

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	115,469 SF
Available SF:	40,000 - 90,541 SF
Lot Size:	9.26 Acres
Year Built:	1985
Renovated:	2007
Zoning:	C2 General Commercial
Market:	North Central Montana
Submarket:	Great Falls
Traffic Count:	13,073

PROPERTY OVERVIEW

Rare large retail box located in major west side retail area. Adjacent to Sam's Club, Ace Hardware, TJMaxx, ULTA Beauty and the new North 40 Outfitters. Across from the Cascade County Fairgrounds and Events Center. Former Shopko closing soon. Excellent location with significant national and regional co-tenancy. Large open parking field for easy customer access. Truck delivery dock area. Main level retail and staging areas with flexible floor plan options. Mezzanine level offices and storage areas. Owner will consider participation in Tenant Improvements and division of the space.

PROPERTY HIGHLIGHTS

- Anchored next to Sam's Club
- Near new North 40 Outfitters
- Significant National Co-Tenancy in the Area
- Open / Flexible Floor Plan
- Excellent Access & Parking
- Truck Dock and Mezzanine Level Storage Area



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FORMER SHOPKO RETAIL BOX

NW BYPASS, GREAT FALLS, MT 59404

ADDITIONAL PHOTOS



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

406.727.5505

MARK MACEK - MBA, CCIM | PRESIDENT
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ADDITIONAL PHOTOS

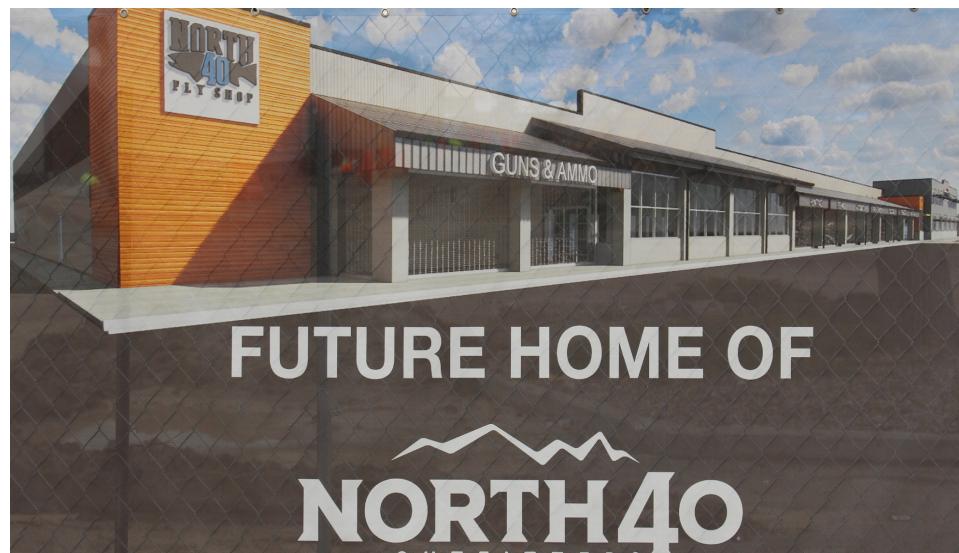


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LOCATION AERIAL



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POPULATION	5 MILES	10 MILES	50 MILES
Total population	61,715	96,333	127,500
Median age	38.4	38.8	39.9
Median age (Male)	38.3	38.0	39.0
Median age (Female)	39.6	40.6	41.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	50 MILES
Total households	26,571	40,558	52,473
# of persons per HH	2.3	2.4	2.4
Average HH income	\$49,027	\$52,630	\$54,272
Average house value	\$163,668	\$171,524	\$172,893

* Demographic data derived from 2010 US Census

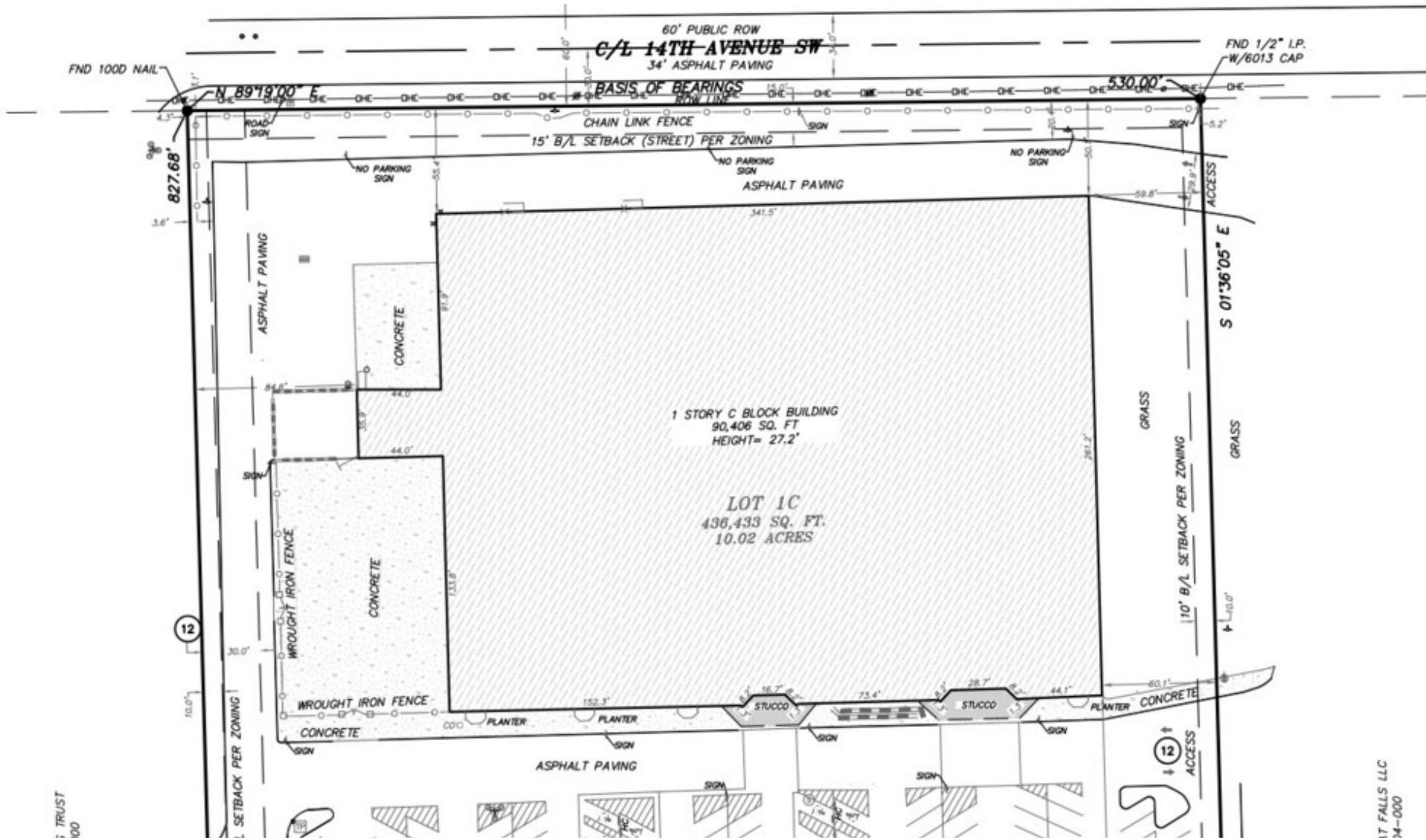


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BUILDING FOOTPRINT



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BIO - MARK MACEK - MBA, CCIM



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President

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PROFESSIONAL BACKGROUND

Mark Macek has been in the commercial real estate business since 1989 and has been involved in brokerage, investment, development, property management and consulting. He represents local, regional and national clients in the northwest region of the U.S. specializing in major Montana markets. Mark has achieved the coveted CCIM Designation held by less than 6% of practicing commercial real estate professionals. He served as International President of the CCIM Institute in 2015. The CCIM Institute has over 12,000 members in 30 countries.

EDUCATION

Masters of Business Administration (MBA) – University of Montana
Bachelor of Science (BS) – Construction Engineering – Montana State University
CCIM Designation

MEMBERSHIPS

CCIM Institute - Past International President (2015)
ICSC - International Council of Shopping Centers - Member
Leadership Montana - Program Graduate 2018
Great Falls Development Authority - Director 2019
National Association of REALTORS - Past State President / Past National Leadership Team Member
Great Falls Chamber of Commerce - Past Chairman of the Board
Rotary



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