

AVAILABLE

I-90 and Airport Blvd

Negotiable



Property Details

- 5.21 Acre Parcel off I-90
- Under Served and Growing Area
- Zoned Community Commercial
- Highly Visible from Interstate
- Two Minutes From Missoula International Airport

Traffic Counts

- I-90 btwn Reserve Int & Airway :21,050
- Airway, btwn Express & Broadway: 6,414
- Broadway btwn the Airport & Airway: 13,790

Demographics

POPULATION	3 Mile	5 Mile	10 Mile	15 Mile
2017 Estimated	13,112	59,693	82,038	100,359
2022 Projected	13,992	63,173	86,713	106,194
HOUSEHOLDS	3 Mile	5 Mile	10 Mile	15 Mile
2017 Estimated	6,790	27,227	36,461	43,142
2022 Projected	7,252	28,919	38,422	45,807
INCOME	3 Mile	5 Mile	10 Mile	15 Mile
Average Income	\$68,704	\$56,232	\$61,827	\$65,049
Median Income	\$54,927	\$44,759	\$50,291	\$53,100

REAL ESTATE
MONTANA & Co.
 commercial investment retail

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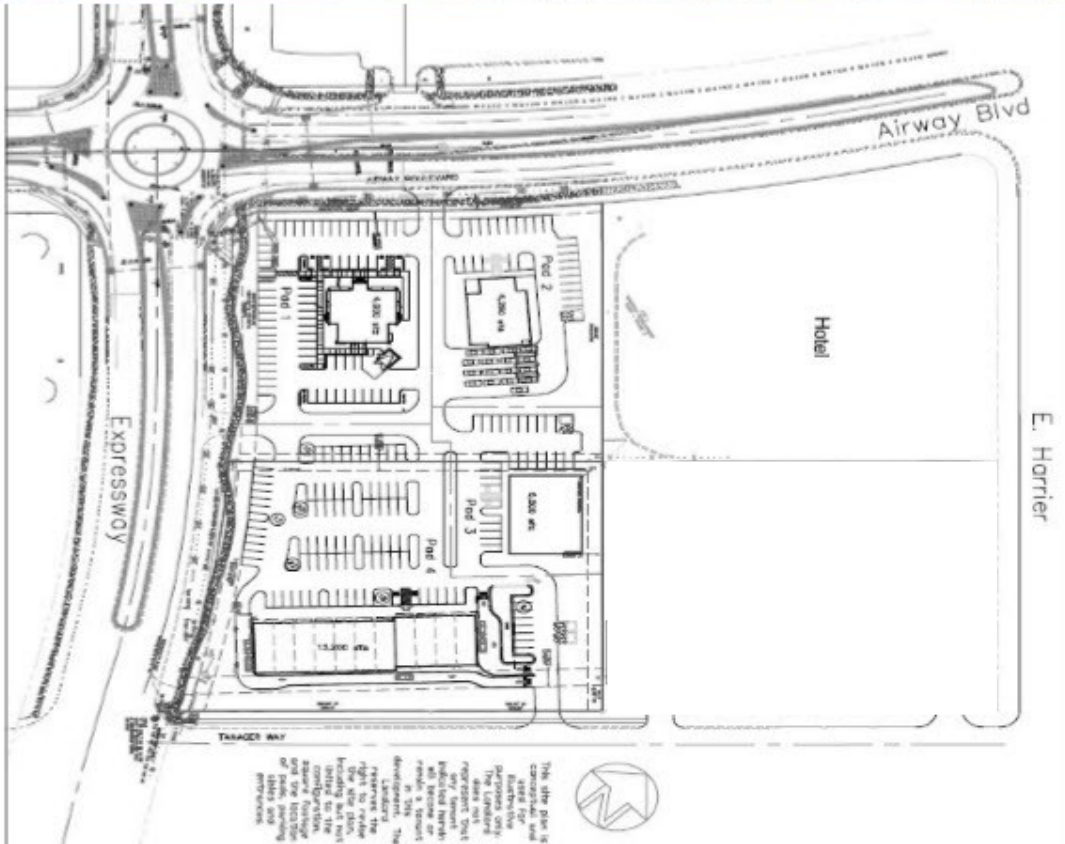
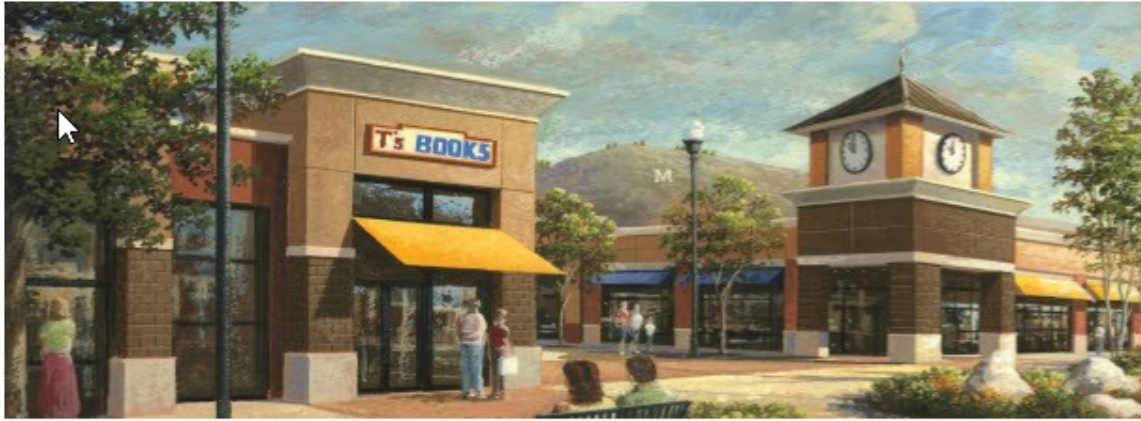
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Missoula, Montana

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Our Mission:

Provide the foundation to transform real estate concepts into successful community assets.