

413

MARGARET BUILDING RETAIL SPACE

CENTRAL AVENUE
GREAT FALLS, MT 59401

FOR LEASE

RETAIL PROPERTY



FOR MORE INFORMATION, CONTACT

SHAFFER (MACEK) | ASSOCIATE BROKER | CRRP | CSM

MACEKCO.COM

7244



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

406.727.5505

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	16,724 SF
Available SF:	2,750 SF
Year Built:	1914
Zoning:	C-4
Traffic Count:	3,520

PROPERTY OVERVIEW

Perfect location for retail or office space on the busiest block of Central Avenue. Make this space the perfect home for your business. Large display windows facing Central Avenue, ornate ceilings, large area for receiving, kitchenette, and restroom. Landlord pays water/sewer/garbage, real estate taxes, and insurance. Tenant to pay for gas, electric, janitorial, and phone/internet. Parking available in parking garage right behind the building, additional parking lease options available downtown for employees. Customers/clients can park right up front on the street.

PROPERTY HIGHLIGHTS

- Large display windows
- Kitchenette
- High Ceilings
- Well Maintained Building



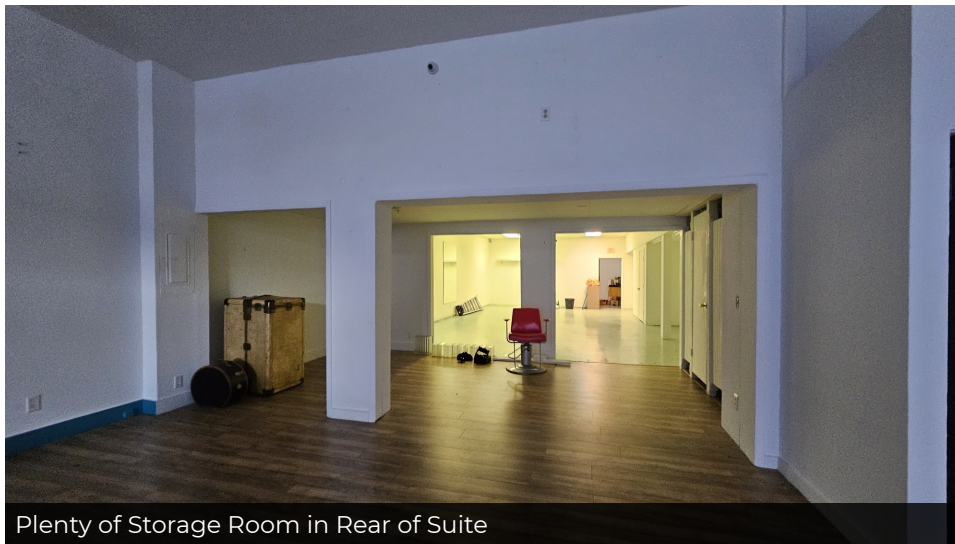
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 406.282.0244

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ADDITIONAL PHOTOS



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SURROUNDING BUSINESSES



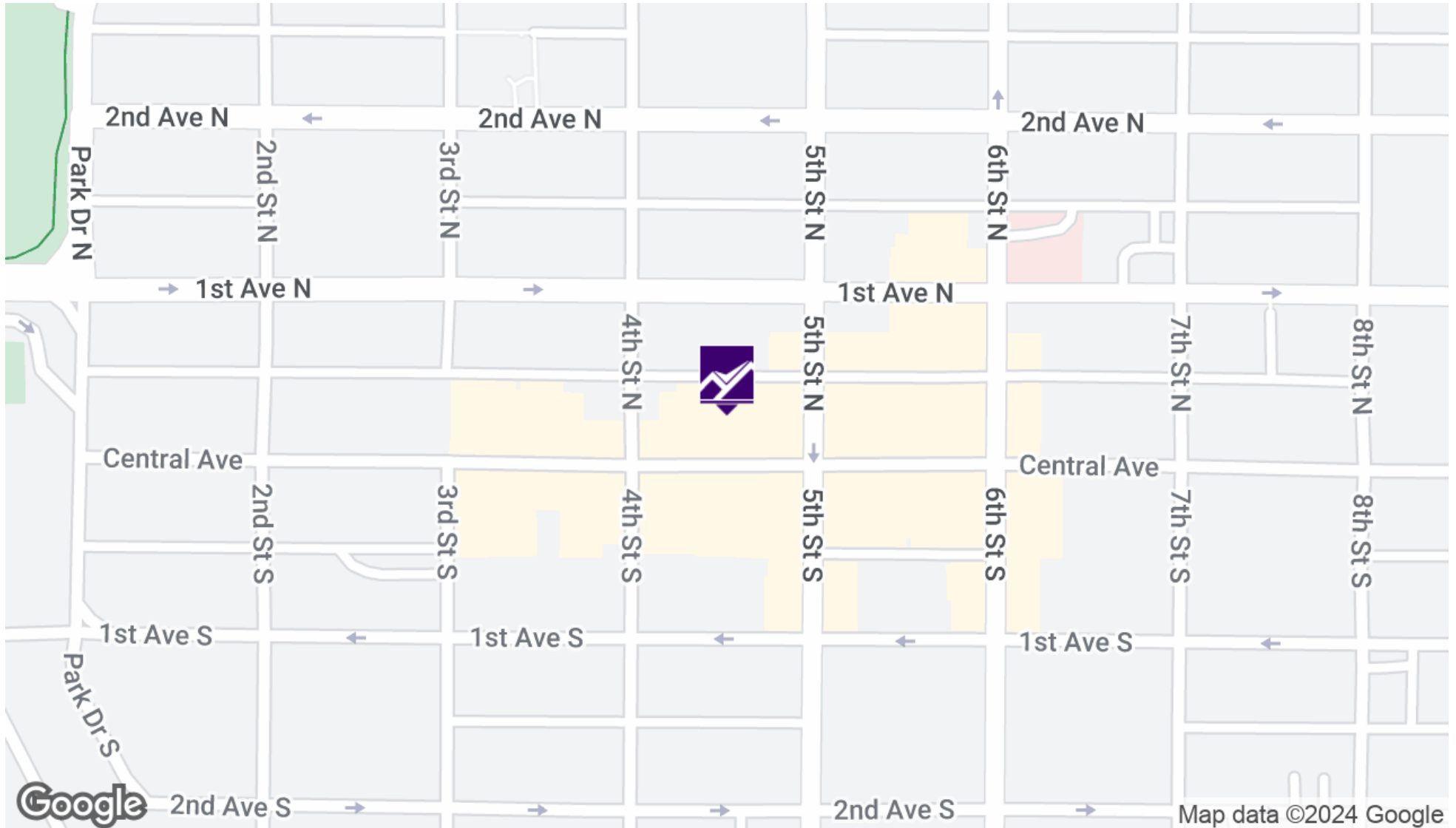
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LOCATION MAP



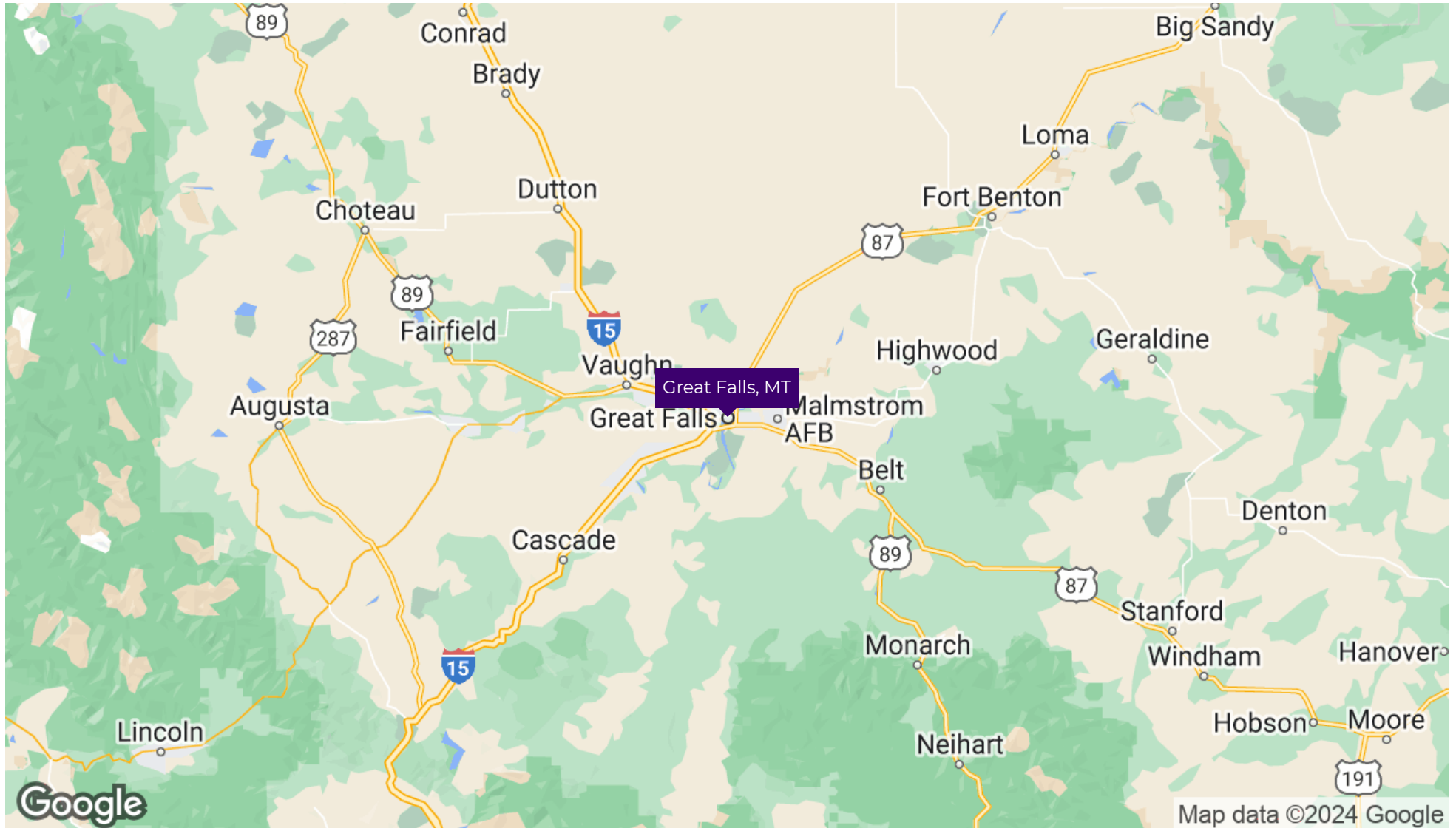
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REGIONAL MAP



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RETAILER MAP



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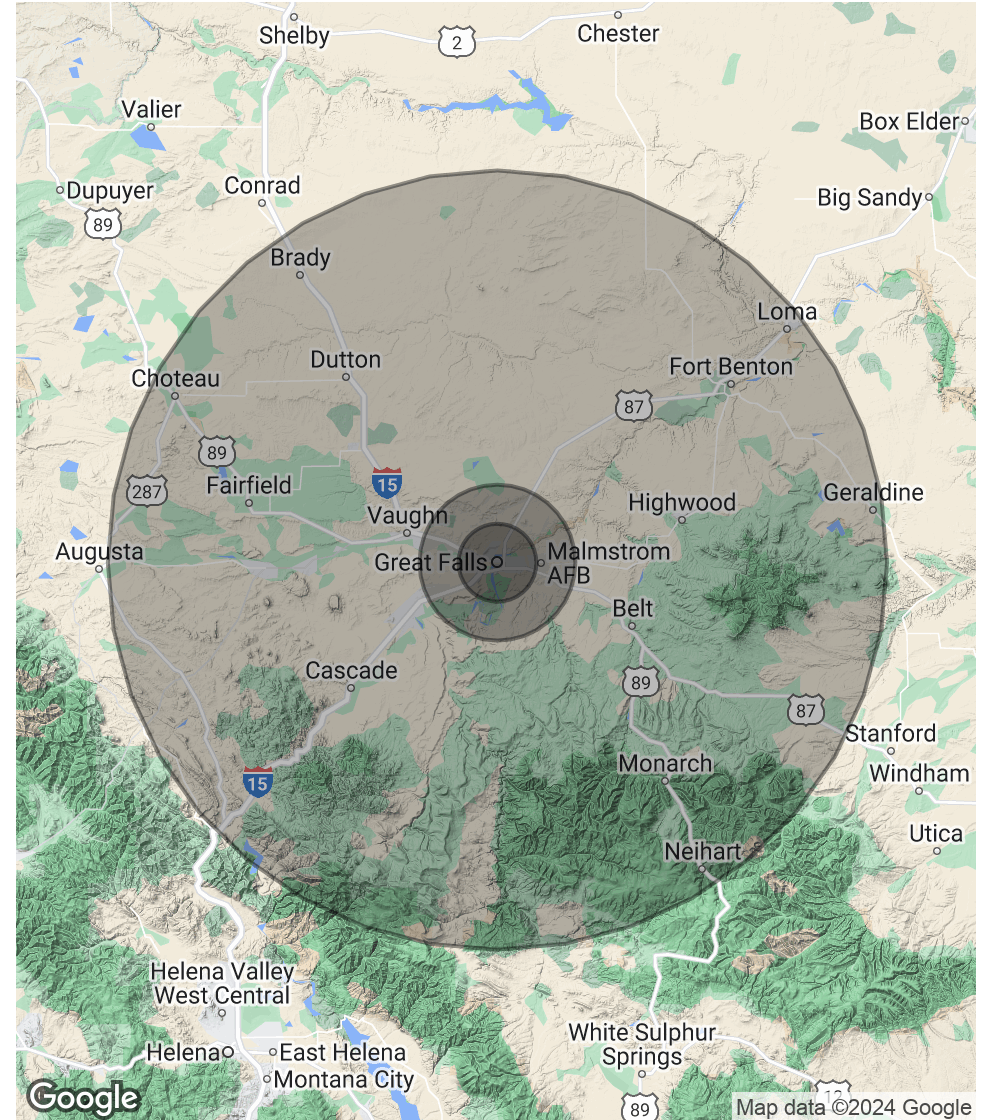
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	50 MILES
Total Population	65,228	71,320	91,287
Average Age	38.8	38.7	40.5
Average Age (Male)	37.7	37.8	39.5
Average Age (Female)	40.1	40.0	41.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	50 MILES
Total Households	30,878	33,192	44,419
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$61,335	\$63,036	\$61,212
Average House Value	\$172,729	\$178,003	\$184,738

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO - KRISTA MACEK-
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