

LEASE

RIMROCK MALL - STE D09

300 South 24th Street West Billings, MT 59102



LEASE RATE

Rate Provided Upon Request

AVAILABLE SF

1,425 SF

Mike Bruschwein

(406) 697-6176

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PROPERTY HIGHLIGHTS

- Former Icing — prime, high-visibility in-line position
- 1,425 SF with 15' prominent storefront frontage
- Montana's largest enclosed mall; no comparable in-market competitor
- Anchored by Dillard's, JCPenney, Dunham's Sports, and AMC 10-screen cinema
- West End Billings growth corridor · 1 mile off I-90
- No Montana state sales tax
- Other Suites Available Ranging from 1,000 SF - 7,000 SF
- Flexible terms - space available now
- Total Building SF is 593,860

360° VIRTUAL TOUR

LOCATION DESCRIPTION

In-line retail space available at Rimrock Mall, Montana's largest enclosed shopping center. Suite D09 previously housed Icing, occupying a prominent and highly trafficked position. This location offers high visibility, storefront presence, and proximity to anchor-driven foot traffic. The 1,425 SF space offers 15' of storefront frontage and sits along a high-traffic interior mall corridor, offering strong pedestrian exposure and proximity to a diverse mix of national and regional retailers. The space is well-suited for fashion, specialty retail, beauty, or lifestyle concepts looking to capitalize on Rimrock Mall's position as the region's dominant retail trade area draw.

Positioned in Billings' fast-growing West End retail corridor just off I-90, Rimrock Mall draws shoppers from across Montana, Northern Wyoming, and Western Dakotas, anchored by Dillard's, JCPenney, Dunham's Sports, and a 10-screen AMC CLASSIC cinema. Montana's lack of a statewide sales tax adds a meaningful tailwind to retail sales performance. Ownership offers flexible terms and a competitive rates for the right concept. Available now. Contact broker for rate and availability.

OFFERING SUMMARY

Lease Rate:	Rate Provided Upon Request
Available SF:	1,425 SF
Building Size:	593,860 SF

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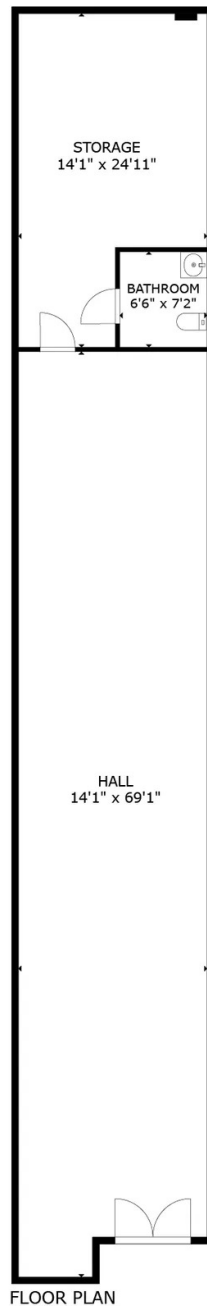


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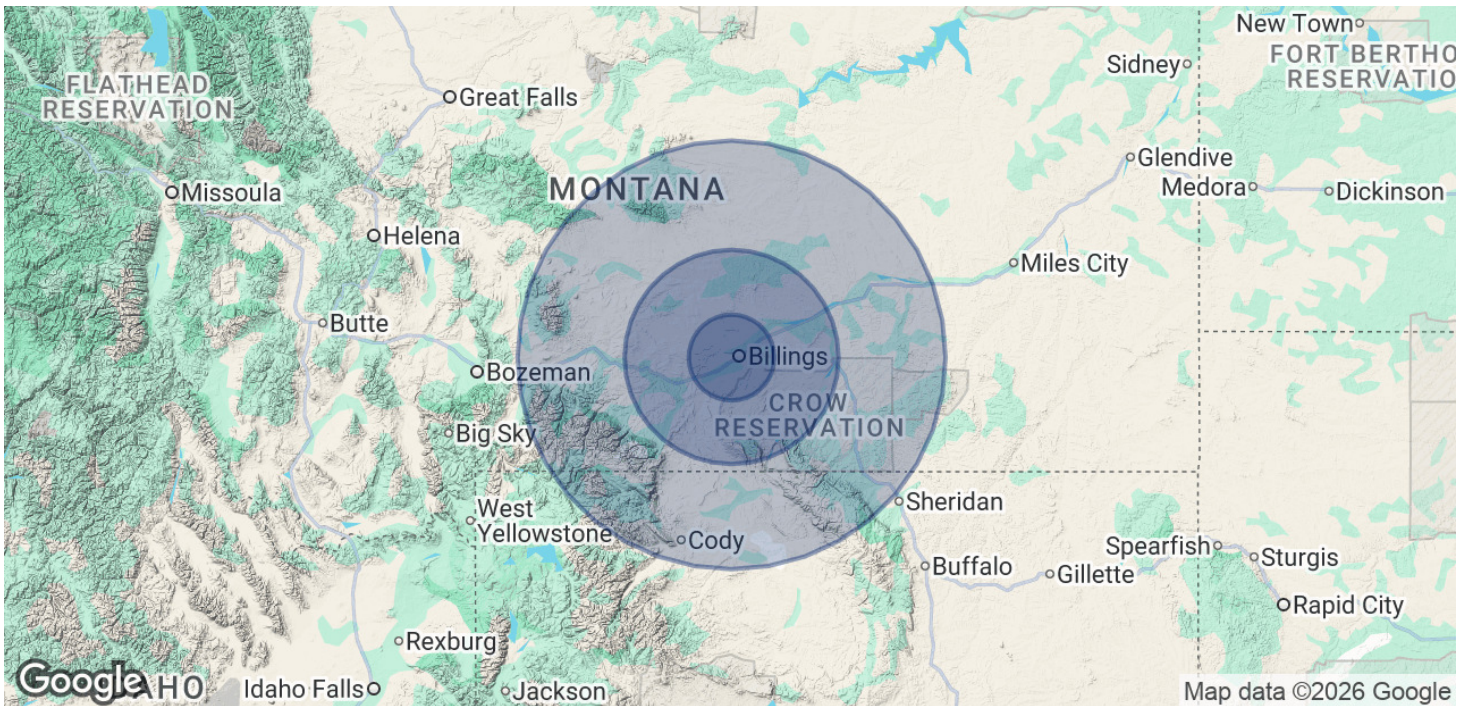


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POPULATION	100 MILES	50 MILES	20 MILES
Total Population	280,517	193,530	163,140
Average Age	41.2	40.1	39.4
Average Age (Male)	40.4	39.5	38.6
Average Age (Female)	42	40.8	40.3

HOUSEHOLDS & INCOME	100 MILES	50 MILES	20 MILES
Total Households	115,625	79,583	67,525
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$96,486	\$101,043	\$102,717
Average House Value	\$355,442	\$354,904	\$358,789

2023 American Community Survey (ACS)

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MIKE BRUSCHWEIN

Commercial Realtor

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MT #RRE-RBS-LIC-92467

PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziplly Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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