

905 10<sup>TH</sup> Avenue South  
Great Falls, MT 59405

# For Lease

“Main & Main” Prime 10<sup>th</sup> Ave. South Location

TMobile Anchor Tenant



Prime Location – High Traffic Count / Near Regional Mall



**Mark Macek – MBA, CCIM**

Macek Companies, Inc.  
104 2<sup>nd</sup> Street South, Suite 100  
Great Falls, MT 59401  
406.727.5505 Office

Designee of the CCIM Institute  
Commercial Real Estate's  
Global Standard  
of Professionalism



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\$12.00/SF NNN

# For Lease

## Rare Prime 10<sup>th</sup> Avenue South Location

High Visibility / High Traffic  
Location



**Great Lease Rate!**

Call regarding lease  
incentives including  
free rent...

**Across From Regional Mall  
Primary Location**

### 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



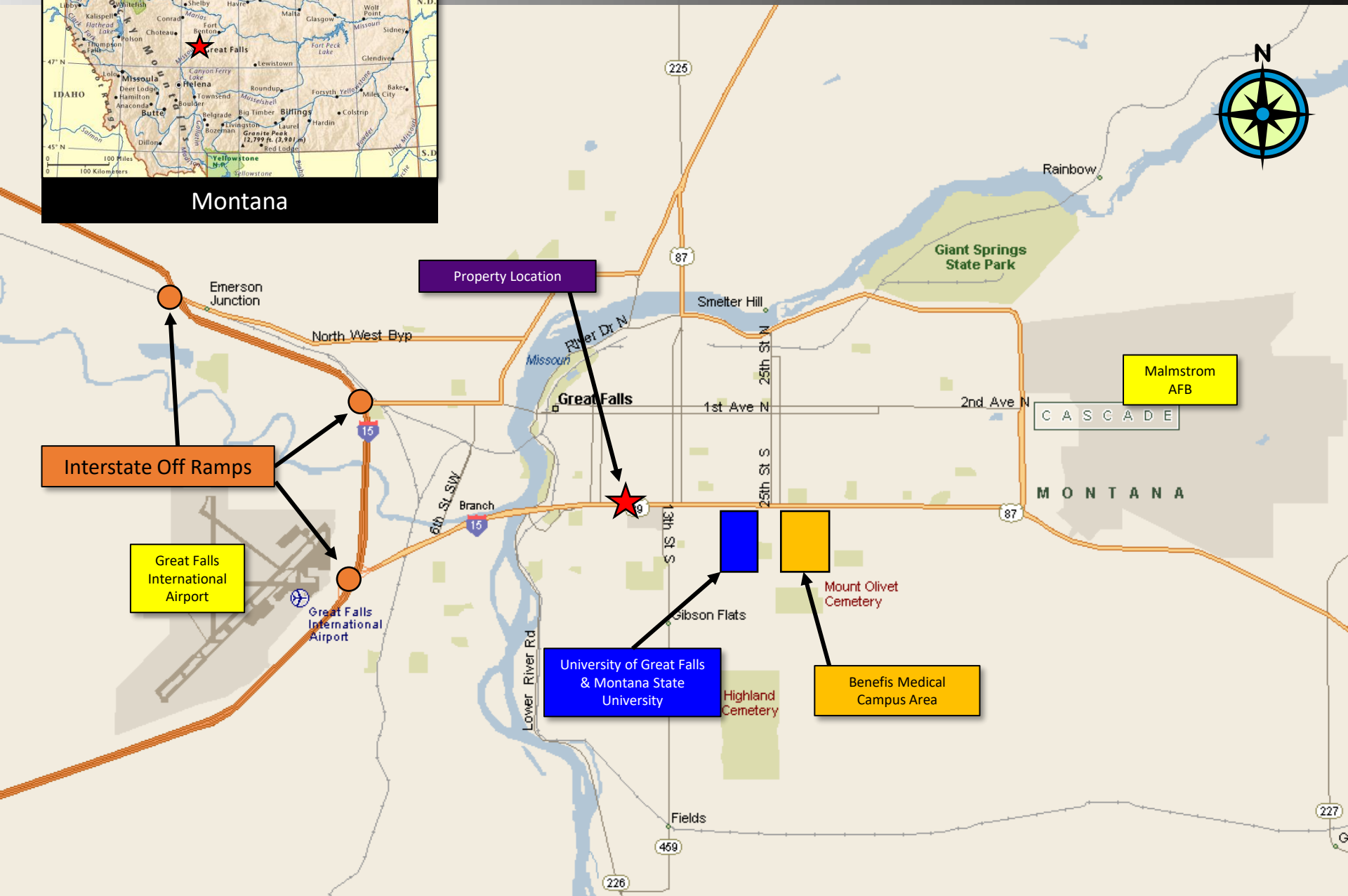
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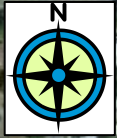
# City Location Map











## 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)

Subject  
Property

Holiday Village  
Regional Mall

10<sup>th</sup> Avenue South

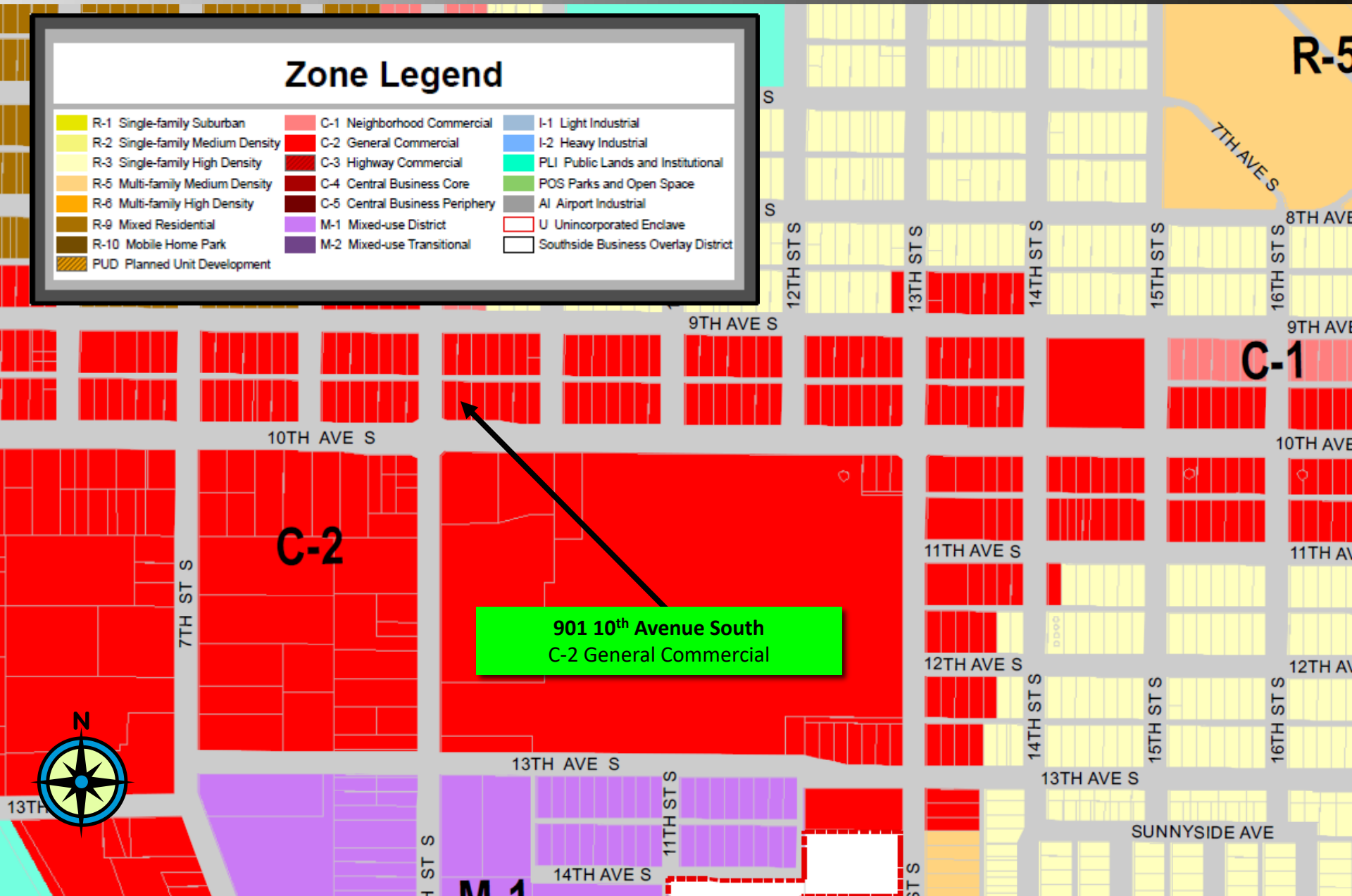
7<sup>th</sup> Street South

9<sup>th</sup> Street South

13<sup>th</sup> Street South

## 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 10<sup>th</sup> Avenue South Exposure



Prime / High Traffic Location  
With Pylon Sign





10<sup>th</sup> Avenue South  
Looking West





10<sup>th</sup> 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



Nearby Retailer





Subject  
Space

9<sup>th</sup> Street South

RIDDLE'S  
JEWELRY

T-Mobile

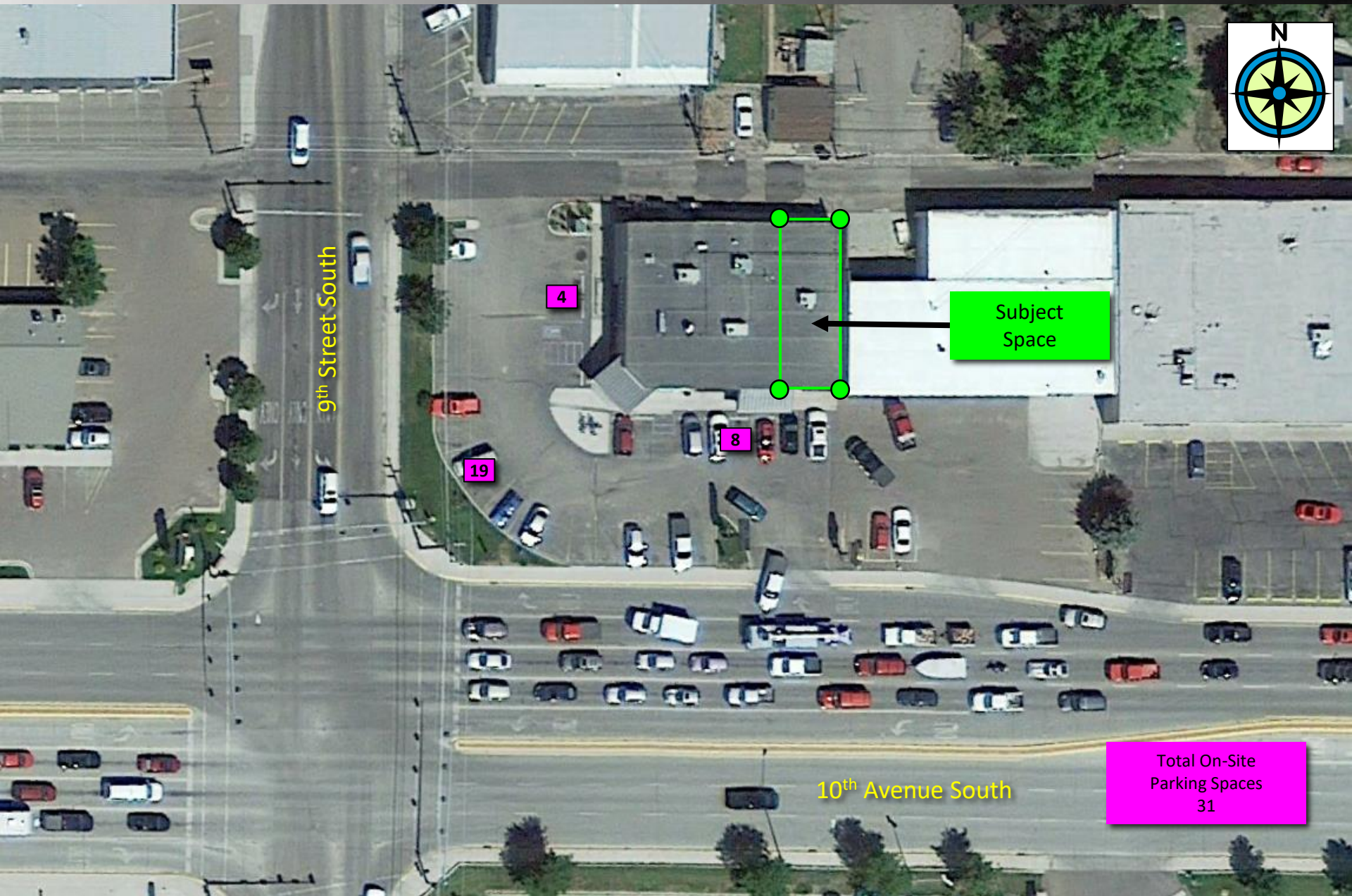


10<sup>th</sup> Avenue South

Note: Potential  
Buyers Should  
Verify Actual  
Property  
Boundaries &  
Dimensions



# On-Site Parking



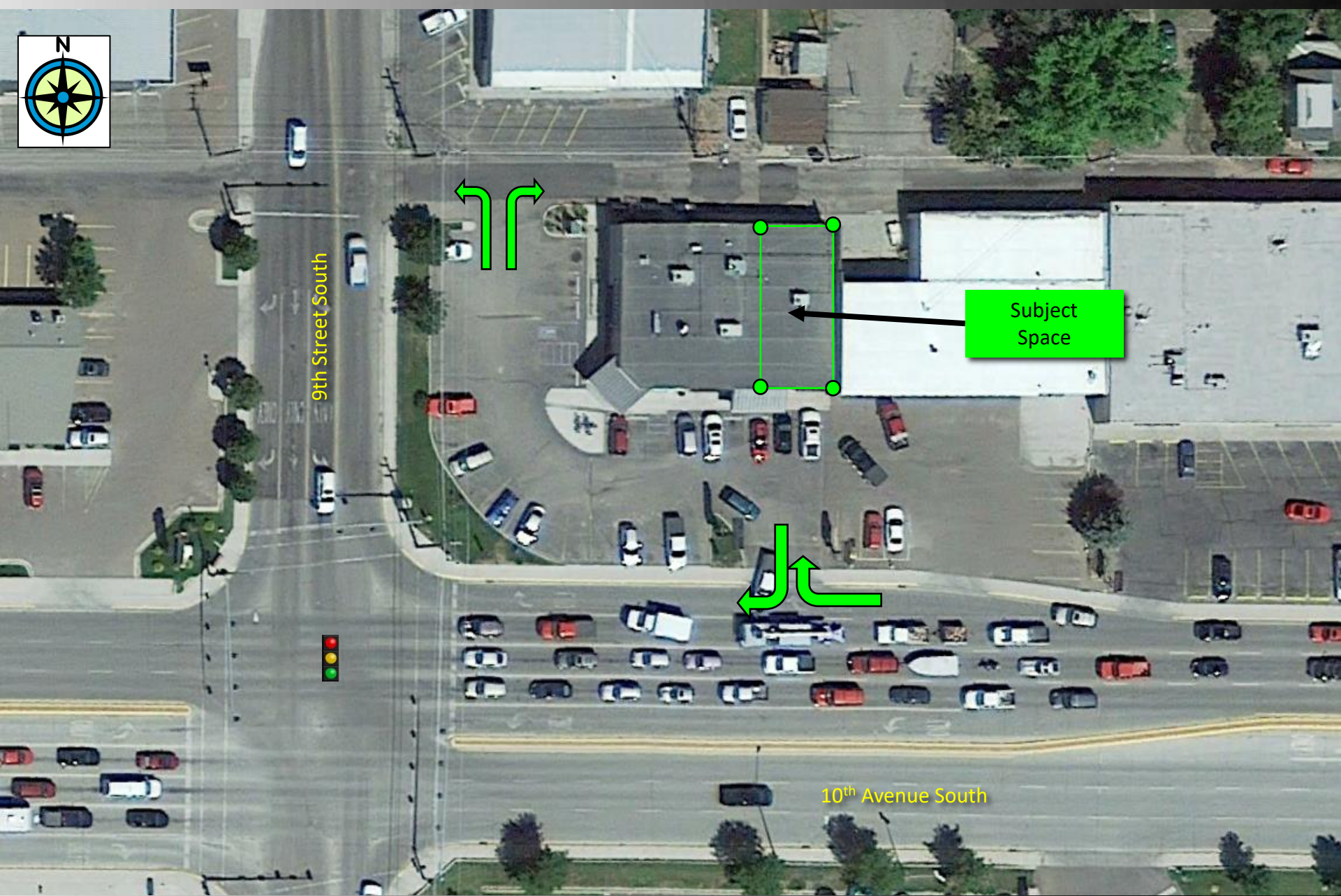
9<sup>th</sup> Street South

10<sup>th</sup> Avenue South

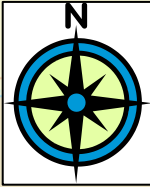
Subject  
Space

Total On-Site  
Parking Spaces  
31





**Demographic Scope**  
5-10-50 Mile Radius



Fort Belknap  
Reservation

Upper Missouri  
River Breaks  
National  
Monument

Rocky Boy's  
Reservation

Great Falls

5 miles

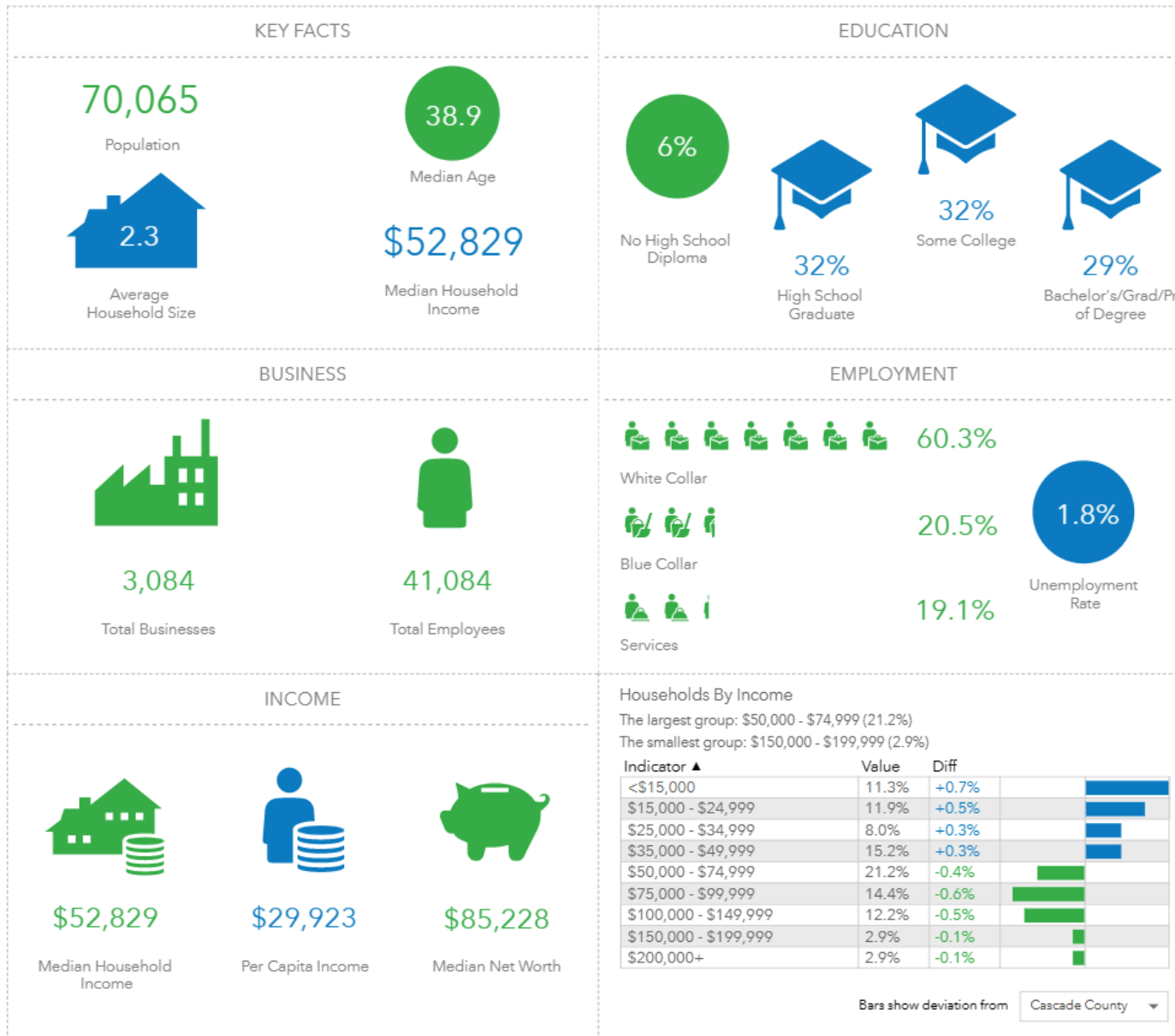
10 miles

50 miles

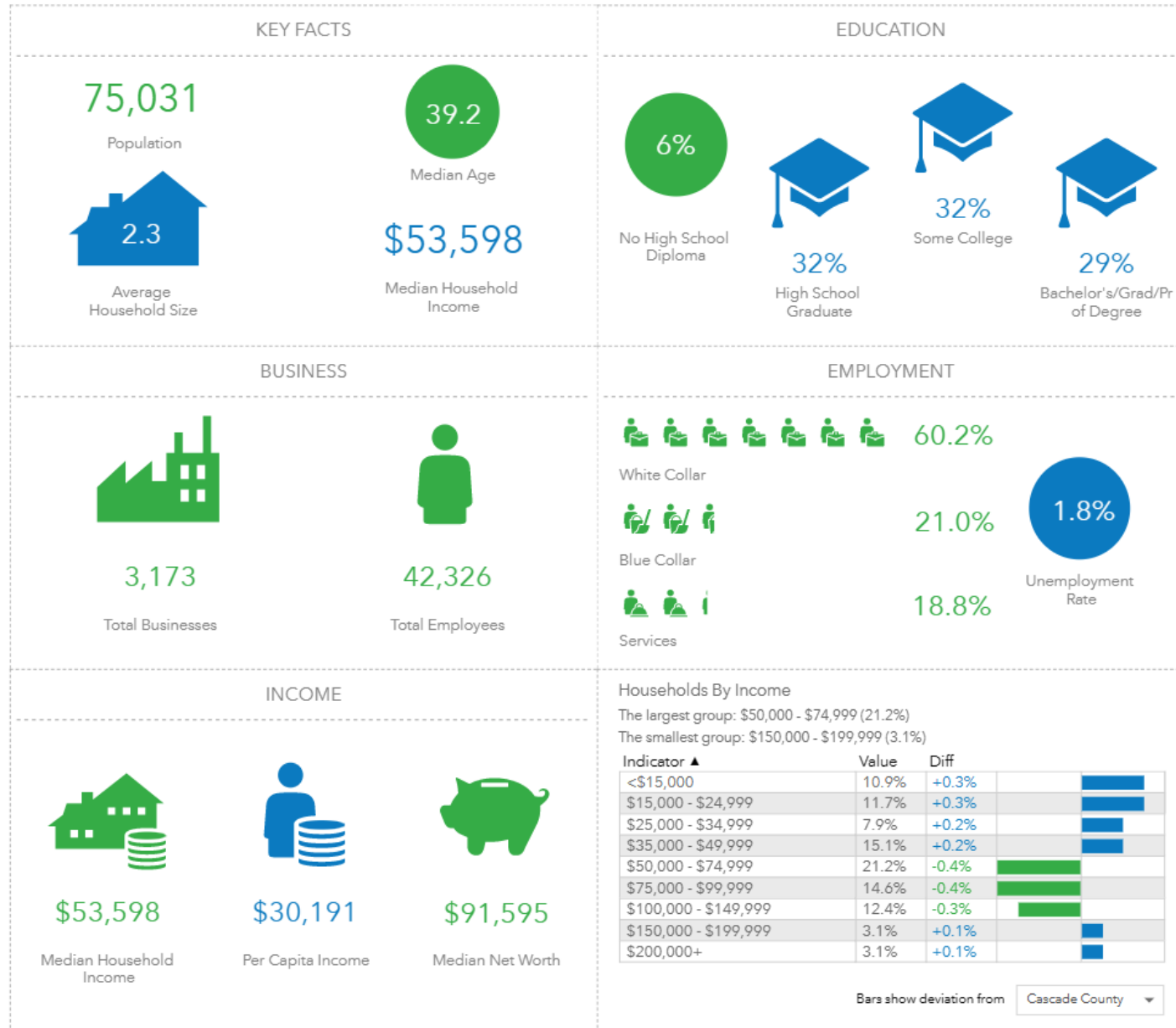
Additional custom demographics  
available upon request



# Demographic Summary – 5 Mile Radius

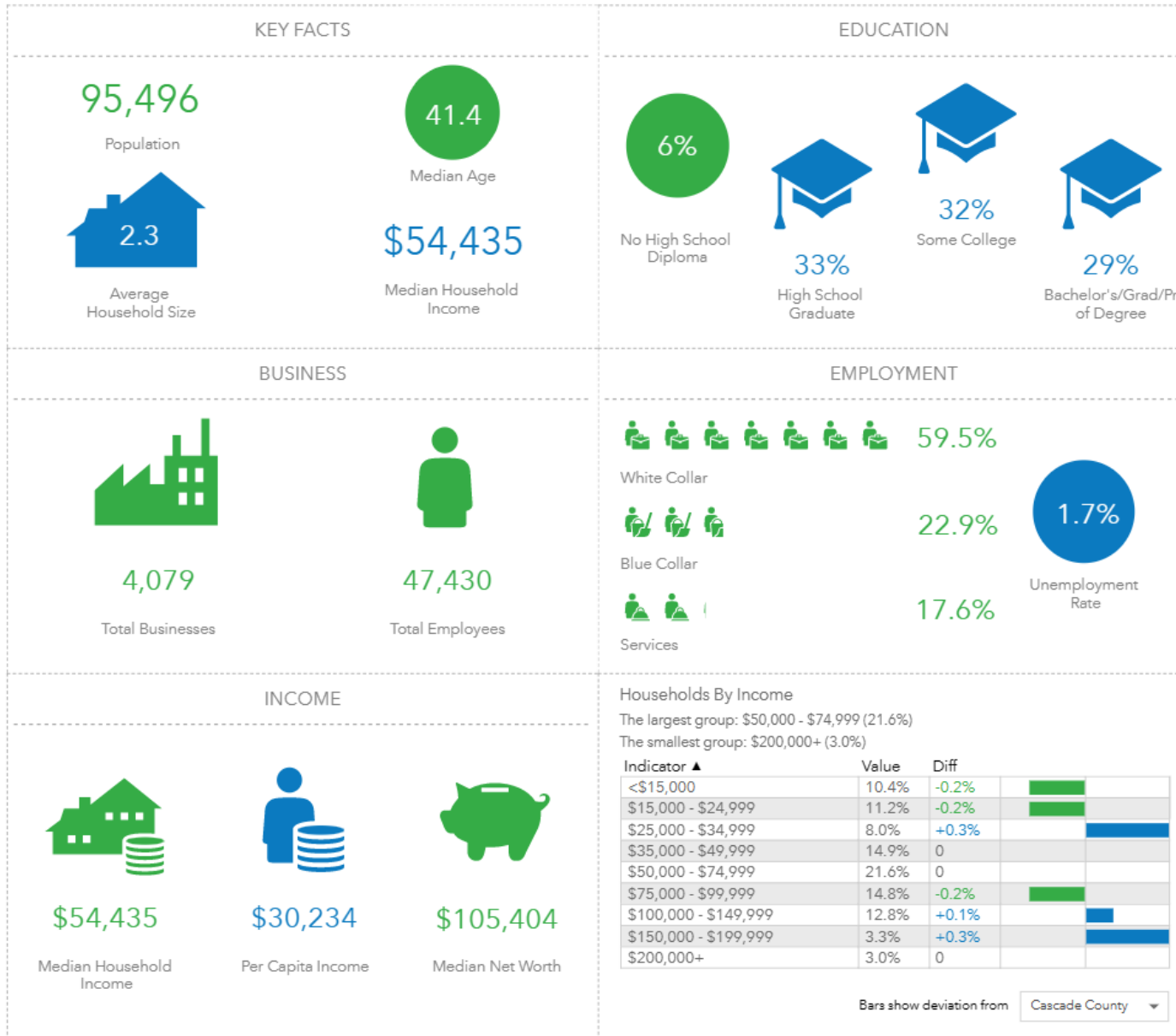


# Demographic Summary – 10 Mile Radius

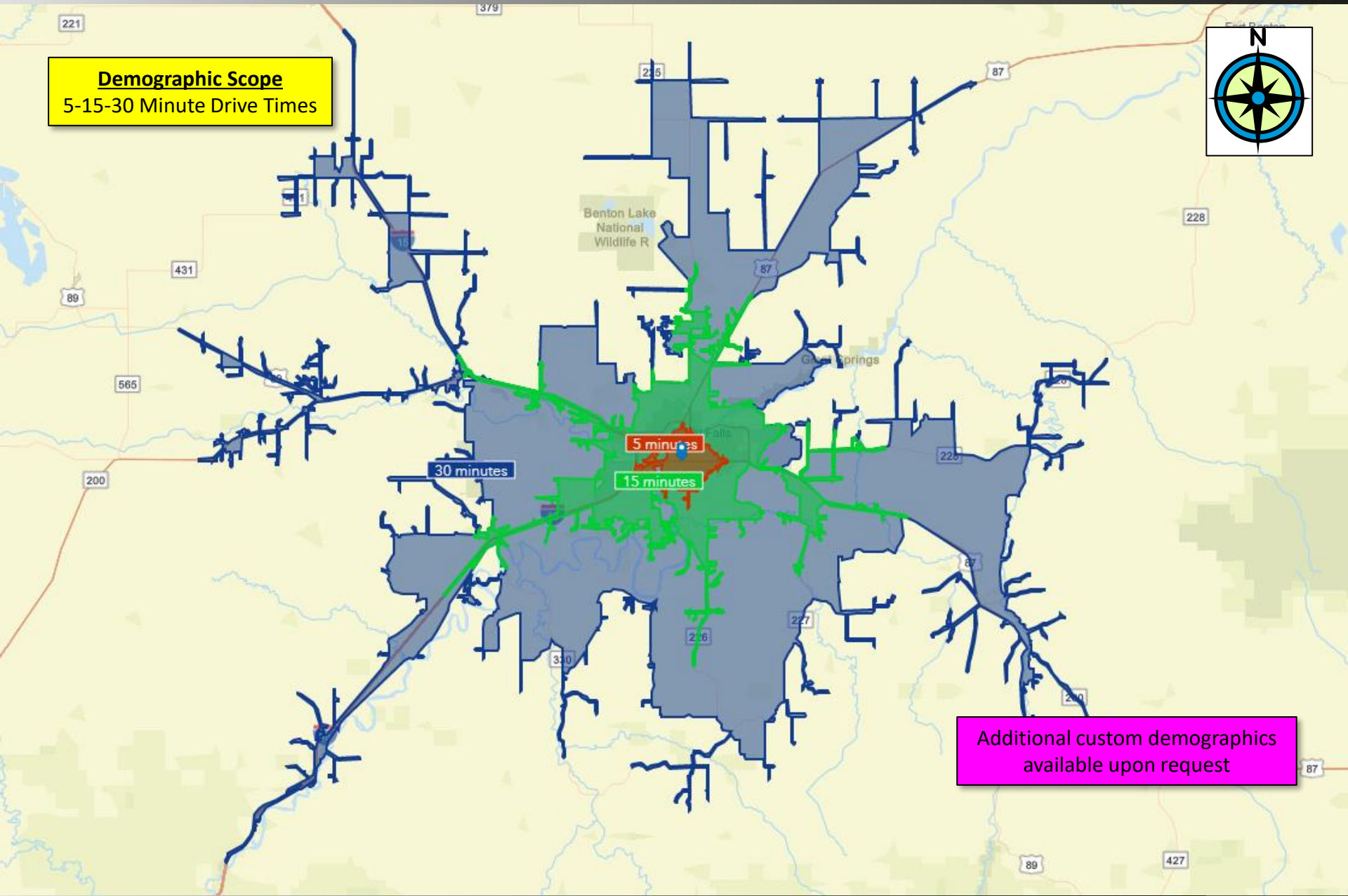




# Demographic Summary – 50 Mile Radius



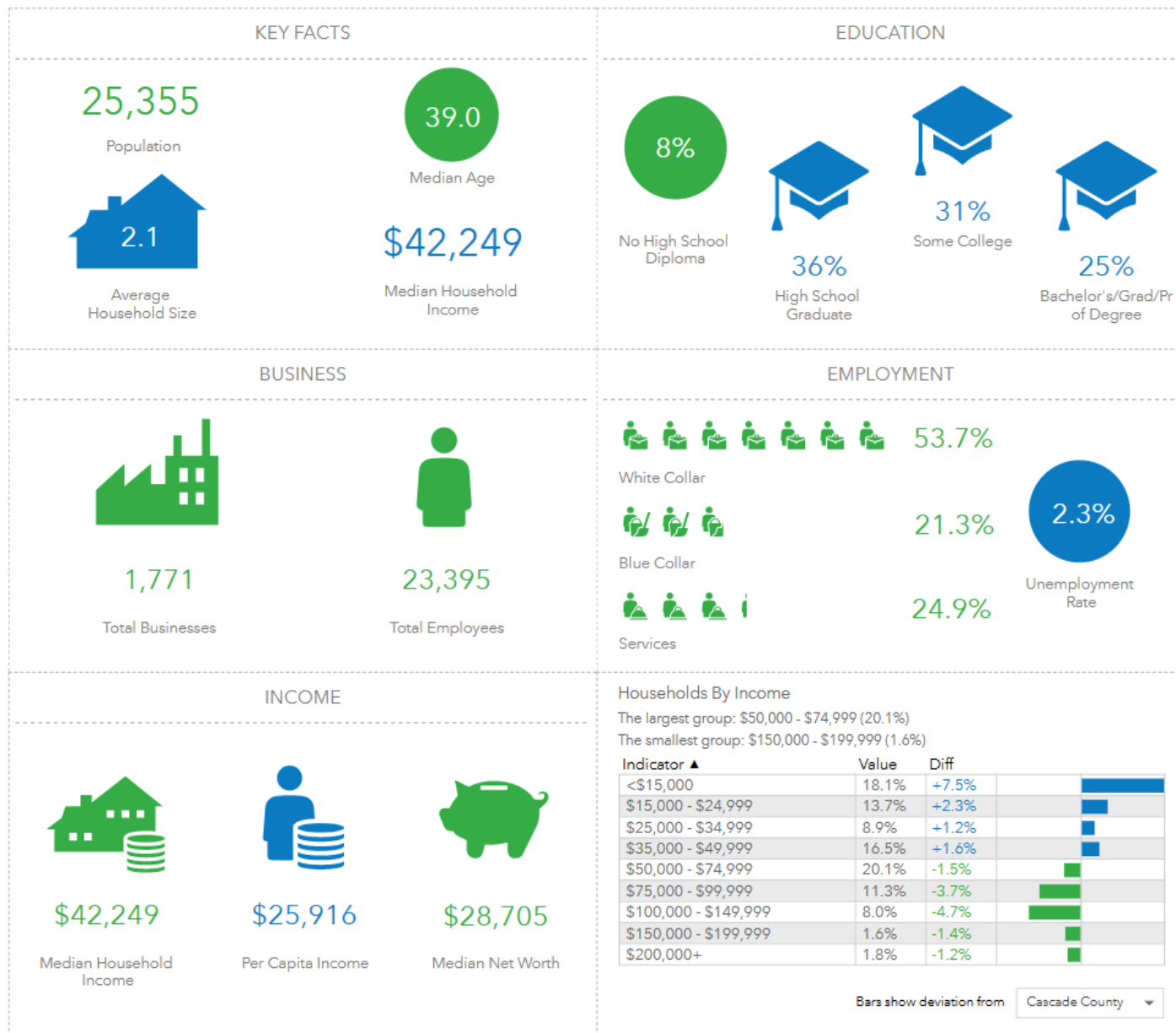
**Demographic Scope**  
5-15-30 Minute Drive Times



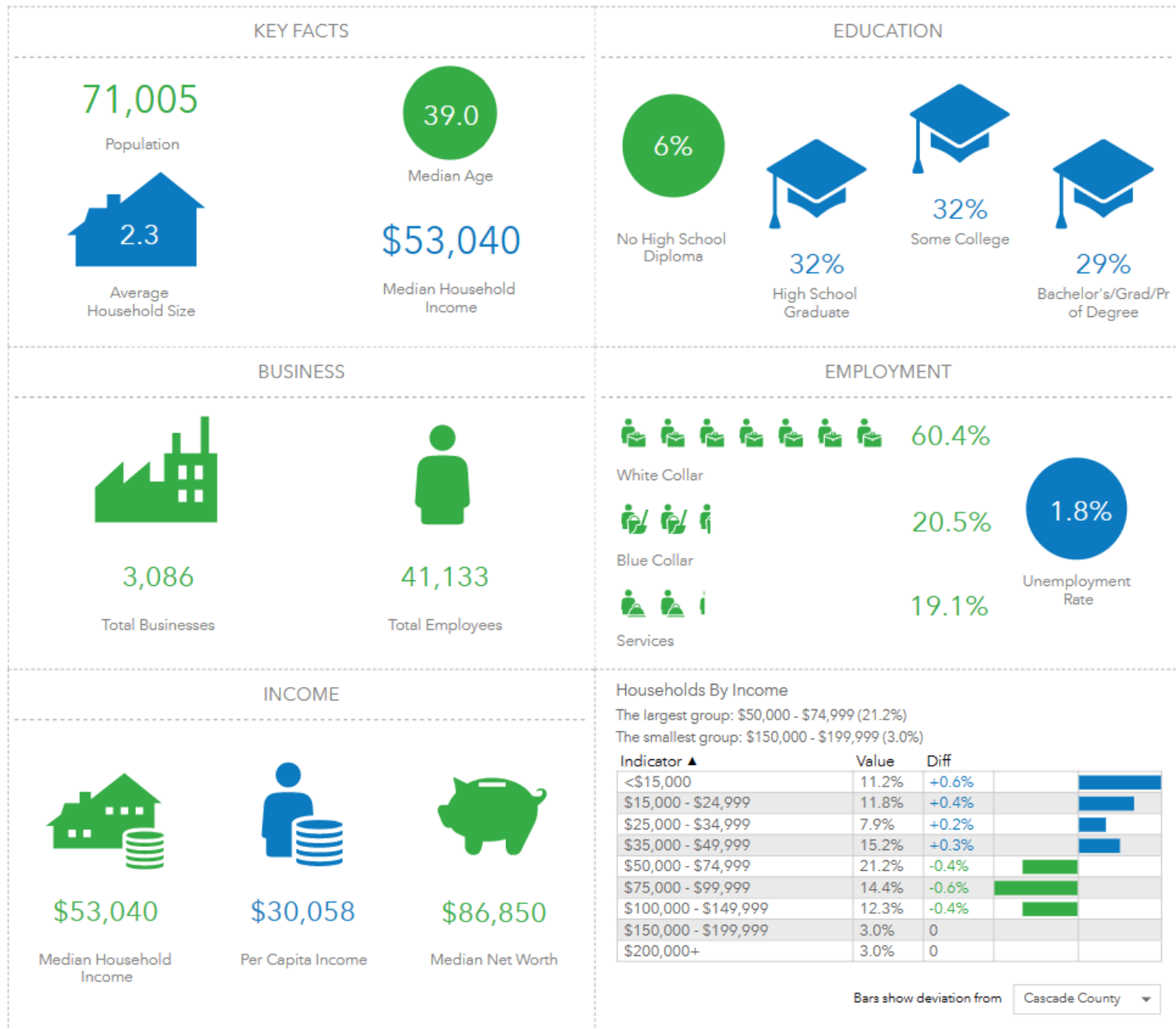
Additional custom demographics  
available upon request



# Demographic Summary – 5 Minute Drive Time



# Demographic Summary – 15 Minute Drive Time





# Demographic Summary – 30 Minute Drive Time

## KEY FACTS

79,359

Population



Average  
Household Size

39.6

Median Age

\$53,790

Median Household  
Income

## EDUCATION

6%

No High School  
Diploma



33%

High School  
Graduate



32%

Some College



29%

Bachelor's/Grad/Pr  
of Degree

## BUSINESS



3,290

Total Businesses



43,148

Total Employees

## EMPLOYMENT



59.9%

White Collar



21.6%

Blue Collar



18.5%

Services

1.8%

Unemployment  
Rate

## INCOME



\$53,790

Median Household  
Income



\$30,073

Per Capita Income



\$94,984

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (21.4%)

The smallest group: \$150,000 - \$199,999 (3.0%)

Indicator ▲	Value	Diff		
<\$15,000	10.9%	+0.3%		
\$15,000 - \$24,999	11.6%	+0.2%		
\$25,000 - \$34,999	7.8%	+0.1%		
\$35,000 - \$49,999	15.0%	+0.1%		
\$50,000 - \$74,999	21.4%	-0.2%		
\$75,000 - \$99,999	14.7%	-0.3%		
\$100,000 - \$149,999	12.6%	-0.1%		
\$150,000 - \$199,999	3.0%	0		
\$200,000+	3.0%	0		

Bars show deviation from Cascade County

# Top Demographic Tapestry Segments – Great Falls



## TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

### Tapestry LifeMode

	Households	HHs %	% US HHs	Index
<a href="#">learn more...</a>				
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

### Key Facts

**\$193,135**  
Median Home Value

**\$42,249**  
Median HH Income

**4.6**  
Home Value to Income Ratio

**39.0**  
Median Age

**11,537**  
Households

### Education

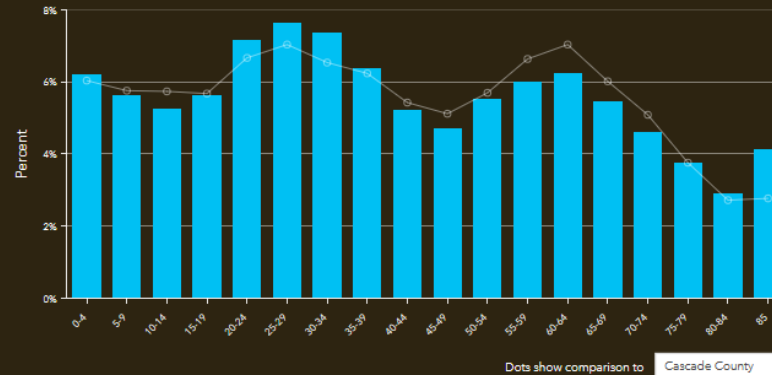
**8%**  
No HS Diploma

**36%**  
HS Graduate

**31%**  
Some College

**25%**  
Degree or Higher

### Age Profile

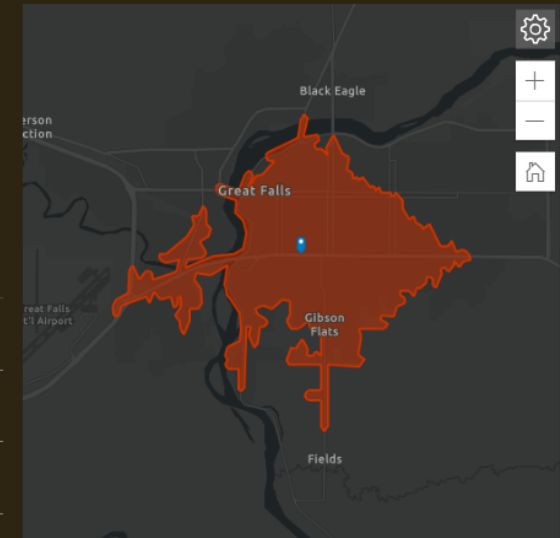


### Households By Income

The largest group: \$50,000 - \$74,999 (20.1%)  
The smallest group: \$150,000 - \$199,999 (1.6%)

Indicator ▲	Value	Diff
<\$15,000	18.1%	+7.5%
\$15,000 - \$24,999	13.7%	+2.3%
\$25,000 - \$34,999	8.9%	+1.2%
\$35,000 - \$49,999	16.5%	+1.6%
\$50,000 - \$74,999	20.1%	-1.5%
\$75,000 - \$99,999	11.3%	-3.7%
\$100,000 - \$149,999	8.0%	-4.7%
\$150,000 - \$199,999	1.6%	-1.4%
\$200,000+	1.8%	-1.2%

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



### Tapestry Segments

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







## Contact Information:

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[www.macekco.com](http://www.macekco.com)

## 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](http://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*



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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 Property Management**

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