

905 10TH Avenue South
Great Falls, MT 59405

For Lease

“Main & Main” Prime 10th Ave. South Location

TMobile Anchor Tenant



Prime Location – High Traffic Count / Near Regional Mall



Mark Macek – MBA, CCIM
Macek Companies, Inc.
104 2nd Street South, Suite 100
Great Falls, MT 59401
406.727.5505 Office

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905 10th Avenue South
Great Falls, Montana 59405

\$12.00/SF NNN

For Lease

Rare Prime 10th Avenue South Location

High Visibility / High Traffic
Location



Great Lease Rate!

Call regarding lease
incentives including
free rent...

Across From Regional Mall
Primary Location



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Prime High Traffic Location – Rare Opportunity

- High Traffic Mid Market Location – Close to Regional Mall
- High Profile & Visibility
- Located Close to Scheel's, Hobby Lobby, PetSmart, JoAnn
- Close to Numerous National Retail Users & Restaurants
- Next to new T-Mobile Store & Jimmy John's
- Access to Full Phase Traffic Signal
- Excellent Traffic Circulation / Easy Parking

Land Data:

- Total Lot Size: 20,850 SF
- Parking Lot: 31 Spaces
- Parking Ratio: 6.06 : 1,000 SF
- Zoning: C2-General Commercial

Building Data:

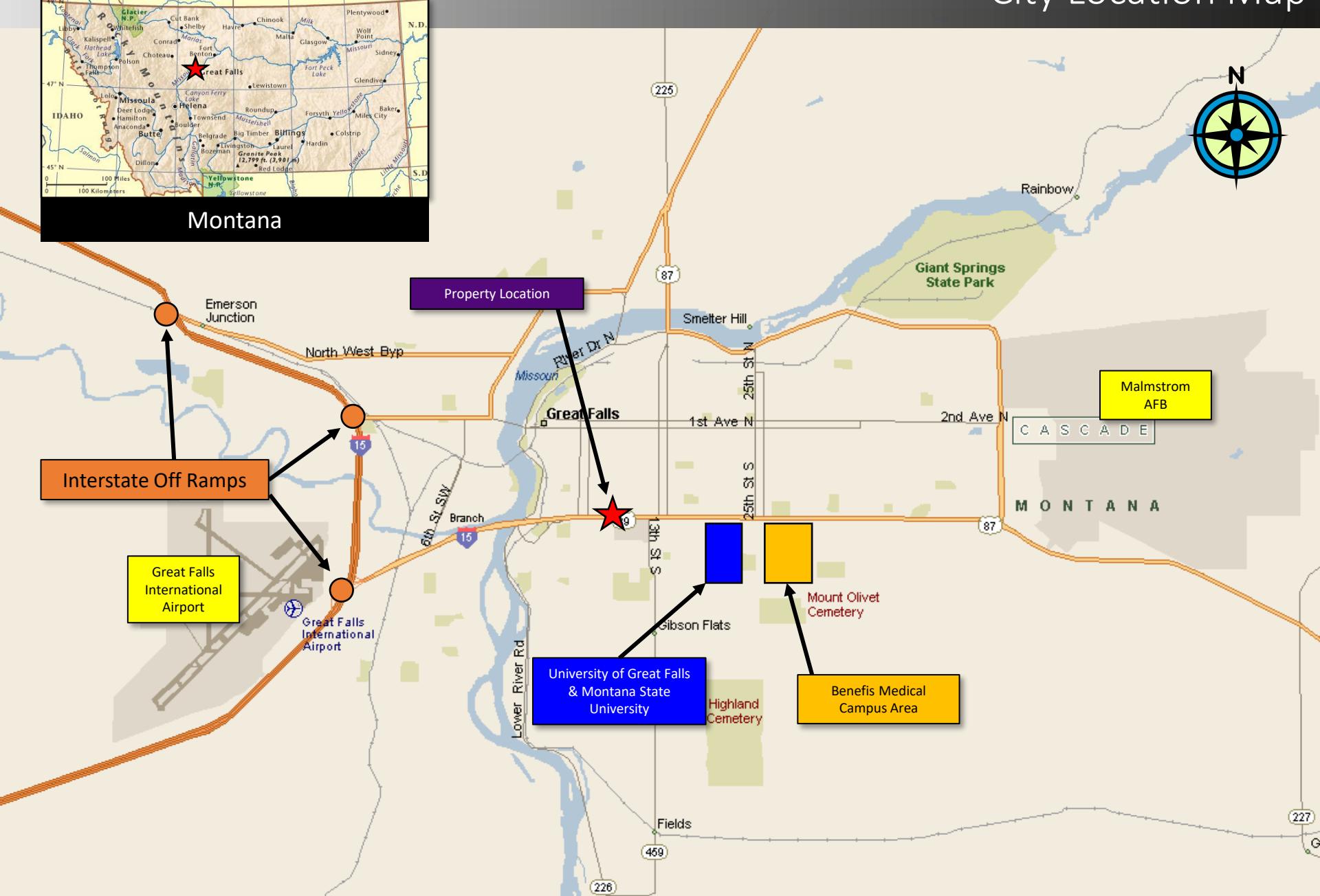
- Premise Size: 1,781 SF
- Total Building Size: 5,114 SF +/-
- Building Constructed: 1992 / Remodeled
- HVAC – Roof Mounted HVAC Systems
- Equipment / FF&E: Negotiable

* To be verified by Lessee / Purchaser before closing

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City Location Map





Subject
Property

T-Mobile



DOLLAR TREE

MOD PIZZA

TACO JOHN'S
The Fresh Taste of West-Mex



Cafe Rio
MEXICAN GRILL



BIG O TIRES



Goodwill
Industries International, Inc.

HARBOR
FREIGHT
TOOLS
DIRECT EQUIPMENT

JO-ANN
Fabric and craft stores

PETSMART

HOBBY LOBBY

JCPenney

SCHEELS

Holiday Village
Regional Mall

BIG LOTS!

ROSS
DRESSES FOR LESS

SUPER
8
MOTEL

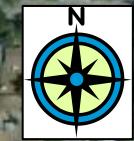
7th Street South

9th Street South

10th Avenue South

13th Street South

Traffic Routes / Counts



Traffic Counts

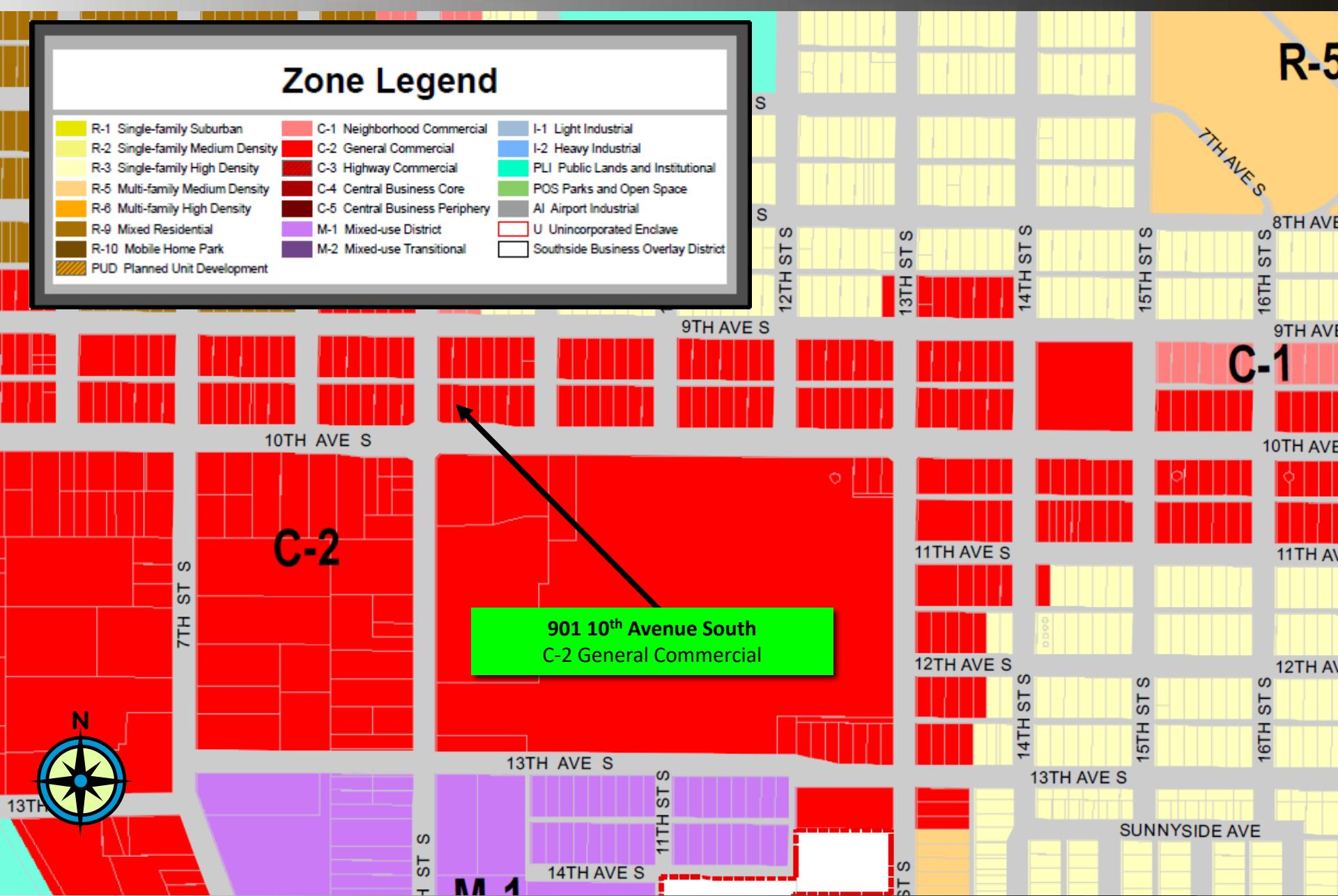
(Cars Per Day)

- A - 35,598 CPD (2021)
- B - 31,131 CPD (2021)
- C - 10.702 CPD (2021)
- D - 7,859 CPD (2021)
- E - 7,511 CPD (2021)
- F - 5,856 CPD (2021)
- G - 5,801 CPD (2021)



Zone Legend

R-1 Single-family Suburban	C-1 Neighborhood Commercial	I-1 Light Industrial
R-2 Single-family Medium Density	C-2 General Commercial	I-2 Heavy Industrial
R-3 Single-family High Density	C-3 Highway Commercial	PLI Public Lands and Institutional
R-5 Multi-family Medium Density	C-4 Central Business Core	POS Parks and Open Space
R-6 Multi-family High Density	C-5 Central Business Periphery	AI Airport Industrial
R-9 Mixed Residential	M-1 Mixed-use District	U Unincorporated Enclave
R-10 Mobile Home Park	M-2 Mixed-use Transitional	Southside Business Overlay District
PUD Planned Unit Development		



Prime 10th Avenue South Exposure



Prime / High Traffic Location
With Pylon Sign



10th Avenue South
Looking West



**10th Avenue South
Looking East**



South Parking Area



West Parking Area





Flexible Interior Layout



Excellent Retail Area



Backroom Storage Area



Nearby Retailer



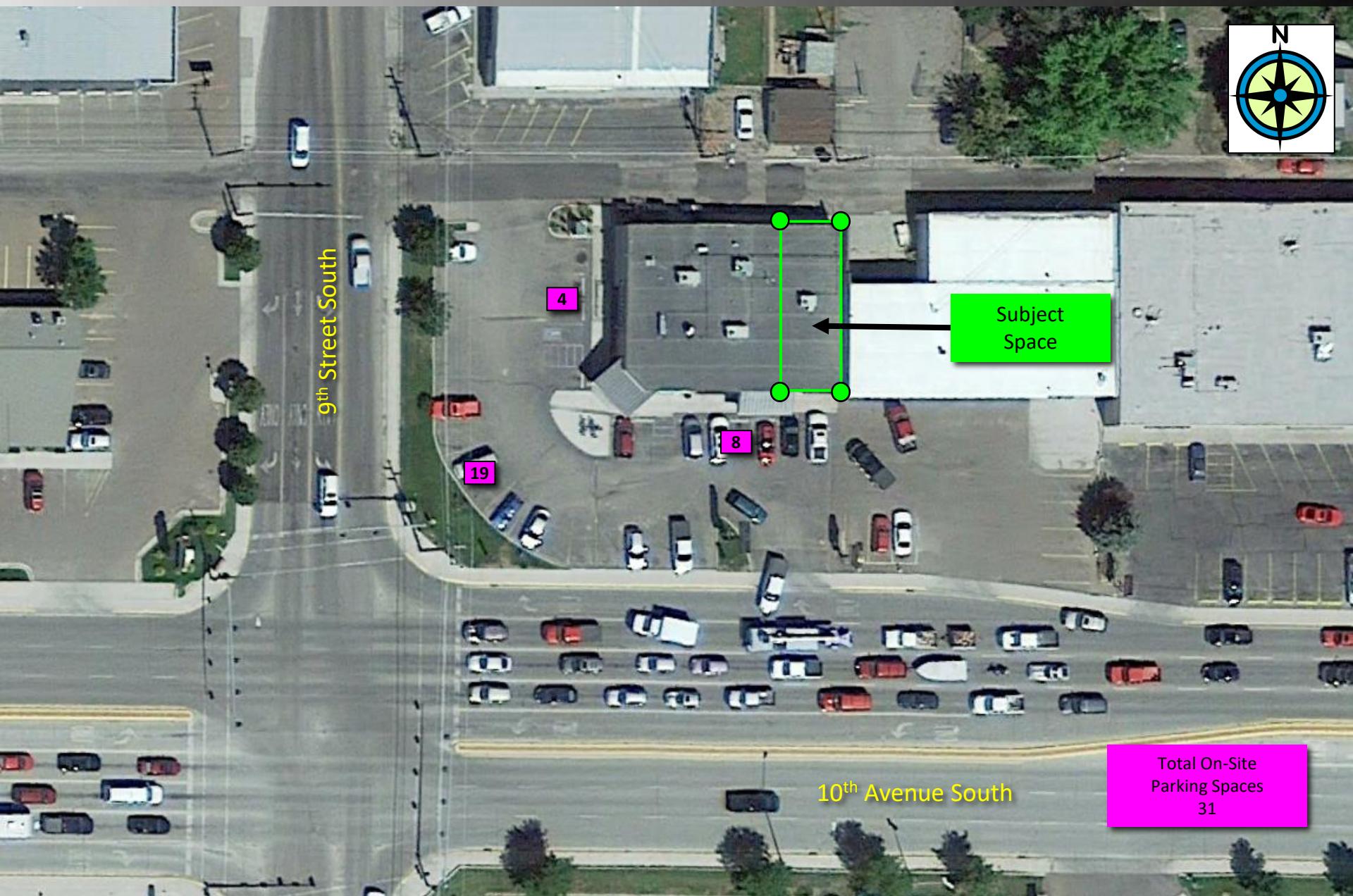
Regional Mall Anchor Tenant

Nearby Retailer

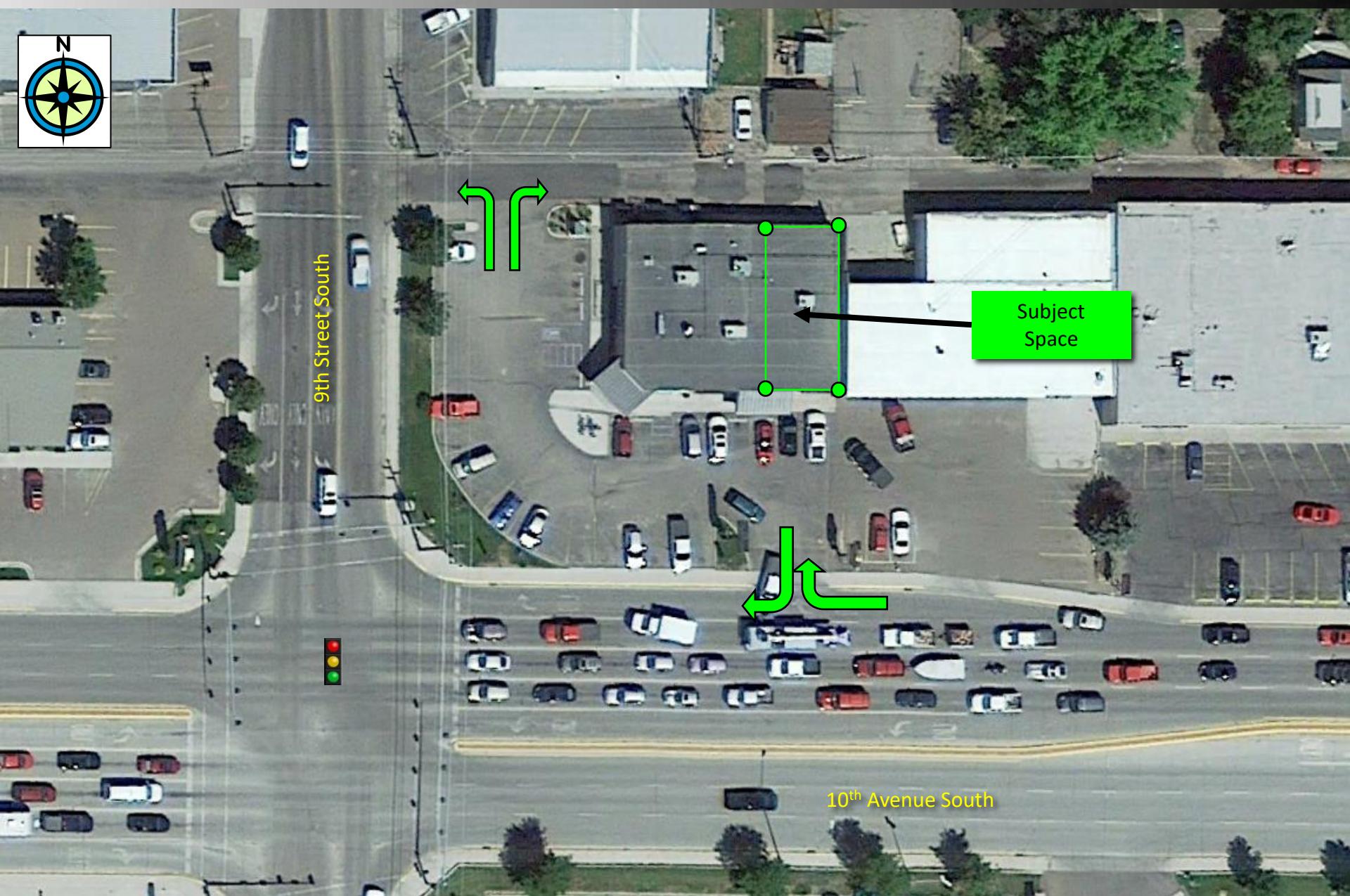
Regional Mall Anchor Tenants



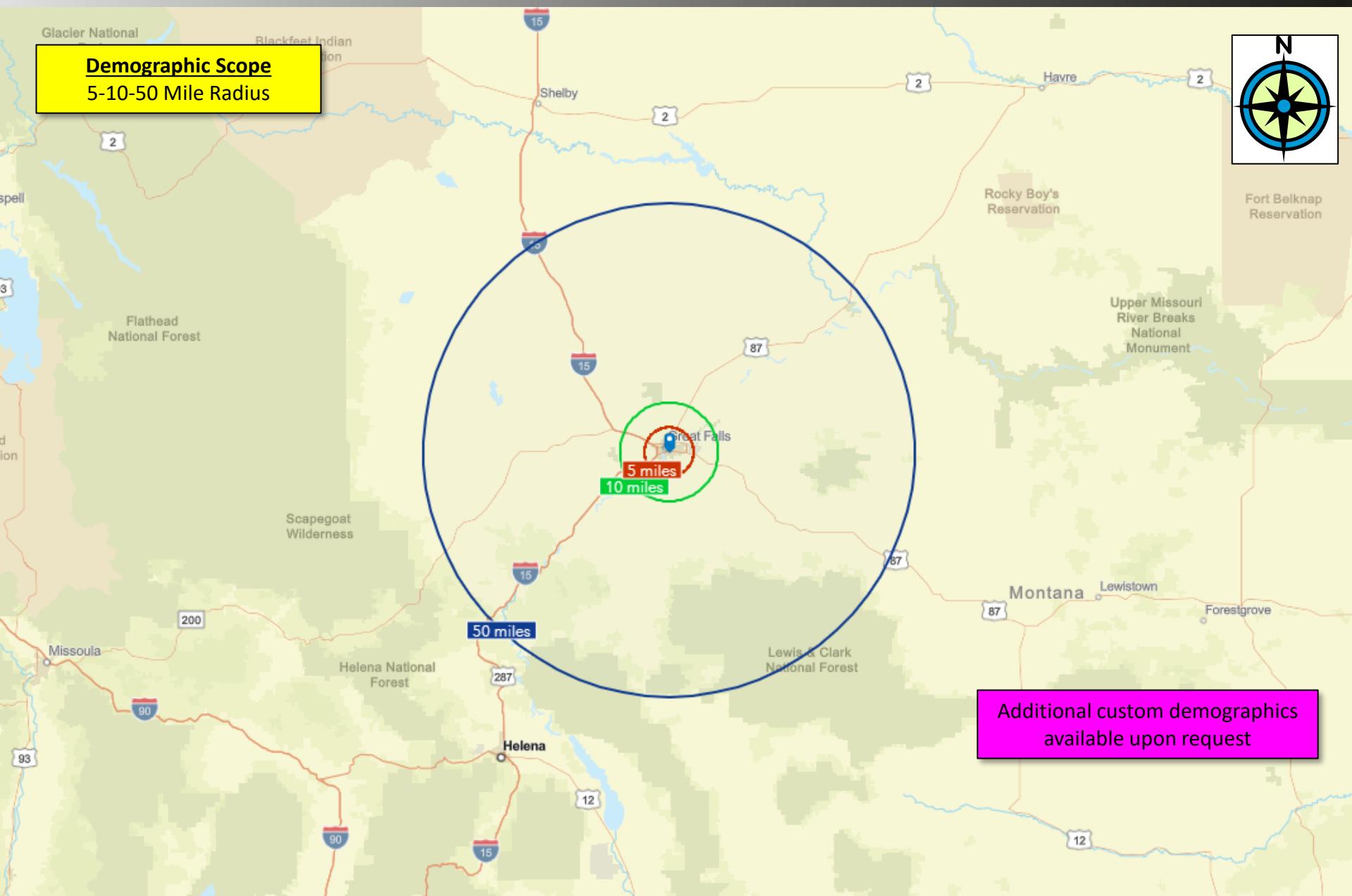




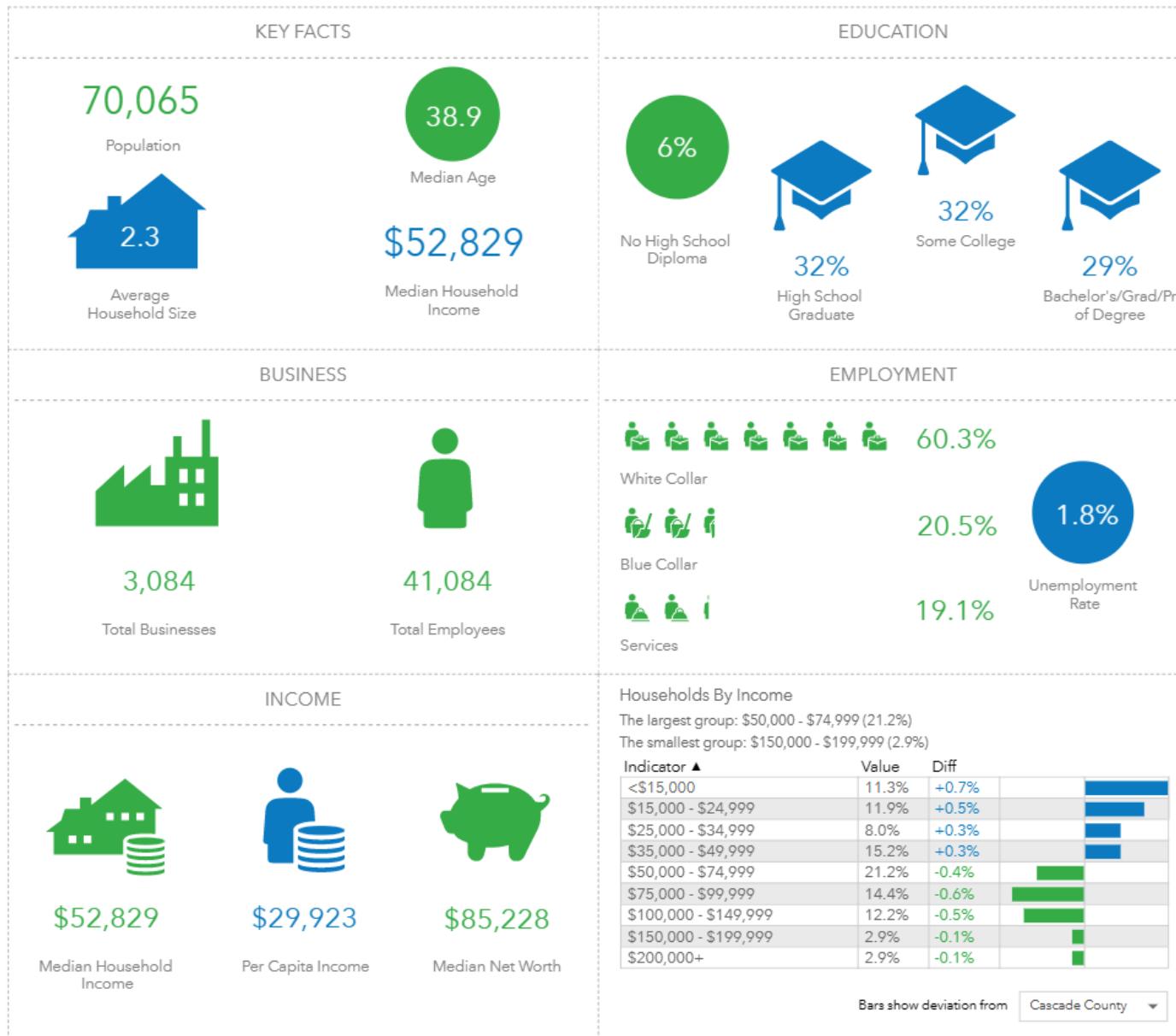
Total On-Site
Parking Spaces
31



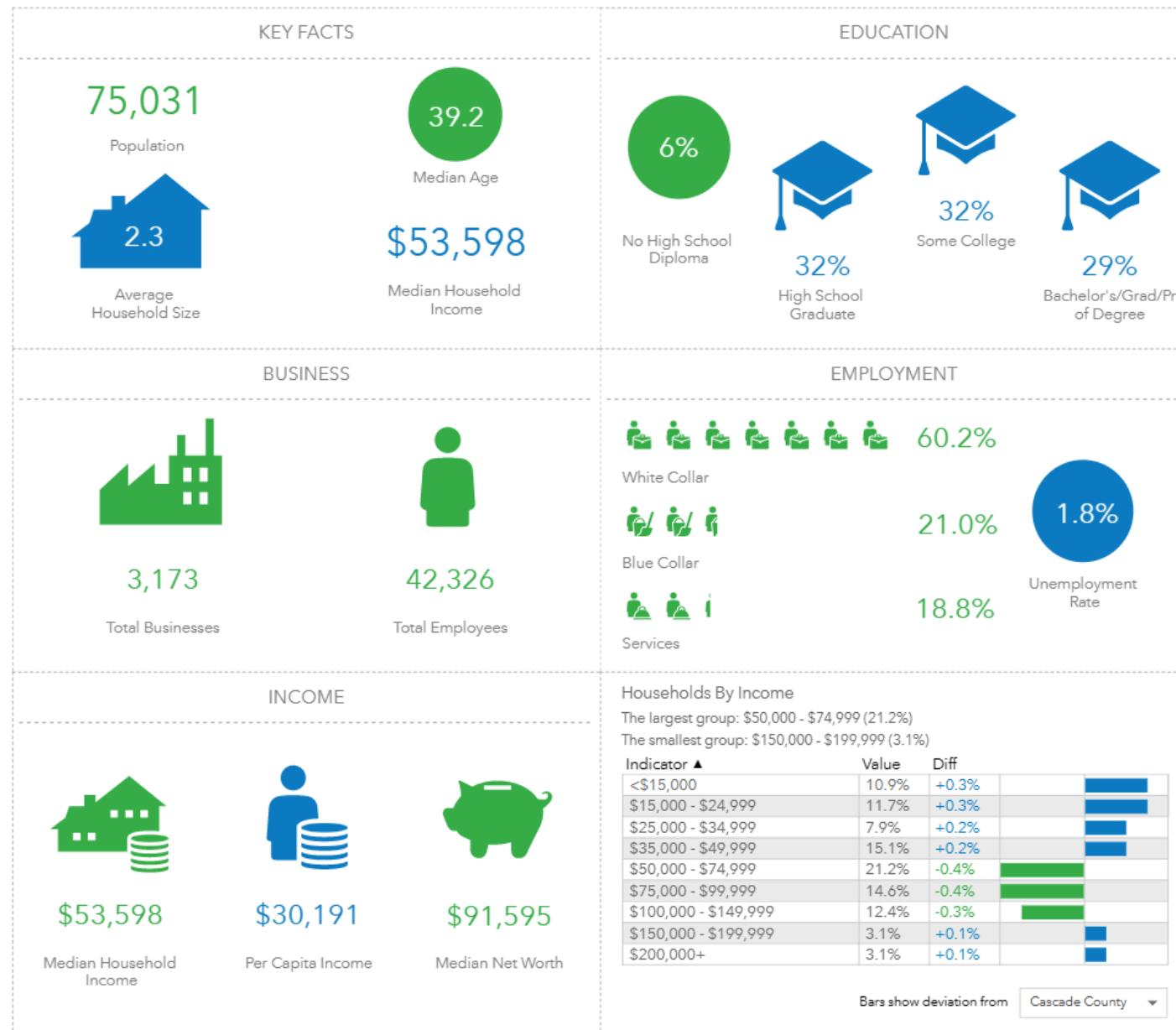
Demographic Map



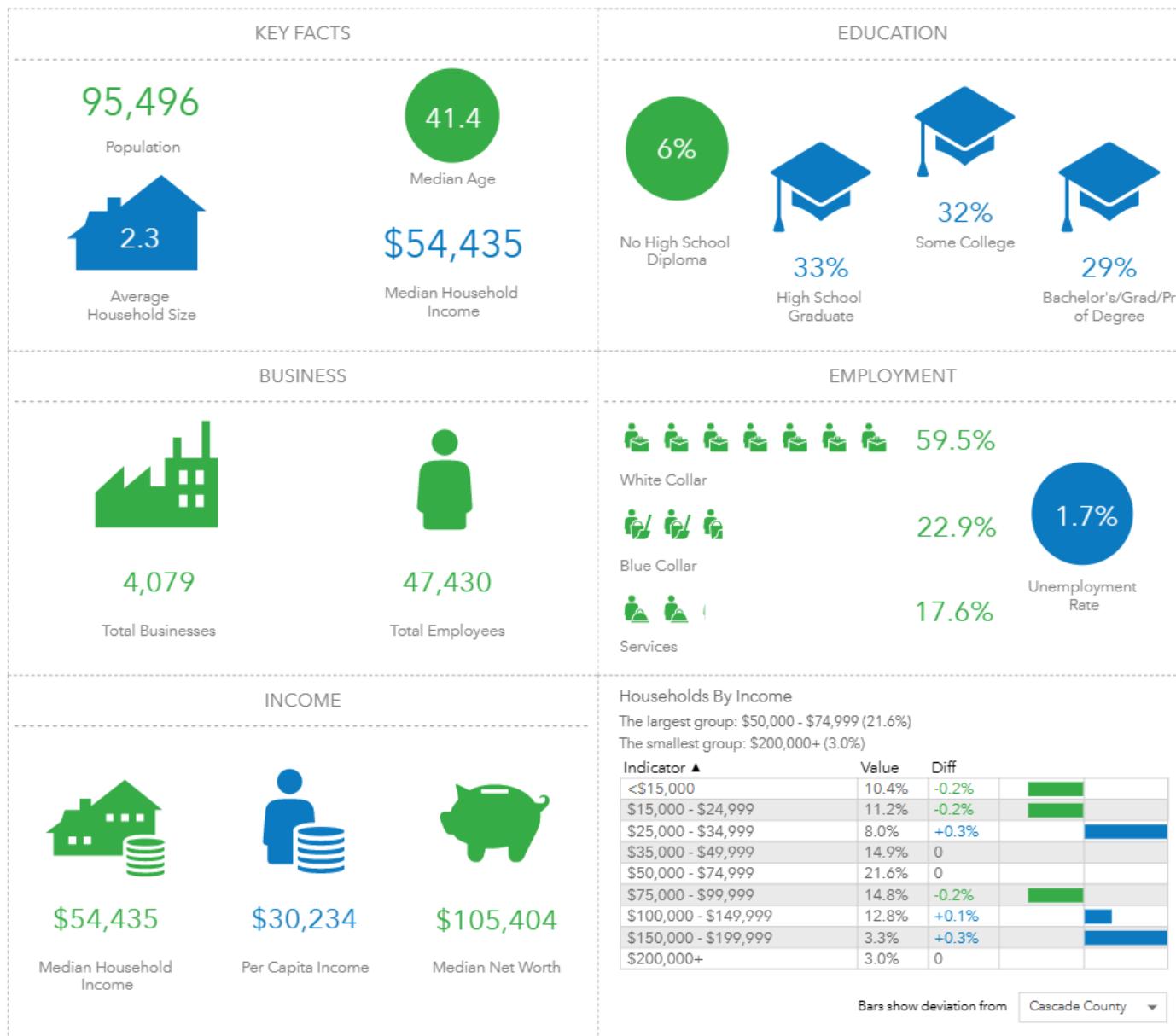
Demographic Summary – 5 Mile Radius



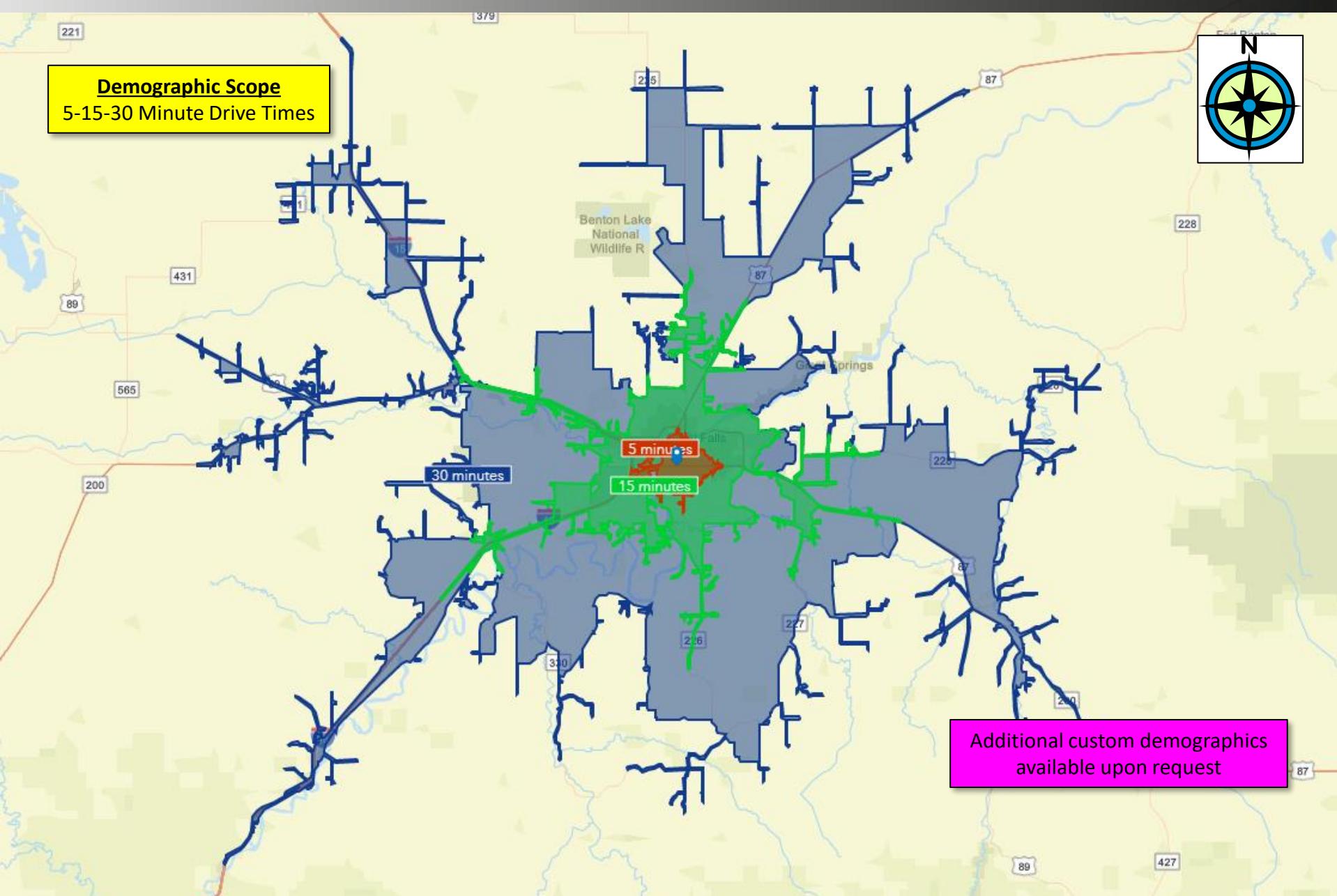
Demographic Summary – 10 Mile Radius



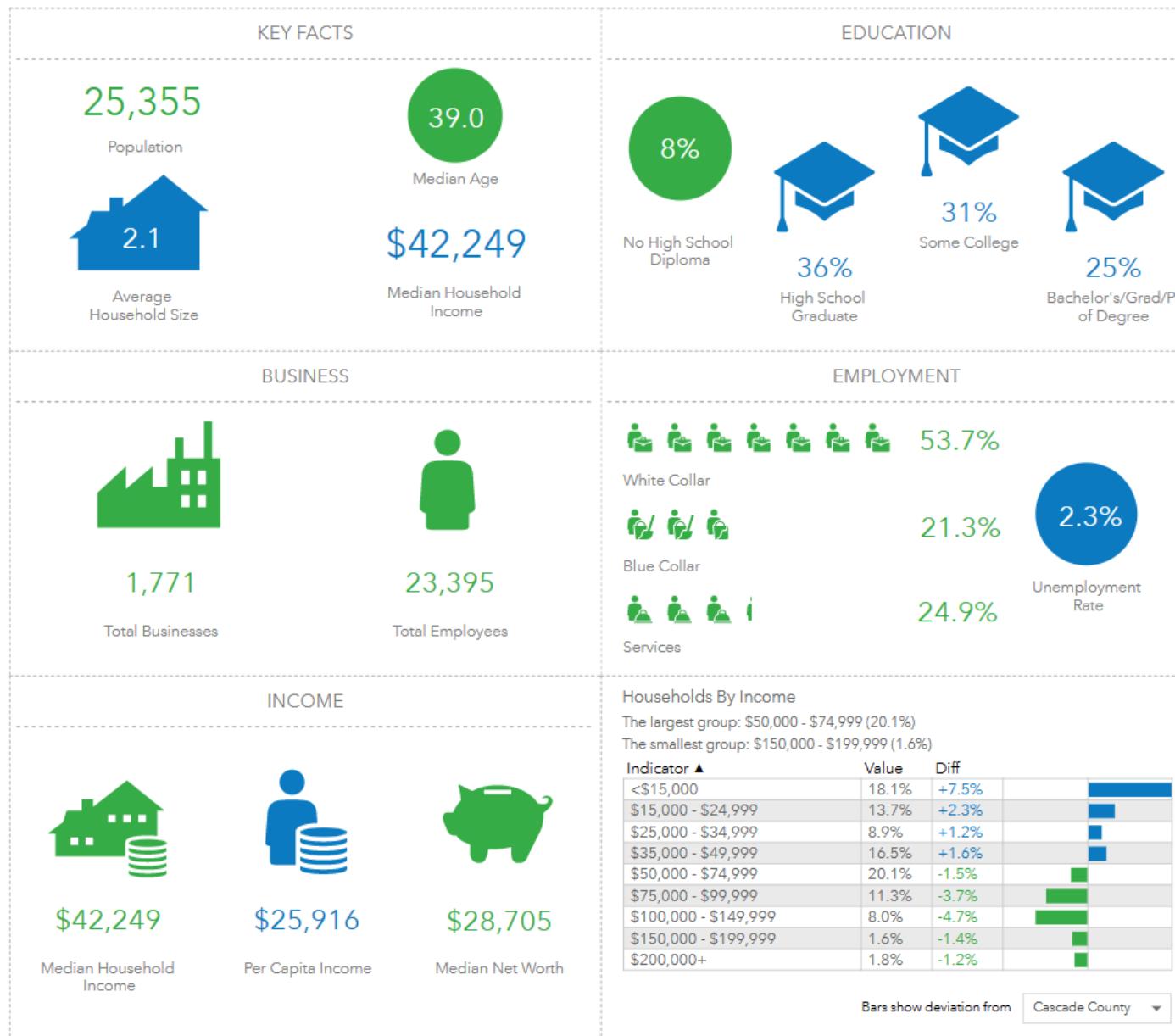
Demographic Summary – 50 Mile Radius



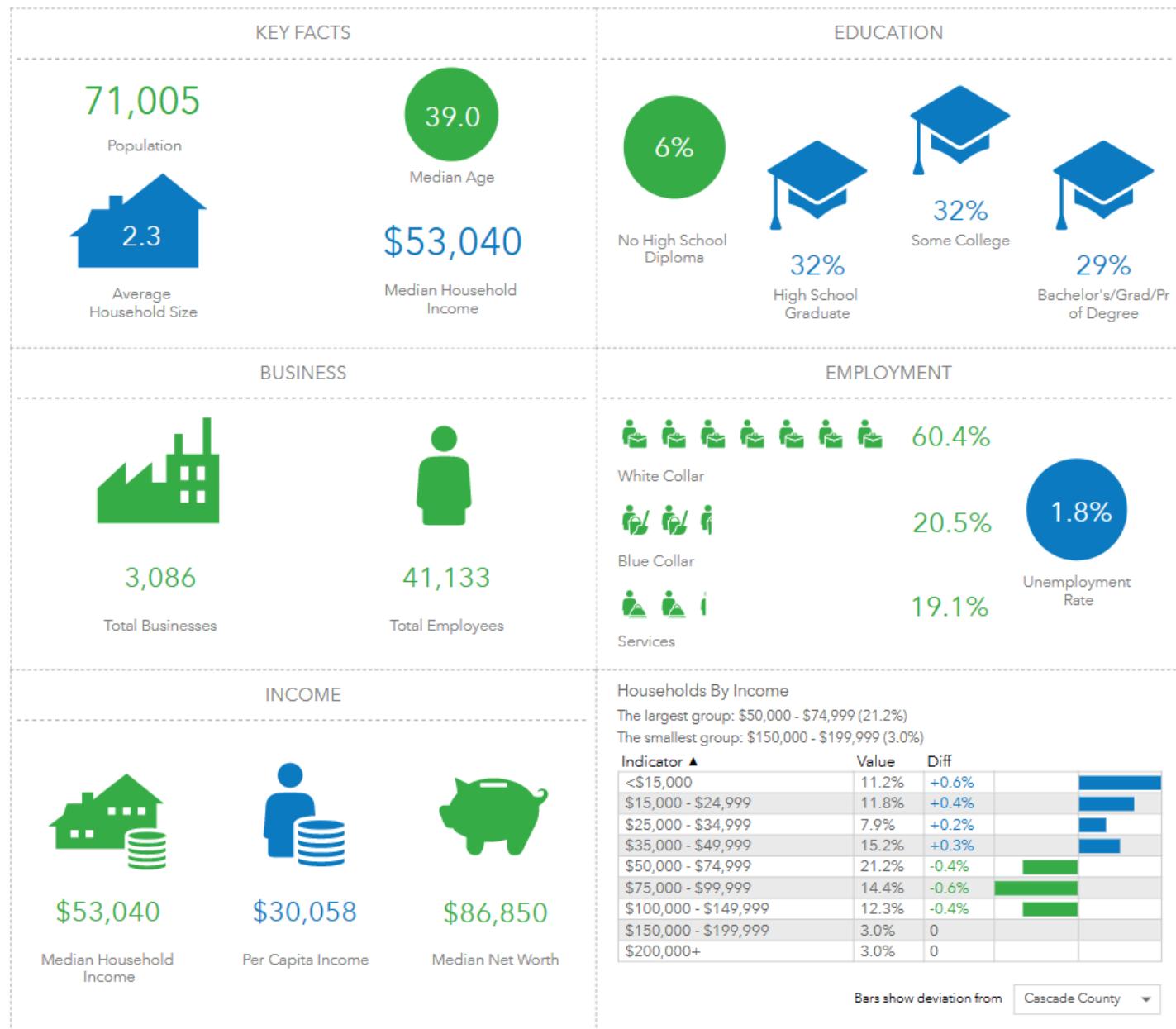
Demographic Map



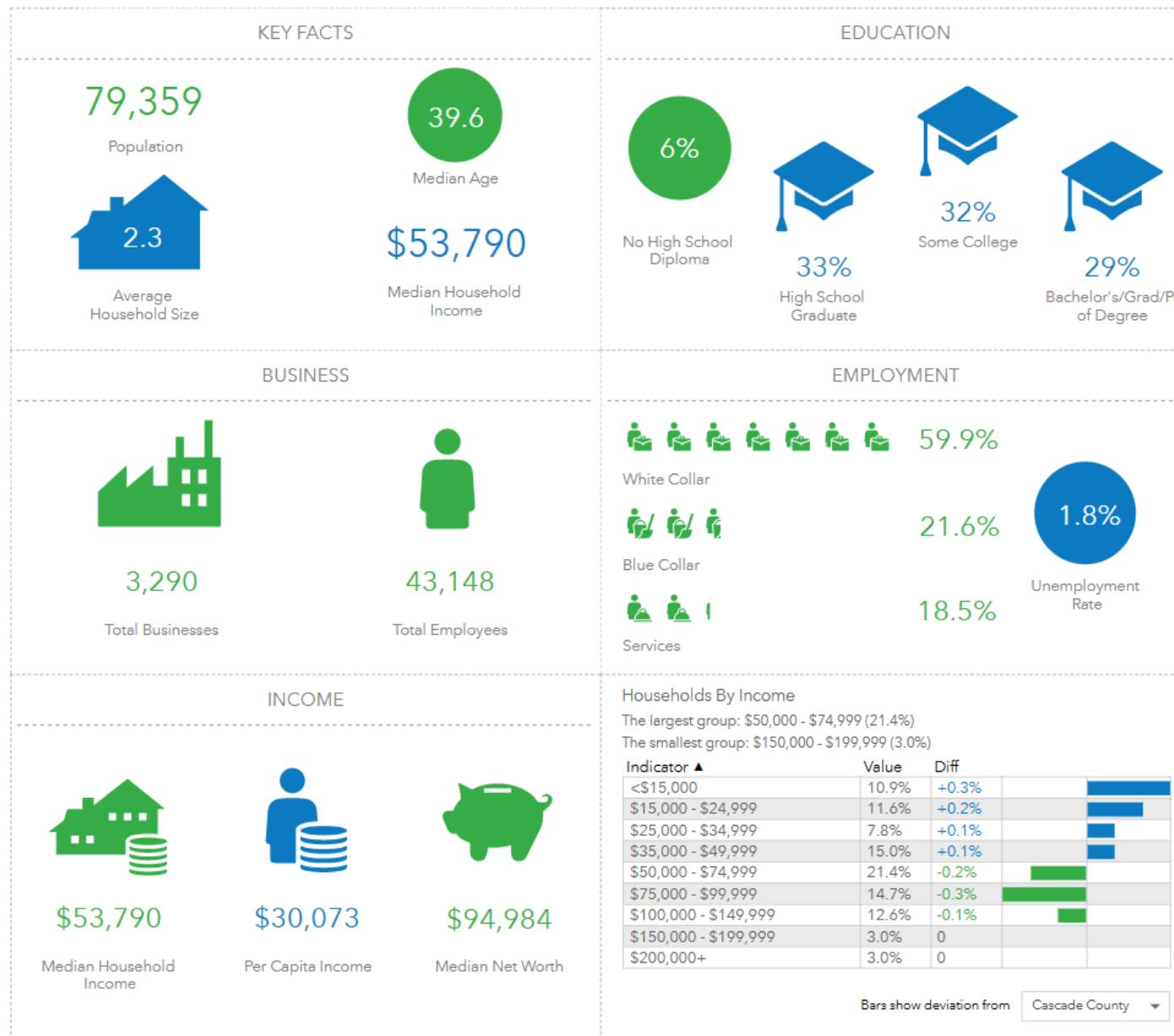
Demographic Summary – 5 Minute Drive Time



Demographic Summary – 15 Minute Drive Time



Demographic Summary – 30 Minute Drive Time



Top Demographic Tapestry Segments – Great Falls



TAPESTRY SEGMENTATION

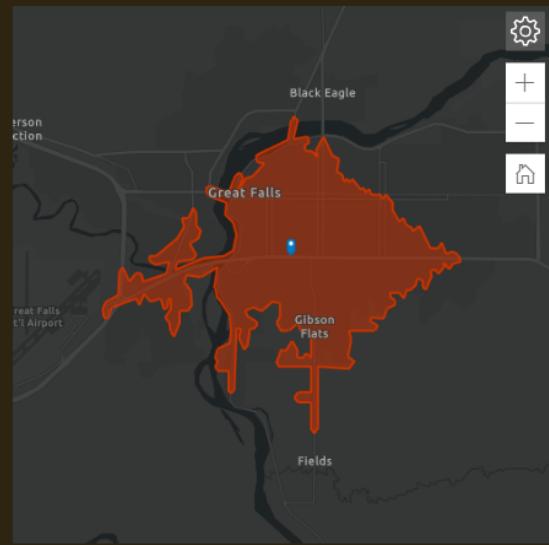
The Fabric of America's Neighborhoods

Tapestry LifeMode	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	230	1.99%	10.00%	20
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	2,876	24.93%	11.26%	221
Cozy Country Living (L6)	92	0.80%	12.06%	7
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	1,478	12.81%	10.79%	119
Senior Styles (L9)	1,839	15.94%	5.80%	275
Rustic Outposts (L10)	453	3.93%	8.30%	47
Midtown Singles (L11)	4,043	35.04%	6.16%	569
Hometown (L12)	525	4.55%	6.01%	76
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0



Bars show deviation from Cascade County

905 10th Ave S, Great Falls, Montana, 59405
Drive time of 5 minutes



 11D	Set to Impress 4,043 households	35.0% of Households
 9E	Retirement Communities 1,386 households	12.0% of Households
 8F	Old and Newcomers 1,322 households	11.5% of Households

Source: Esri. The vintage of the data is 2022.

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About Great Falls, MT ...

In the heart of Montana, the Big Sky Country, Great Falls is surrounded by spectacular natural wonders and scenery. It is nestled between rich, productive farm land only miles away from the majestic Rocky Mountains to its west and Little Belt Mountains to the east.

The city was settled around the mighty Missouri River, one of nature's most magnificent waterways. The Missouri River provides Great Falls with its name. As the Missouri cuts through the city it drops over 500 feet in a series of rapids and five breathtaking waterfalls — the great falls of the Missouri.

Great Falls is an exciting community of over 58,000 people with various recreational opportunities for citizens and visitors alike. Known as "The Electric City", Great Falls has a long tradition of history which began with the famous expedition of Lewis and Clark in 1805. Great Falls invites you to experience the best of both worlds: city excitement or mountain solitude. In Montana, one has the freedom to enjoy it all. Return to what America was years ago, fresh and innocent, while steeped in perpetual discovery.

- Great Falls Chamber of Commerce





Profile

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 & Designations

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

Professional Activities & Affiliations

- *Great Falls Development Authority – Chairman of the Board 2021-2023*
- *Leadership Montana – 2018 Class Graduate*
- *CCIM Institute – 2015 International President (www.ccim.com)*
 - *JWL Leadership Academy Graduate – SJG Award as Top Academy Graduate*
- *National Association of REALTORS (NAR)*
 - *Past Liaison to the NAR President with oversight of NAR Commercial & Business Specialty Committees*
 - *Past Regional Vice President with oversight over Alaska, Washington, Oregon, Idaho & Montana*
 - *Past National Research Committee Chair (Supplier of Real Estate Research to National Media)*
- *Montana Association of REALTORS*
 - *Past Montana State President*
- *Great Falls Chamber of Commerce (Great Falls, MT)*
 - *Past Chairman of the Board*

Contact Information:

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About Macek Companies, Inc. ...

Macek Companies, Inc. is a commercial real estate brokerage, development and consulting company base based in Great Falls, Montana. The company serves local, regional and national clients throughout the northwestern U.S.

Past and current clients include.....

- Albertson's / Smith's Food & Drug /
- Rosauer's / SuperOne Food's
- Walgreen's
- CVS Pharmacy
- AutoZone
- Goodwill Retail Stores
- Wells Fargo Bank
- US Bank
- First Interstate Bank
- Citi National Bank
- Great Falls Clinic
- ORIX Real Estate Capital, Inc.
- GAP, Inc.
- ACE Hardware



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- **Commercial Real Estate Brokerage**
- **Development & Consulting**
- **Commercial Property Management**

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