

LEASE

1844 BROADWATER AVE, #6

Billings, MT 59102



LEASE RATE

\$1,825.00 per month

Nathan Matelich, CCIM

(406) 781-6889

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Lease Rate

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OFFERING SUMMARY

Building Size:	13,212 SF
Available SF:	1,500 SF
Lot Size:	38,816 SF

PROPERTY OVERVIEW

- * 1,500 SF Retail Space for Lease (Previously salon - barber shop)
- * \$1,825/mo + Utilities
- * High Traffic Midtown Retail Center
- * Open Floor Plan Retail or 6+ Hair Cutting Stations and 2 Hair Washing Sinks
- * Restroom
- * Storage Room
- * Manager's Office
- * Laundry Room with Washer & Dryer Hookups
- * Large Pylon Sign on Broadwater
- * Excellent Retail Exposure with 20,000 Cars Per Day

LOCATION OVERVIEW

1844 Broadwater Ave is a long standing retail center located in the heart of midtown with excellent retail exposure. Surrounded by a significant amount of housing, this is a perfect retail space for any salon, barber shop or retailer looking to cash in on local clientele & convenient location. Enjoy a location that is easy to find by putting your logo on the large pylon sign on Broadwater. Co-tenants include Tanz & Things, Broadwater Mercantile, Advanced Appraisal Services, Cook Travel & 406 Rollin' Eyes-Optical Shop.

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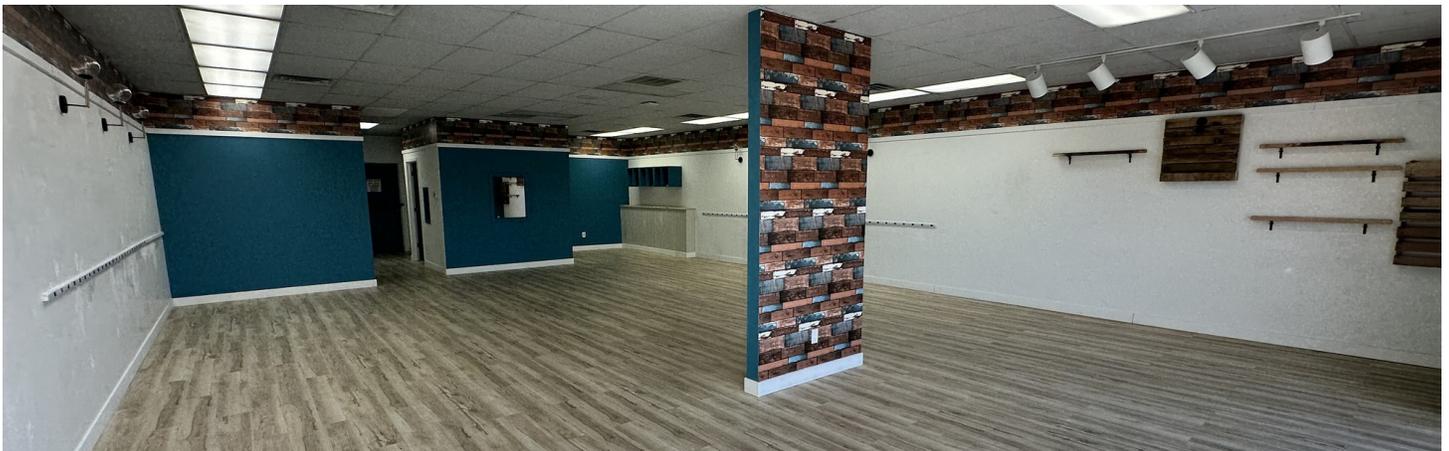
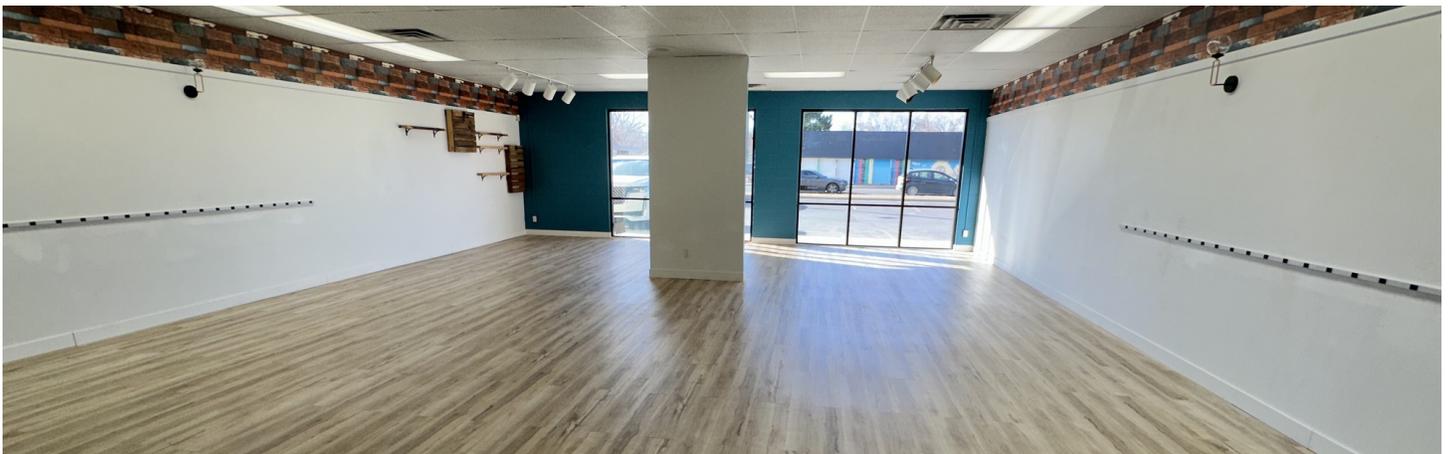


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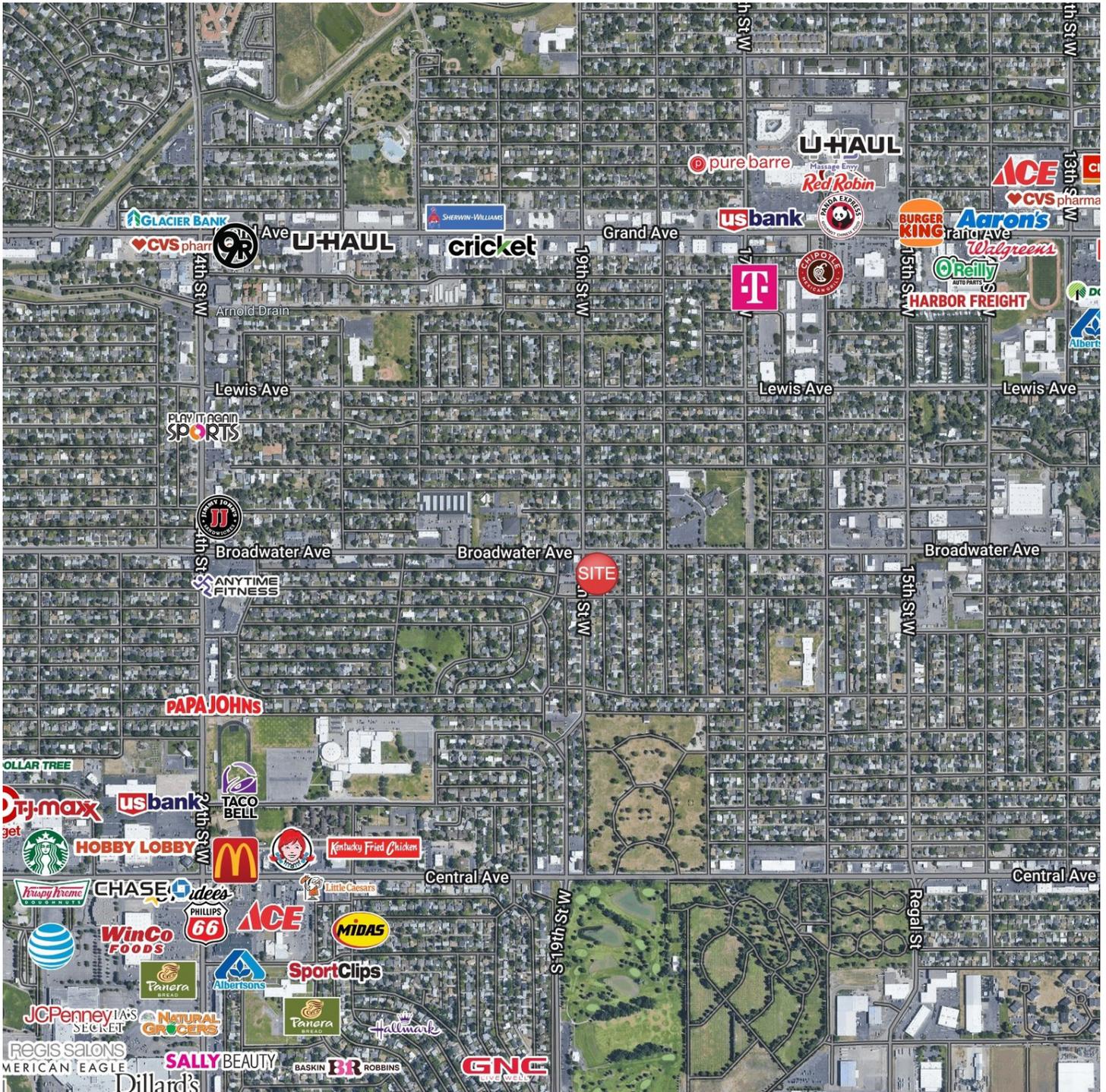


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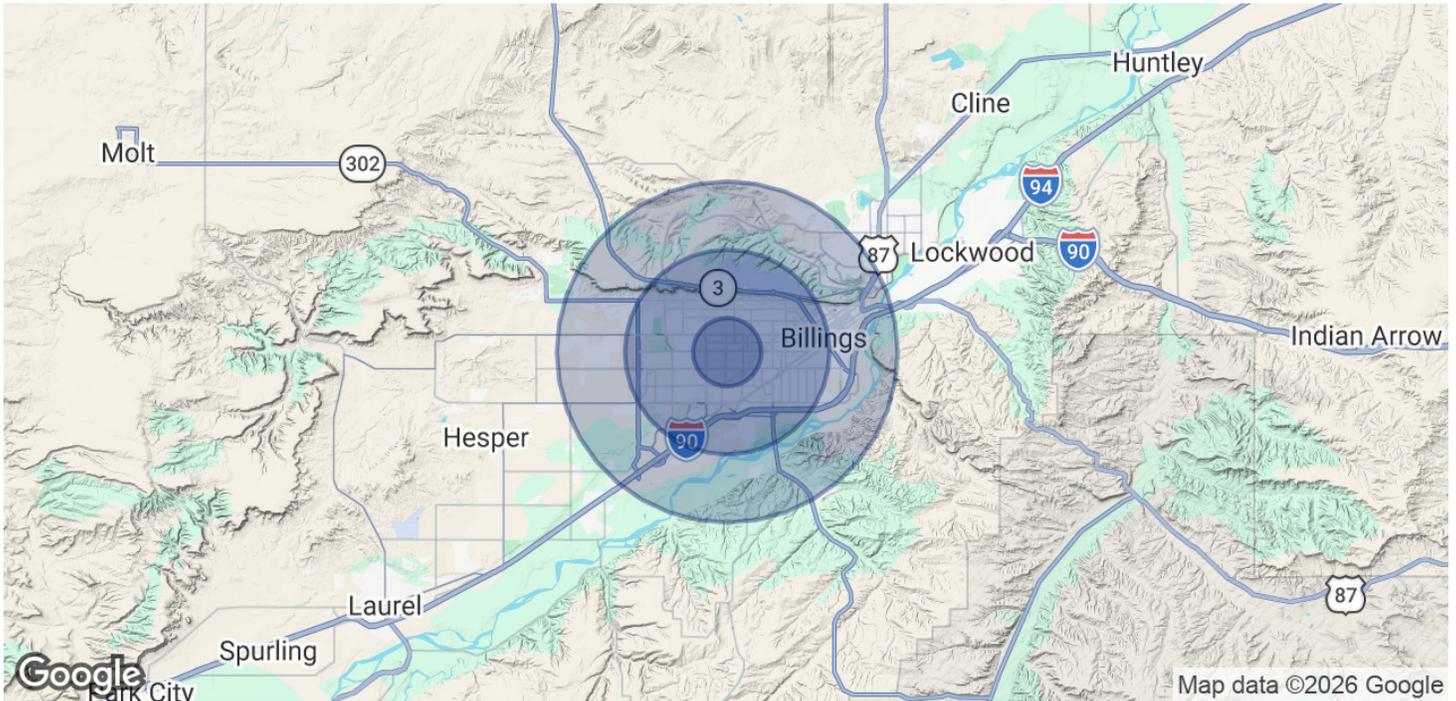


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,601	68,210	93,750
Average Age	41.8	39.4	39.4
Average Age (Male)	39.4	37.5	37.9
Average Age (Female)	43.3	41.3	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,939	32,680	44,110
# of Persons per HH	2	2.1	2.1
Average HH Income	\$71,992	\$72,147	\$77,904
Average House Value	\$209,433	\$221,200	\$239,432

2020 American Community Survey (ACS)

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