



For Sale or Lease | High-Quality Quick-Service Location in Helena's Core

1450 PROSPECT AVENUE
Helena, Montana
±3,185 SF | Retail/Restaurant

Exclusively listed by:
Connor McMahon
Connor@SterlingCREadvisors.com
406.370.6424





SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Interactive Links](#)

[Property Details](#)

[Demographics](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Opportunity Overview

1450 Prospect Avenue is an opportunity to acquire a fully equipped, drive-thru restaurant in one of Helena's most active and accessible commercial corridors. Located just minutes from Interstate 15, this attractive restaurant sits within a well-established cluster of national retailers, hotels, healthcare facilities, and educational institutions. It is an ideal setting for an operator seeking strong traffic, convenience, and visibility.

Nearby hotels and the newly opened Opportunity Bank Conference Center bring steady traveler and event-based activity. Benefis Healthcare, Helena College, and Helena High School are all located within a half mile, creating a reliable morning and daytime customer base from students, professionals, and families alike. Quick access to the site from both Prospect Avenue and North Sanders Street ensures smooth traffic circulation and accessibility for both dine-in and drive-thru customers.

The building underwent a major renovation in 2020 and presents a modern, light-filled dining space with clean design and quality materials. A new roof was installed in 2023, and the kitchen is fully built out with essential equipment, including hood systems, walk-ins, storage, and prep space. The drive-thru infrastructure is in place and operational, and the site offers ample paved parking for both customers and staff.

Prominent signage opportunities exist through both an existing pylon sign along Prospect Avenue and the building's exterior, making it easy for incoming brands to establish a clear presence. The site spans ± 0.88 acres, providing functional circulation and parking space.

For operators looking to establish or expand their footprint in Montana's capital city, 1450 Prospect Avenue offers a turnkey solution in a proven retail location with strong infrastructure and market fundamentals.

Address	1450 Prospect Avenue, Helena Montana
Purchase Price	\$2,000,000
Lease Rate	\$41.44/SF NNN
Property Type	Drive-Thru Restaurant/Retail
Building Size	$\pm 3,185$ SF
Total Acreage	± 0.876 Acres
Price Per Square Foot	\$628/SF

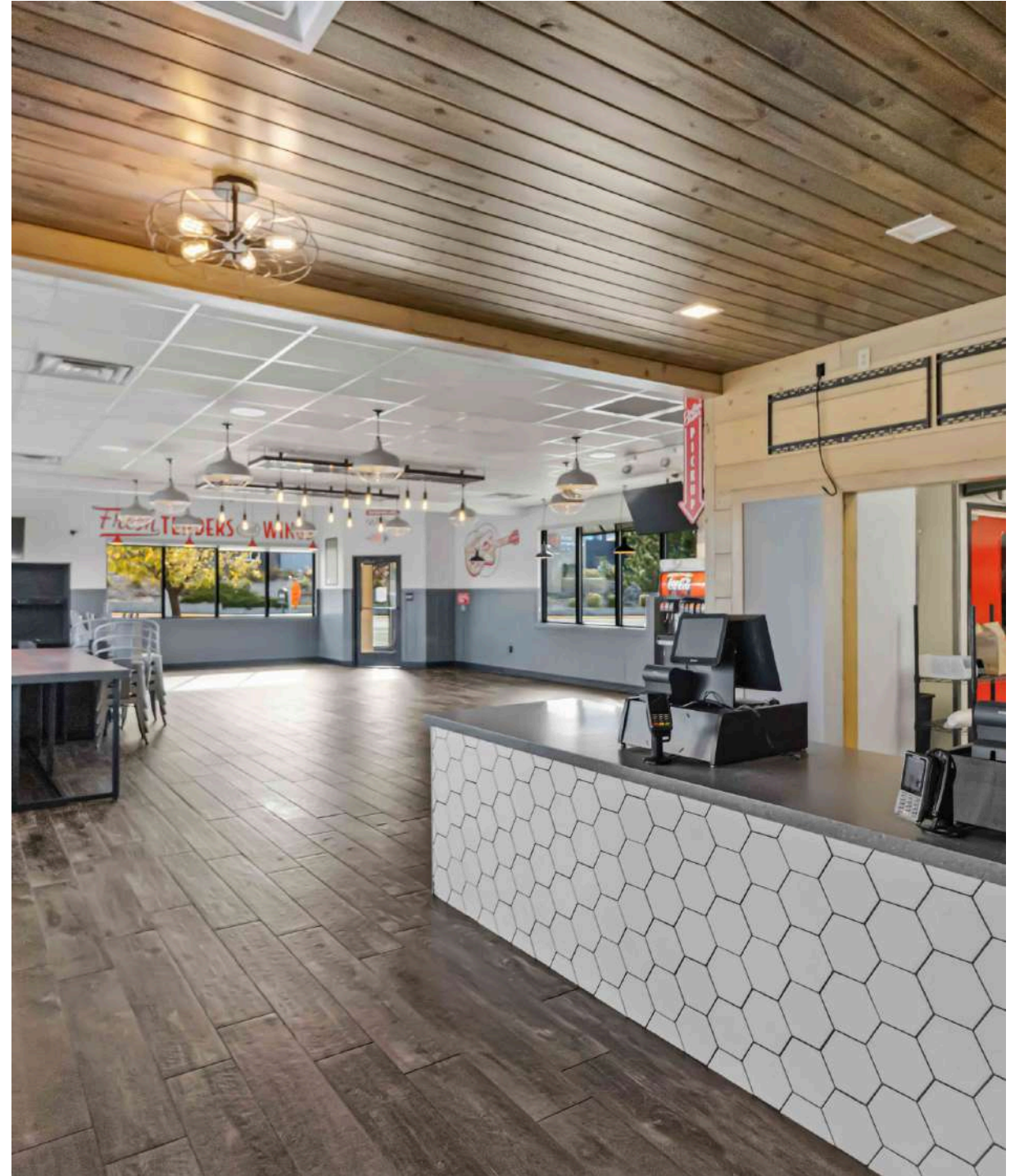
Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

1450 Prospect Avenue

\$2,000,000 | \$41.44/SF NNN

Building SF	±3,185 SF
Geocode	05-1888-29-3-24-03-0000
Year Built/Renovated	2007/2020
Zoning	B-2 General Commercial District
Access	Prospect Avenue or Sanders Street
Services	City of Helena water and sewer
Taxes	\$29,069.04 (2025)
Parking	Paved surface lot- ±46 Spaces
Traffic Count	±11,296 AADT on Prospect
Interstate Proximity	± 2 minutes to I-15





High-visibility site less than 2 minutes from the Interstate 15 Interchange in an area dense with hotels and retail uses



Modern, well-maintained quick service restaurant layout with ample parking- roof replaced in 2023



Includes a well-designed drive-thru lane and window and high-visibility pylon signage



Zoned Helena B-2 which allows for a wide variety of retail uses



Turnkey condition with minimal renovations needed for a new concept- includes an external grease interceptor, walk-cooler and freezer, and 2 hoods- other non-fixed items may be available

LOCATION



SterlingCRE
ADVISORS



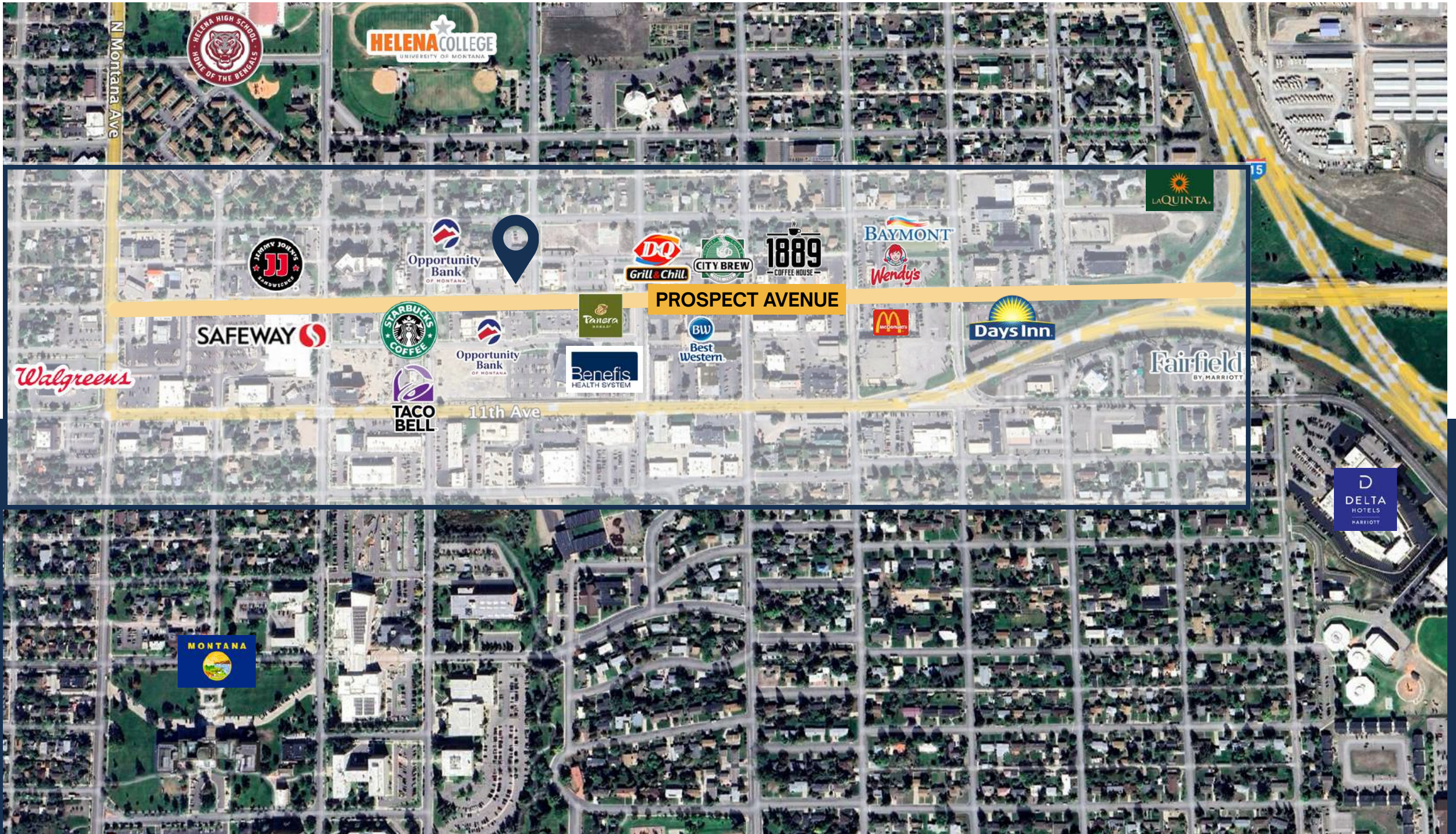
Regional Map

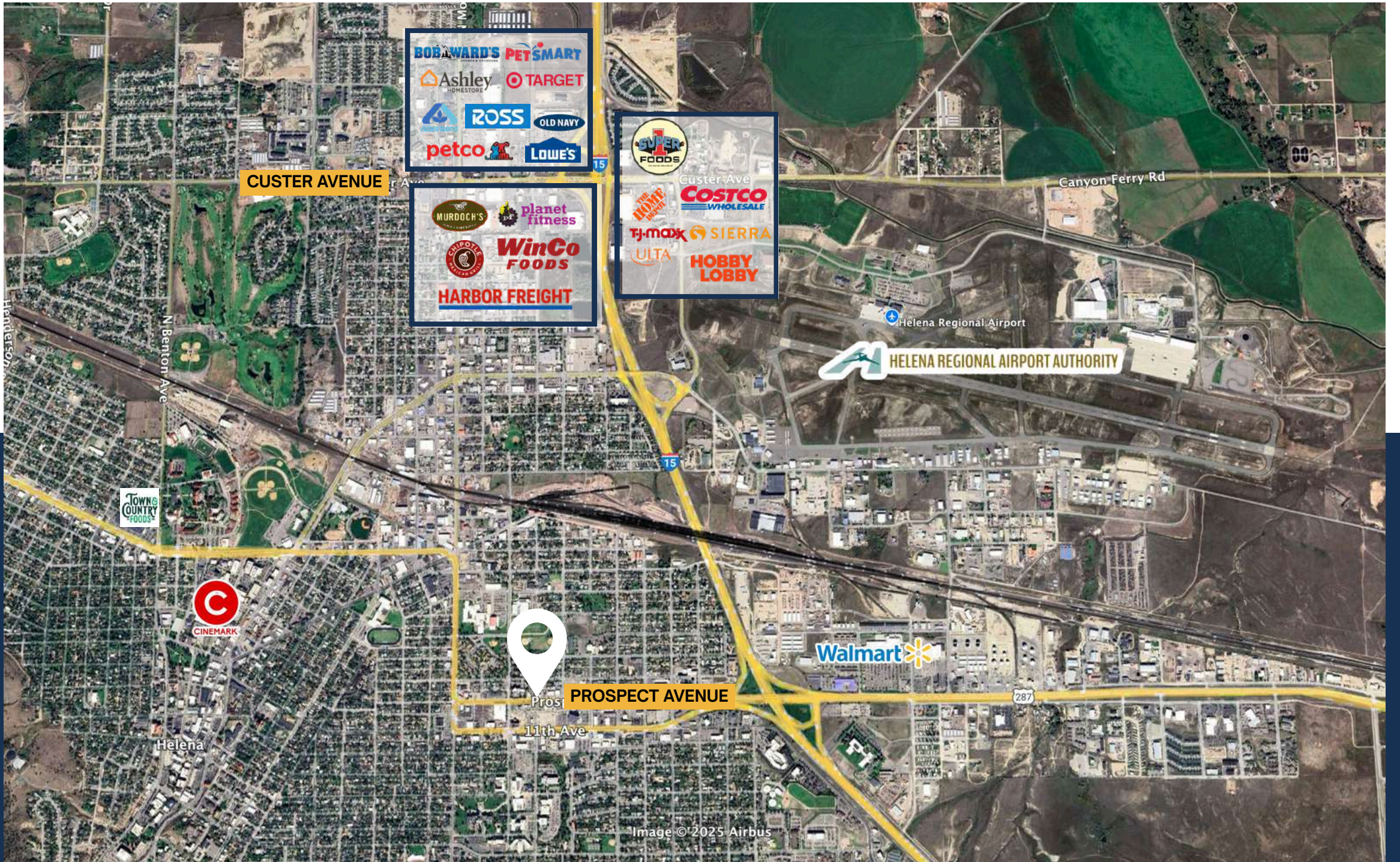


North Sanders Street

Prospect Avenue | 11,296 AADT

Locator Map





CUSTER AVENUE

BOB'S BOWLING & PET SMART
 Ashley HOMESTORE TARGET
 ROSS OLD NAVY
 petco LOWE'S

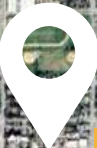
MURDOCH'S planet fitness
 CHIPOTE WinCo FOODS
 HARBOR FREIGHT

SUPER FOODS
 THE HAPPY MARKET COSTCO WHOLESALE
 T.J. MAXX SIERRA
 ULTRA HOBBY LOBBY

HELENA REGIONAL AIRPORT AUTHORITY

TOWN & COUNTRY FOODS

CINEMARK

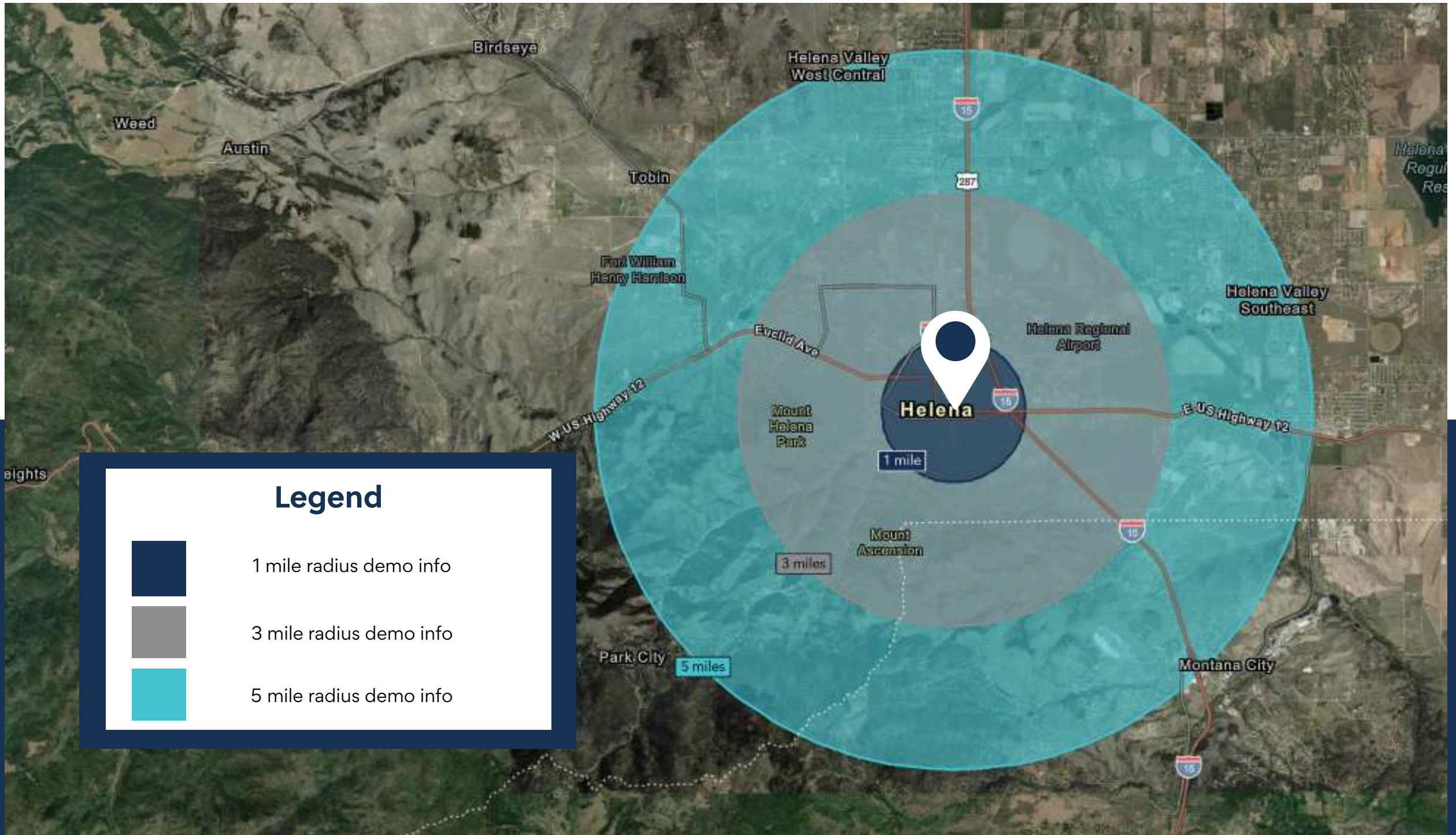


PROSPECT AVENUE

11th Ave

Walmart

Image © 2025 Airbus



Legend

-  1 mile radius demo info
-  3 mile radius demo info
-  5 mile radius demo info

KEY FACTS

1 mile

10,283

Population



40.8
Median Age



2.0
Average Household Size

\$70,919

Median Household Income

2,492

2023 Owner Occupied Housing Units (Esri)

2,675

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



854

Total Businesses



14,595

Total Employees

HOUSING STATS

1 mile



\$366,314

Median Home Value



\$9,848

Average Spent on Mortgage & Basics



\$910

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.1%)

The smallest group: <\$15,000 (6.0%)

1 mile

Indicator ▲	Value	Diff		
<\$15,000	6.0%	+2.5%		
\$15,000 - \$24,999	10.1%	+1.9%		
\$25,000 - \$34,999	8.9%	-0.2%		
\$35,000 - \$49,999	8.7%	+1.3%		
\$50,000 - \$74,999	19.1%	+2.0%		
\$75,000 - \$99,999	15.6%	+0.3%		
\$100,000 - \$149,999	16.1%	-3.9%		
\$150,000 - \$199,999	7.5%	-1.4%		
\$200,000+	8.1%	-2.4%		

Bars show deviation from Lewis and Clark County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59601 (Helena)	Counties Lewis and Clark	States Montana	United States of America	Variables	1 mile	3 miles	5 miles
2022 Total Population	10,283	34,545	48,228	31,495	74,136	1,144,799	339,887,819	2022 Per Capita Income	\$47,132	\$49,390	\$47,744
2022 Household Population	10,105	33,289	46,884	30,433	72,609	1,115,471	331,671,159	2022 Median Household Income	\$70,919	\$76,115	\$77,248
2022 Family Population	6,704	23,217	34,113	21,110	55,394	851,883	264,093,561	2022 Average Household Income	\$94,083	\$104,915	\$105,337
2027 Total Population	10,914	36,677	51,335	33,525	79,067	1,205,657	347,149,422	2027 Per Capita Income	\$53,622	\$56,359	\$54,491
2027 Household Population	10,736	35,422	49,991	32,463	77,540	1,176,329	338,932,762	2027 Median Household Income	\$79,134	\$84,729	\$87,113
2027 Family Population	7,083	24,594	36,251	22,419	58,974	895,113	269,093,856	2027 Average Household Income	\$106,055	\$118,228	\$118,868

KEY FACTS

3 miles

34,545

Population

41.2

Median Age

2.0

Average Household Size

\$76,115

Median Household Income

8,990

2023 Owner Occupied Housing Units (Esri)

7,298

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles

2,855

Total Businesses

39,336

Total Employees

HOUSING STATS

3 miles

\$399,868

Median Home Value

\$11,408

Average Spent on Mortgage & Basics

\$968

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.5%)

The smallest group: <\$15,000 (4.2%)

3 miles

Indicator ▲	Value	Diff	
<\$15,000	4.2%	+0.7%	
\$15,000 - \$24,999	9.5%	+1.3%	
\$25,000 - \$34,999	10.1%	+1.0%	
\$35,000 - \$49,999	7.9%	+0.5%	
\$50,000 - \$74,999	17.5%	+0.4%	
\$75,000 - \$99,999	14.7%	-0.6%	
\$100,000 - \$149,999	17.1%	-2.9%	
\$150,000 - \$199,999	8.0%	-0.9%	
\$200,000+	11.1%	+0.6%	

Bars show deviation from Lewis and Clark County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59601 (Helena)	Counties Lewis and Clark	States Montana	United States of America	Variables	1 mile	3 miles	5 miles
2022 Total Population	10,283	34,545	48,228	31,495	74,136	1,144,799	339,887,819	2022 Per Capita Income	\$47,132	\$49,390	\$47,744
2022 Household Population	10,105	33,289	46,884	30,433	72,609	1,115,471	331,671,159	2022 Median Household Income	\$70,919	\$76,115	\$77,248
2022 Family Population	6,704	23,217	34,113	21,110	55,394	851,883	264,093,561	2022 Average Household Income	\$94,083	\$104,915	\$105,337
2027 Total Population	10,914	36,677	51,335	33,525	79,067	1,205,657	347,149,422	2027 Per Capita Income	\$53,622	\$56,359	\$54,491
2027 Household Population	10,736	35,422	49,991	32,463	77,540	1,176,329	338,932,762	2027 Median Household Income	\$79,134	\$84,729	\$87,113
2027 Family Population	7,083	24,594	36,251	22,419	58,974	895,113	269,093,856	2027 Average Household Income	\$106,055	\$118,228	\$118,868

KEY FACTS

5 miles

48,228

Population



41.4

Median Age



2.1

Average Household Size

\$77,248

Median Household Income

13,342

2023 Owner Occupied Housing Units (Esri)

8,472

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles



3,163

Total Businesses



42,870

Total Employees

HOUSING STATS

5 miles



\$400,000

Median Home Value



\$11,757

Average Spent on Mortgage & Basics



\$978

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.0%)

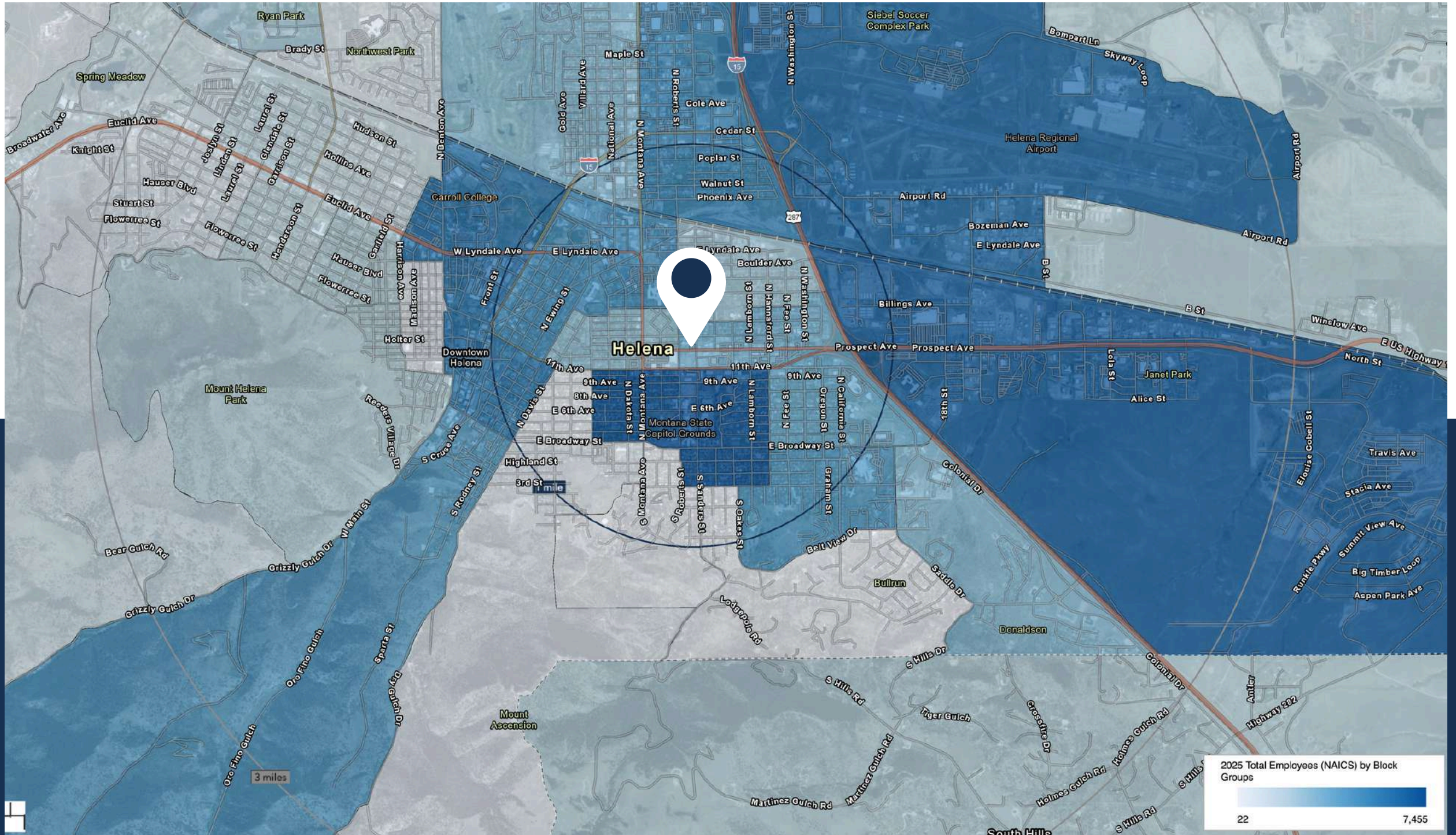
The smallest group: <\$15,000 (3.8%)

5 miles

Indicator ▲	Value	Diff	
<\$15,000	3.8%	+0.3%	
\$15,000 - \$24,999	9.2%	+1.0%	
\$25,000 - \$34,999	10.0%	+0.9%	
\$35,000 - \$49,999	7.5%	+0.1%	
\$50,000 - \$74,999	17.9%	+0.8%	
\$75,000 - \$99,999	14.2%	-1.1%	
\$100,000 - \$149,999	18.0%	-2.0%	
\$150,000 - \$199,999	8.6%	-0.3%	
\$200,000+	10.8%	+0.3%	

Bars show deviation from Lewis and Clark County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59601 (Helena)	Counties Lewis and Clark	States Montana	United States	Variables	1 mile	3 miles	5 miles
2022 Total Population	10,283	34,545	48,228	31,495	74,136	1,144,799	339,887,819	2022 Per Capita Income	\$47,132	\$49,390	\$47,744
2022 Household Population	10,105	33,289	46,884	30,433	72,609	1,115,471	331,671,159	2022 Median Household Income	\$70,919	\$76,115	\$77,248
2022 Family Population	6,704	23,217	34,113	21,110	55,394	851,883	264,093,561	2022 Average Household Income	\$94,083	\$104,915	\$105,337
2027 Total Population	10,914	36,677	51,335	33,525	79,067	1,205,657	347,149,422	2027 Per Capita Income	\$53,622	\$56,359	\$54,491
2027 Household Population	10,736	35,422	49,991	32,463	77,540	1,176,329	338,932,762	2027 Median Household Income	\$79,134	\$84,729	\$87,113
2027 Family Population	7,083	24,594	36,251	22,419	58,974	895,113	269,093,856	2027 Average Household Income	\$106,055	\$118,228	\$118,868



Area Employment Heat Map

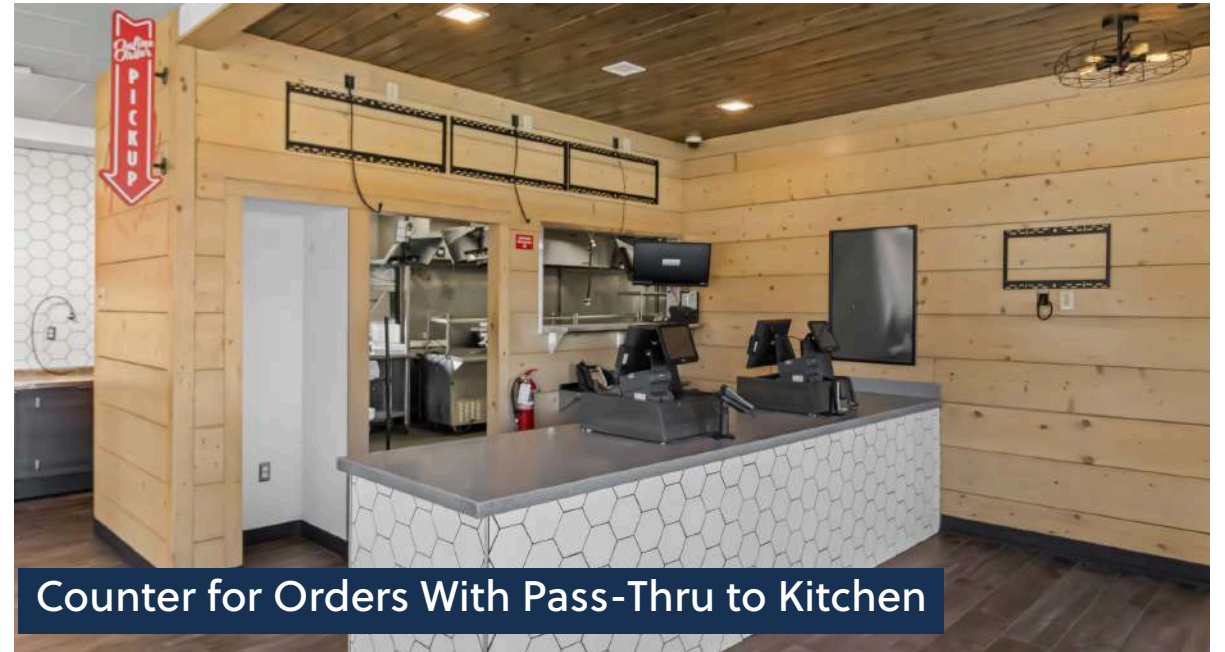
PROPERTY DETAILS



SterlingCRE
ADVISORS



Spacious, Bright Dining Area



Counter for Orders With Pass-Thru to Kitchen



Self-Serve Soft Drink Center with Sink



Inviting Entrance



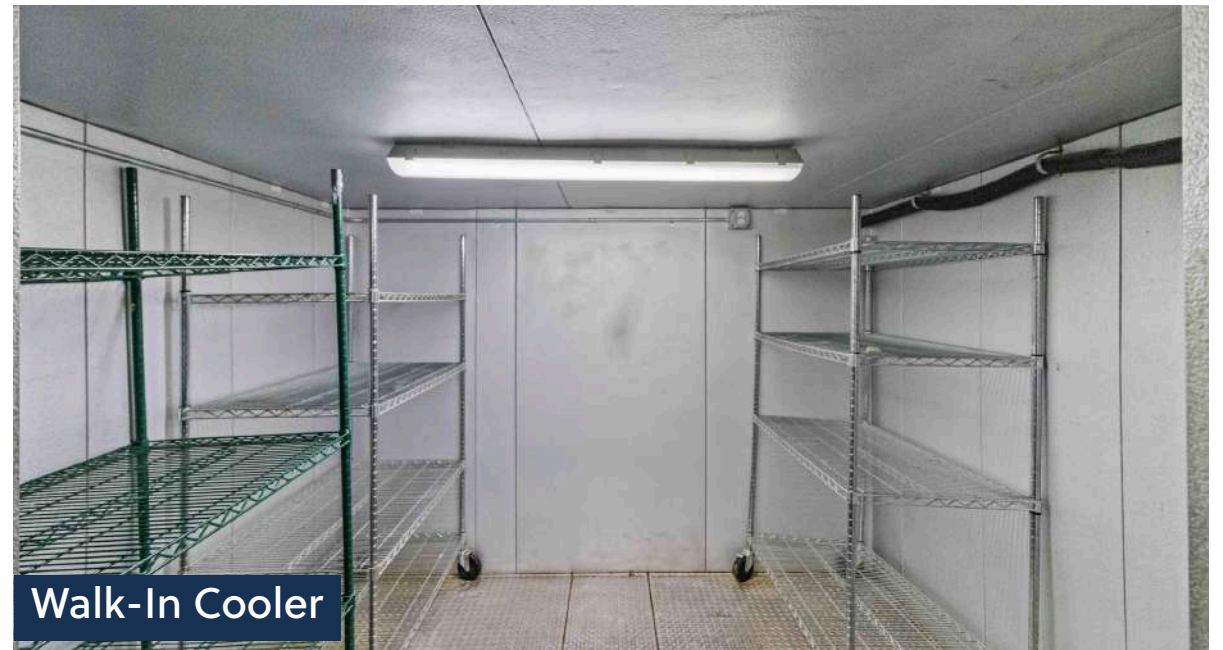
Drive-Thru Window in Kitchen



Spacious, Modern Kitchen With Vents



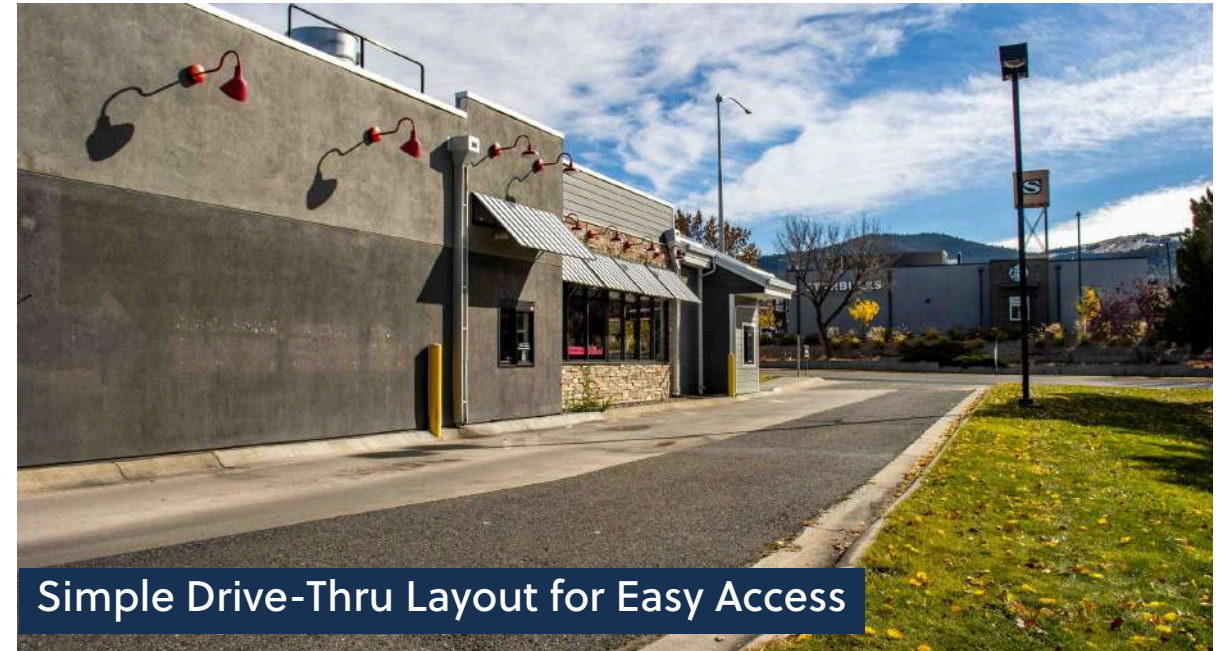
Dedicated Clean-Up Area



Walk-In Cooler



Two Drive-Thru Order Stations



Simple Drive-Thru Layout for Easy Access



Ample Onsite Paved Parking



Roof Replaced/Updated in 2023



Two Entrances & Separate Drive Thru Exit



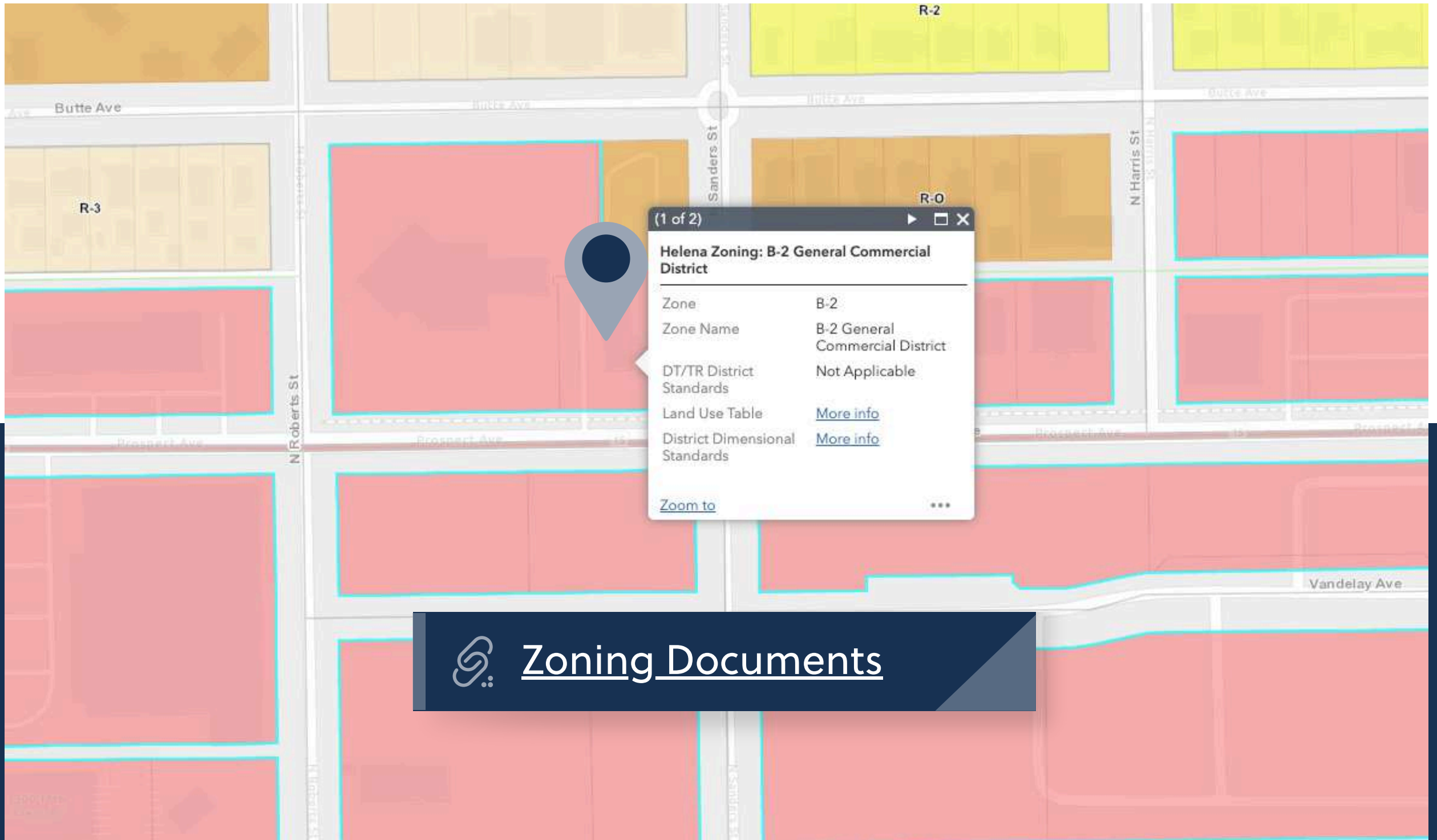
Frontage on the Busy Prospect Avenue Corridor



Surrounded by Quality New Development



Surrounded by Quality New Development



(1 of 2) ▶ □ ✕

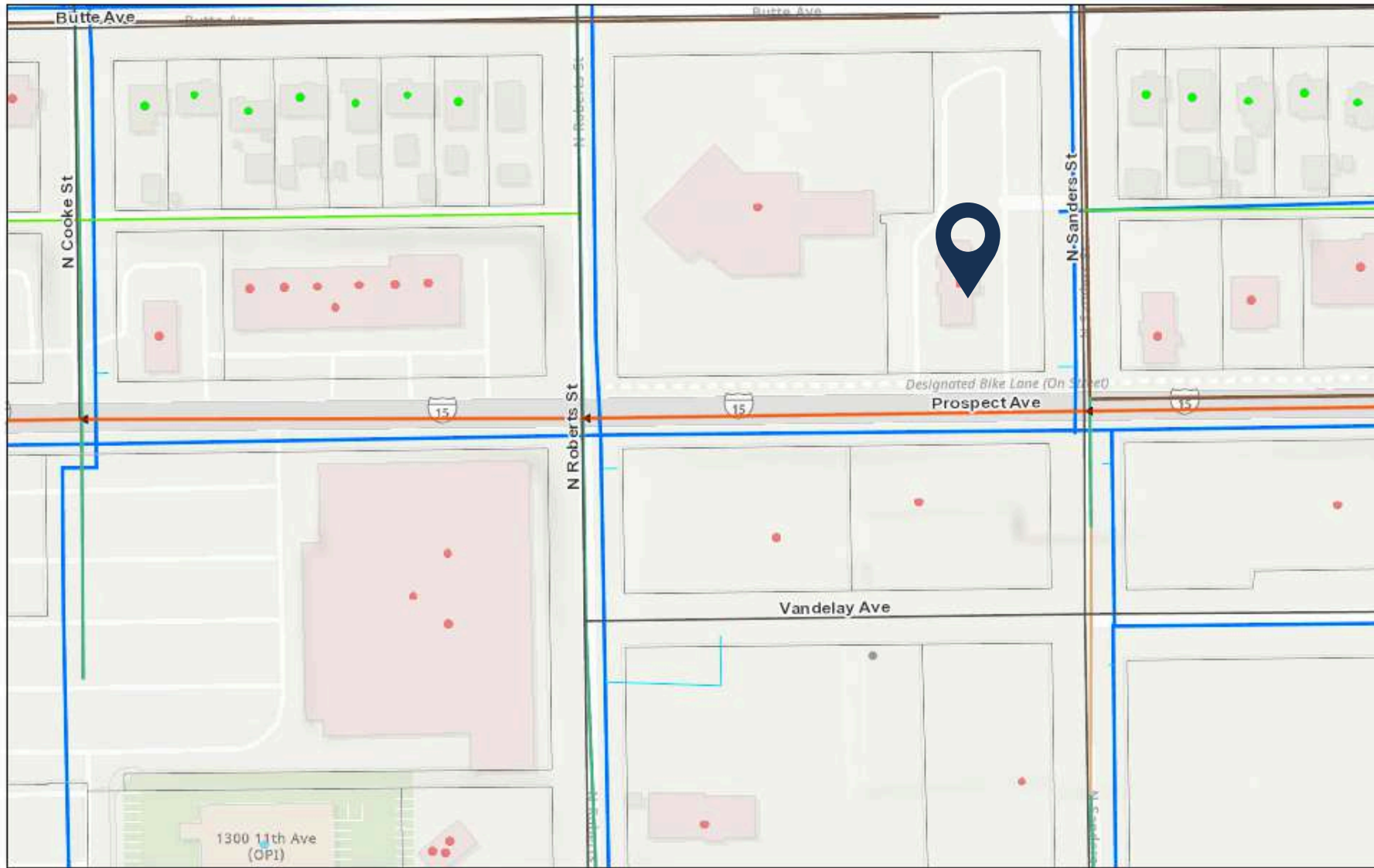
Helena Zoning: B-2 General Commercial District

Zone	B-2
Zone Name	B-2 General Commercial District
DT/TR District Standards	Not Applicable
Land Use Table	More info
District Dimensional Standards	More info

[Zoom to](#) ⋮

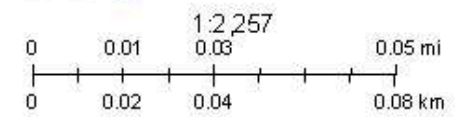
 Zoning Documents

ArcGIS Web Map



10/16/2025, 3:32:32 PM

- | | | | | | | | | | | |
|-----------------------|----------------|-------------------|-----------------|--------------------|---------------------|--------------------|------------|-------------|------------|------------------------|
| Address | School | Diveaway | Alley | Water Lines | FIRE SERVICE | SERVICE AUX | JCP | CLAY | PVC | SUP |
| Residential | Railroads | Overway | Highways | AR | FRIGHT ON | SERVICE SUB | BRICK | CMF | PVC BB | VCP |
| Commercial | Roadways | Overway | Interstate Hwy | AUX | PUMP STATION | SUB | CSDBPVC | CONC | PVC | Water City Limits |
| Public | Interstate | Non-Maintained | US Hwy | RESERVOIR | RUN WATER | TRANSMISSION | CONCRETE | CONCRETE | ROP | East Helena City Limit |
| Miscellaneous | Divided 4-Lane | Abandoned | Montana Hwy | DISTRIBUTION | RESERVOIR PIPING | SEWER | CONCRETE | CONCRETE | SUPLINE | County Boundary |
| Private Non-Road | Paved | Water Access Only | Secondary Hwy | RESERVOIR PIPING | RESERVOIR PIPING | PVC | CONCRETE | CONCRETE | SUPLINE | |
| Residential RMAF only | Unpaved | | Parcel Boundary | RESERVOIR PIPING | RESERVOIR PIPING | CONCRETE | CONCRETE | CONCRETE | SUPLINE | |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Lewis and Clark County/City of

Web Application for ArcGIS
 Esri Community Maps Contributors, Montana State University, County of Lewis and Clark, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METWASA, USGS, Bureau of Land Management, EPA, NPS,



Brokerage Team



CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding \$150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

Disclaimer & Limiting Conditions

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.