

FOR LEASE

The Little Scrub Shop

MEDICAL UNIFORMS AND ACCESSORIES

3200 S RESERVE ST. STE. B

Missoula, MT 59801

MACALL MCGILLIS

406.546.9296
macall@realmt.com

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**REAL ESTATE
MONTANA & Co.**
commercial investment retail

PROPERTY SUMMARY

3200 S RESERVE ST. STE. B
MISSOULA, MT 59801



PROPERTY DESCRIPTION

Prime 1,245 SF suite available in one of Missoula’s busiest commercial corridors. Located beside Sherwin-Williams, the space features a bright, open layout with two dressing rooms, a storage area, and a restroom. With excellent visibility, daily traffic counts of 27,640, prominent signage, and ample on-site parking, this location is ideal for retail, office, or service-oriented businesses seeking strong exposure and convenient access in a thriving trade area.

OFFERING SUMMARY

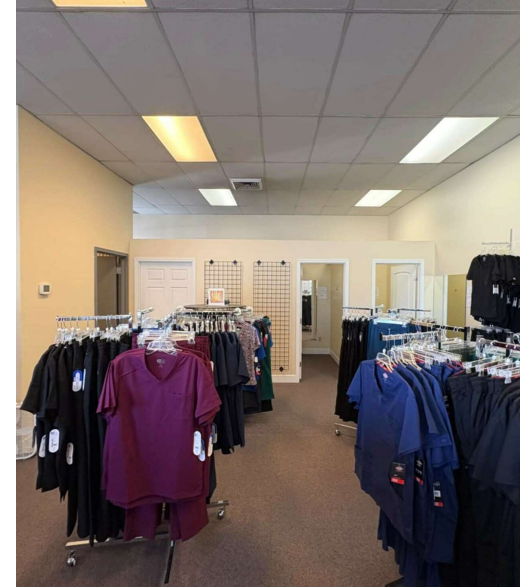
Lease Rate:	\$20.00 SF/yr
NNN:	\$3.26 SF/yr
Available SF:	1,245 SF
Zoning:	C2-4

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ADDITIONAL PHOTOS

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	58,204	83,880	106,331
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,562	37,165	46,230
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$101,836	\$104,371	\$108,150
Average House Value	\$495,090	\$492,837	\$493,746

Demographics data derived from AlphaMap

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