

# BOB WARD'S RETAIL BOX

FOR SALE OR LEASE



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

## MIKE MEDINA

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## PROPERTY DETAILS

3323 DREDGE DR, HELENA, MT 59601

- DO NOT DISTURB TENANT
- 23,583 SF Available
- Well located on primary retail corridor
- Great visibility on busy Montana Ave
- Tenant is Relocating to larger building
- Traffic Counts:
  - Montana Ave - 18,921 ADT
  - Custer Ave - 11,727 ADT

### CO-TENANTS:



### SURROUNDING TENANTS:

## 2023 DEMOS

### EST. POPULATION



1 MILE » 3,229  
3 MILE » 37,499  
5 MILE » 49,816

### EST. HOUSEHOLDS



1 MILE » 1,477  
3 MILE » 17,091  
5 MILE » 22,300

### EST. AVERAGE HH INCOME



1 MILE » \$80,205  
3 MILE » \$107,337  
5 MILE » \$107,453

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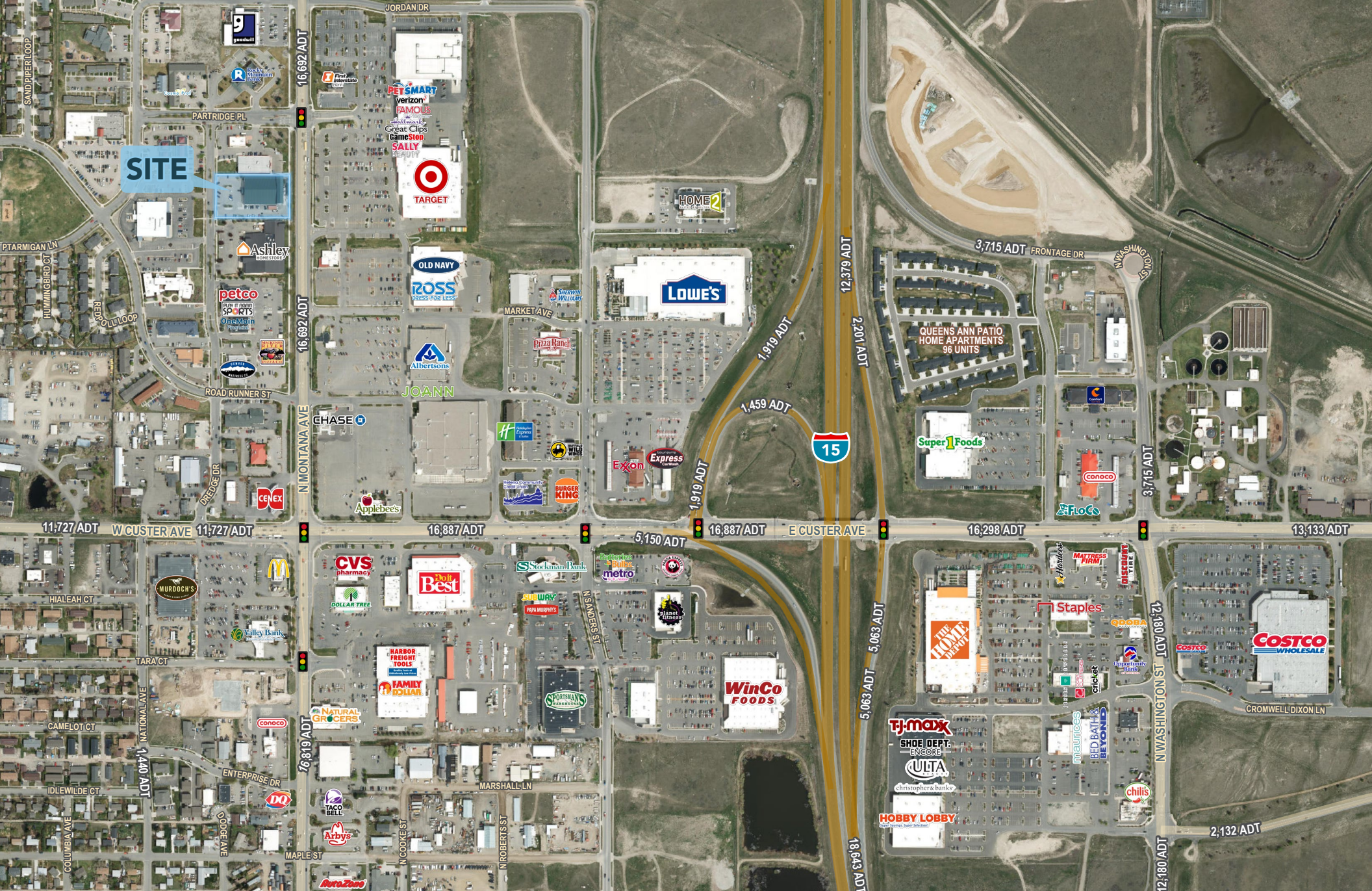
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DREDGE DR

16,692 ADT N MONTANA AVE

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