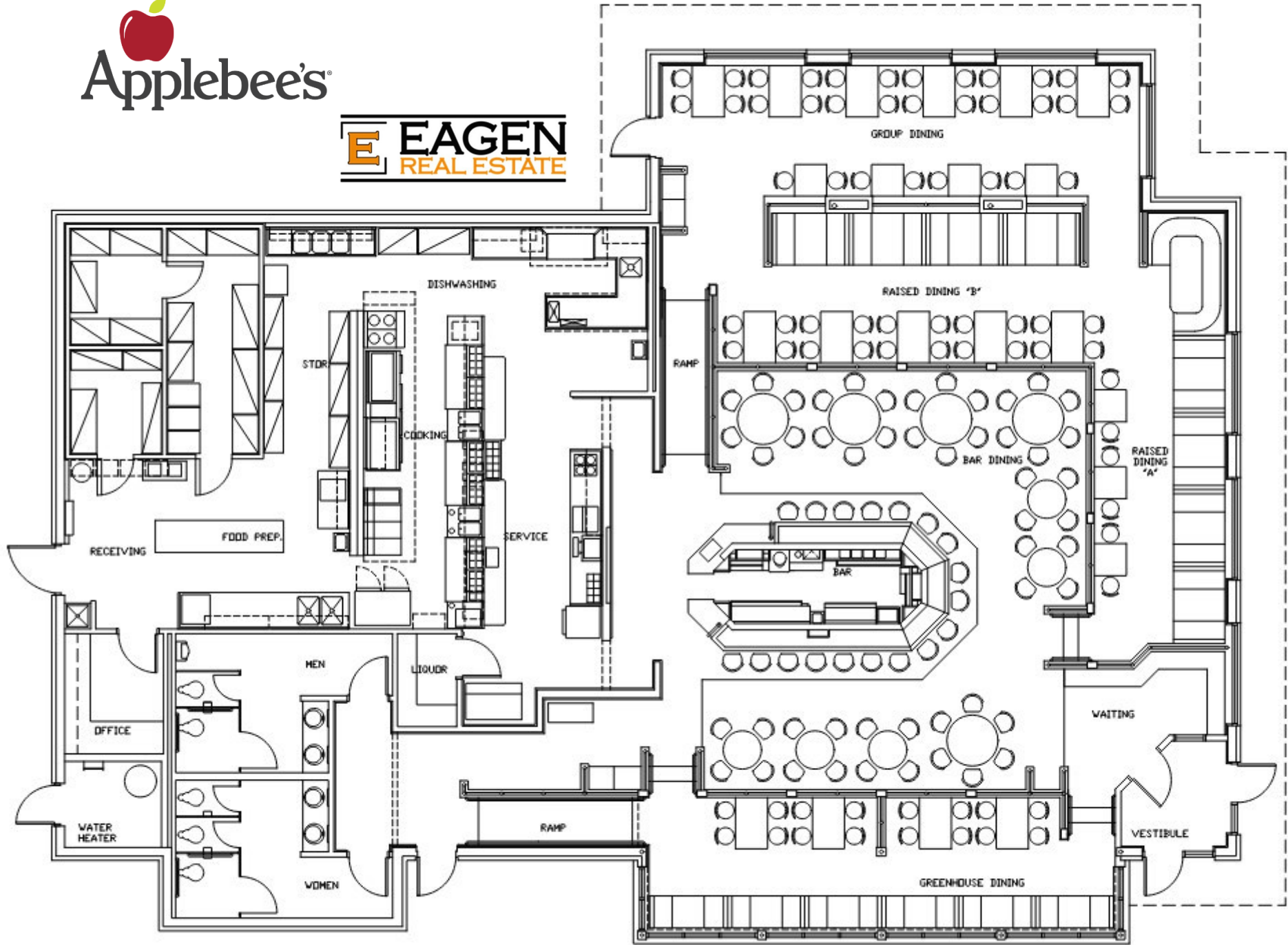
- Building size: 6,129 square feet
- Lot size: 1.597 acres
- Constructed in 1996
- Traffic count: 34,381 AADT
- Ample off-street private parking

- Offering Price: \$4,250,000
- Sale includes Building, Land and a City of Missoula All Beverage License with a Gaming Endorsement
- Business is not for sale
- Miller Creek Neighborhood



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SEATING and EQUIPMENT PLAN

1/4"=1'-0"

5555 SQ. FT.

Missoula by the Numbers

Accolades

#2 Best Places to Live in the American West

Sunset Magazine

#10 America's Most Creative Small Cities

Creative Vitalilty Index

#4 Best Small Cities in America to Start a Business

Verizon

#9 Most Forward Thinking Cities in America

CNN Money

Gold Ranking for Bike Friendliness

One of only 38 cities in America—League of American Bicyclists

#6 Best Cities for Fishing

Rent.com

#1 City for Yoga

Apartment Guide

Top 10 City for Beer Drinkers

10.1% Population Growth Since 2010

Missoula ranks among the highest net migration cities in the US

54.3% Growth

Growth in the number of residents over age 25 with a bachelors degree or higher from 2010 to 2020

20.5% High Income Households

Of households have incomes over \$100,000 a year, up from 12.4% in 2010

52.6% Renter

Of residents are renter; 2.67% rental vacancy rate vs 5.6 in the US

People

Missoula by the Numbers

Access

16 Minutes

Average commute time, vs 27 minutes in the US

15.6%

Walk or bike to work vs 3.1% in the US

16 Non-Stop Destinations from MSO

With an upgraded terminal under construction

62 Miles

Of bike lanes with a Gold rating from the League of American Bicyclists

14 Routes

Provide a bus network across the City of Missoula

Economy

Diversity Among Top Employers

The University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

\$196,600,000

Value of Missoula Residential Building Permits, 2021

36% of New Jobs are Knowledge Jobs

Of jobs created in Missoula between 2017-2018 were in knowledge based positions such as tech, advanced manufacturing and bioscience

Growing Tech Hub

Cognizant, OnX Maps, Submittable, and Lumen Ad are some examples of tech firms that call Missoula home



Our Team



Jessie Eagen - Broker/Owner
Eagen Real Estate

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Jessie's success in real estate has come from hard work, tenacity, creative solutions and the unique ability to bring buyers and sellers together. With 31+ years of experience and an extensive knowledge of the Western Montana real estate market, Jessie's goal is to provide a full-service real estate experience to serve the entire spectrum of clients that Montana has to offer.



Curtis Strohl - Realtor
Eagen Real Estate

(406) 546-5359

Curtis@JessieEagen.com

Curtis will work hard to meet your goals and to make the process of buying or selling your home or commercial property as smooth, easy and enjoyable as possible. He knows that trust and communication are essential qualities for a Realtor, and his positive attitude and welcoming personality put clients and colleagues alike, at ease.