

SUITE FOR LEASE

COPPER CITY CENTER

3745 Harrison Avenue Suite B , Butte, MT 59701



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REAL ESTATE
MONTANA & Co.
commercial investment retail



PROPERTY DESCRIPTION

Located on Harrison Avenue—Butte’s primary retail corridor—Copper City Center offers exceptional visibility, access, and traffic exposure, with daily counts exceeding 21,000 vehicles. Positioned at I-15 and I-90, this center is part of a rapidly growing trade area that is outpacing national averages in development. Anchored by nationally recognized tenants such as Buffalo Wild Wings, Verizon Wireless, Montana Advance Pain & Spine , Vitalant Blood Donation, and Helena Orthopedic Clinic, the center provides strong co-tenancy for medical, retail, and service users. With 240 shared parking spaces, multiple access points off Harrison Avenue, prominent signage opportunities and access to loading docks, Copper City Center ensures both convenience and exposure. Approximately 3,500 - 7,680 sf available for retail, professional office or medical use. A separate storage room is available for additional rent. Surrounded by established and new residential neighborhoods, Chick Fillet, Chipotle, Planet Fitness, extended stay hotels, and directly adjacent to Super Walmart, this location benefits from a steady and diverse customer base. NNN estimated at \$4.30.

OFFERING SUMMARY

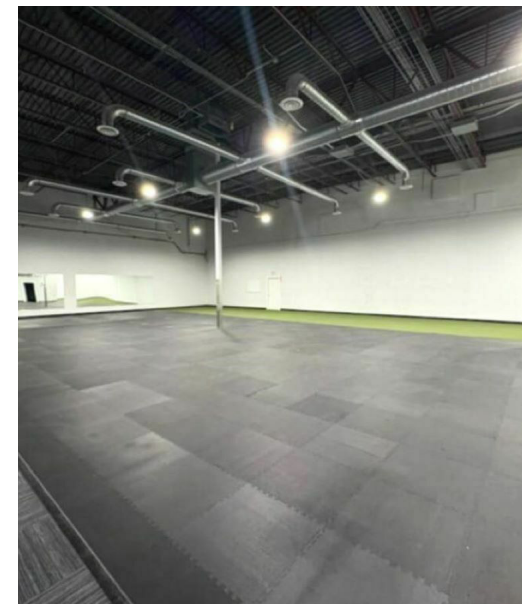
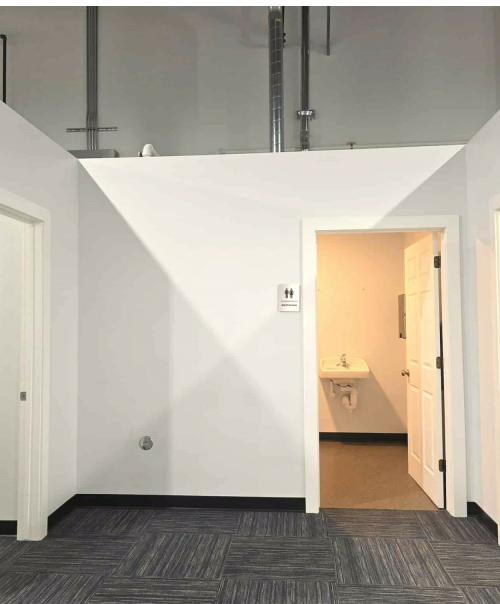
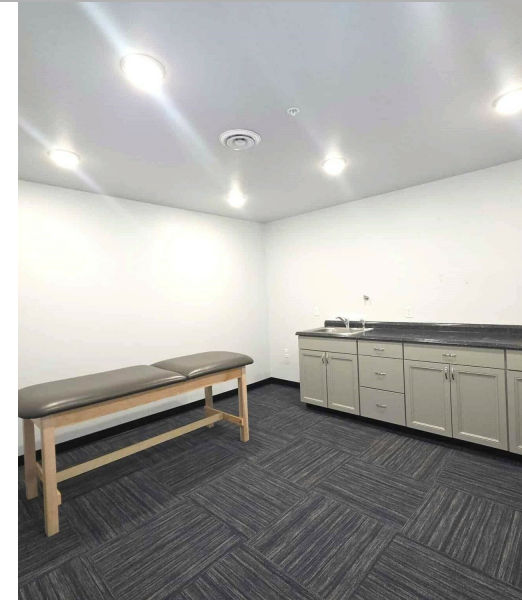
Lease Rate:	\$17.00 SF/yr
Estimated NNN:	\$4.30 SF/yr
Available SF:	3,500 - 7,680 SF
Building Size:	42,000 SF

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ADDITIONAL PHOTOS

COPPER CITY CENTER
BUTTE, MONTANA



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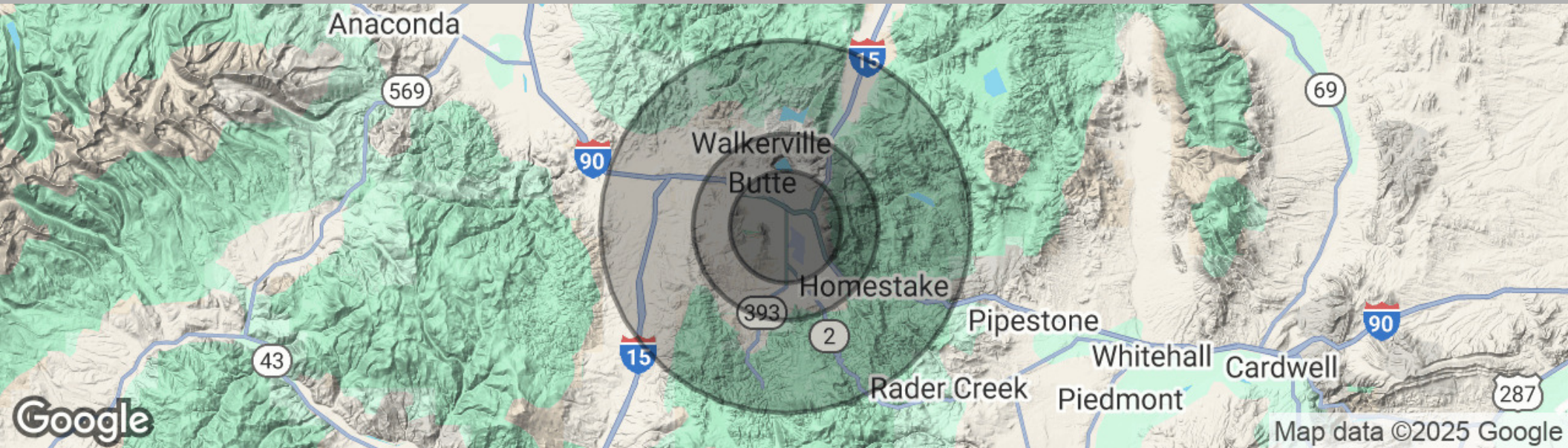
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	23,879	34,022	35,367
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	45	44	44
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,599	15,116	15,661
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$83,027	\$80,794	\$81,789
Average House Value	\$260,461	\$259,444	\$266,212

Demographics data derived from AlphaMap

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