



2475 Village Lane

Billings, Montana 59102

Property Highlights

- Ideal for medical or professional services
- Common area restrooms on each floor
- NNN includes utilities (excluding janitorial and internet)
- Convenient parking
- Versatile space suitable for various business types

Property Description

Uncover the perfect space for your medical or professional services business at 2475 Village Lane, a prime commercial property available for lease. The property is strategically located off of Poly Drive with ample parking, ensuring convenience for both employees and visitors.

Lease Rate: \$15.00 - \$20.00 SF/yr (NNN)

OFFERING SUMMARY

Lease Rate:	\$15.00 - \$20.00 SF/yr (NNN)
Available SF:	2,674 - 5,328 SF
Lot Size:	57,499 SF
Building Size:	22,538 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	325	1,278	4,794
Total Population	735	3,035	10,996
Average HH Income	\$134,001	\$144,117	\$132,885

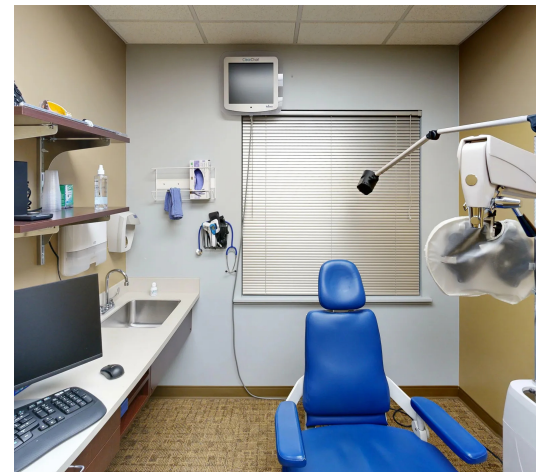
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LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,674 - 5,328 SF

Lease Term:	Negotiable
Lease Rate:	\$15.00 - \$20.00 SF/yr (NNN)

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101	-	275 SF	NNN	\$459 per month
Suite 104A	-	317 SF	NNN	\$529 per month
Suite 200	Available	5,328 SF	NNN	\$16.00 SF/yr
Suite 300	Available	2,674 SF	NNN	\$15.00 SF/yr

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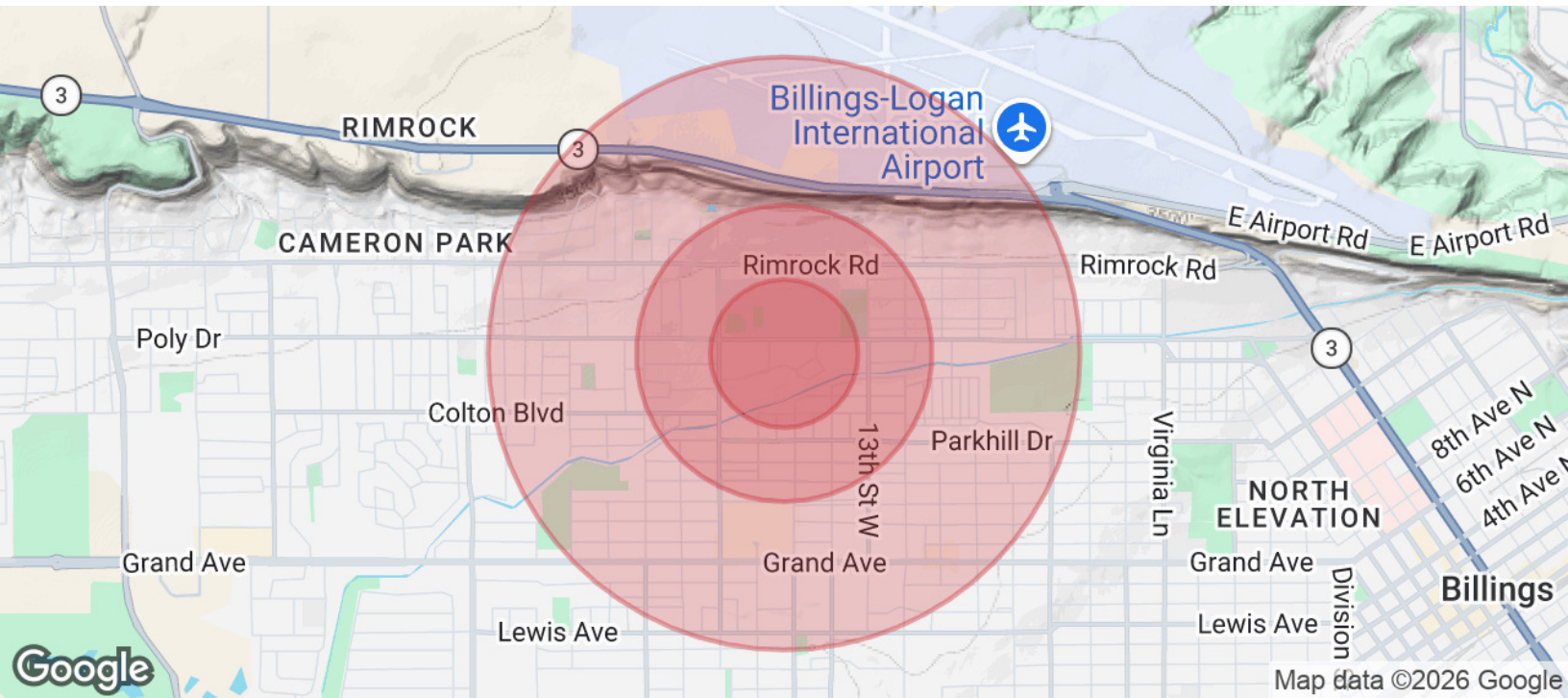
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	735	3,035	10,996
Average Age	32.0	36.4	40.4
Average Age (Male)	31.9	36.5	40.3
Average Age (Female)	32.9	37.1	40.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	325	1,278	4,794
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$134,001	\$144,117	\$132,885
Average House Value	\$361,035	\$376,027	\$359,297

2023 American Community Survey (ACS)

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