

1601

GREAT FALLS MARKETPLACE

MARKETPLACE DRIVE, GREAT FALLS, MT 59404

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	215,042 SF
Available SF:	4,000 - 43,708 SF
Year Built:	1997
Renovated:	2018
Zoning:	C2-General Commercial (City of Great Falls)
Market:	North Central Montana
Submarket:	Great Falls, Montana
Traffic Count:	9,648

PROPERTY OVERVIEW

Major Regional Power Center anchored by Smith's Supermarket, Home Depot, AMC Theaters, Old Navy, Petco and Michaels. Hilton Garden Inn, Hampton Inn, Holiday Inn Express and Comfort Inn nearby. Located in the Fox Farm Area of Great Falls which is the highest income demographic area of the region. Former OfficeMax (23,688 SF) and former Pier One (8,000 SF) available now. Barnes & Noble (20,020 SF) available February 2021. OfficeMax and Barnes & Noble can be combined for a total of 43,708 SF. Flexible lease terms and tenant improvement participation.

PROPERTY HIGHLIGHTS

- Regional Power Center near Interstate 15
- High Income Demographic Fox Farm Area
- Supermarket Anchored - Smith's / Home Depot
- National Tenants - Petco, Old Navy, Michael's, Famous Footwear
- Larger Retail Locations Available - Flexible Terms



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ADDITIONAL PHOTOS



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SHOPPING CENTER MAP



Google

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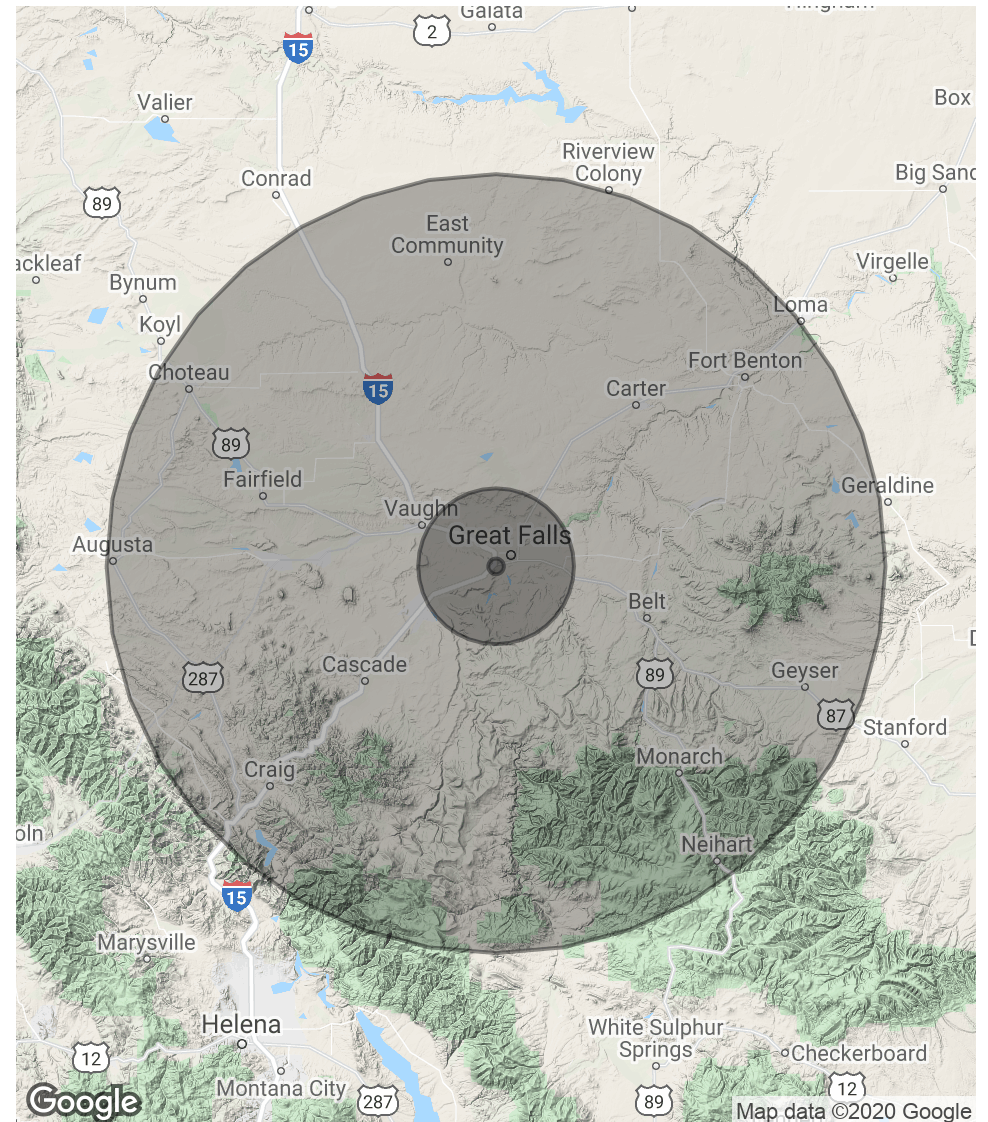
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	50 MILES
Total Population	1,195	92,491	125,367
Average age	44.9	39.4	39.6
Average age (Male)	44.3	38.6	38.6
Average age (Female)	46.0	41.3	41.3

HOUSEHOLDS & INCOME	1 MILE	10 MILES	50 MILES
Total households	507	39,374	51,604
# of persons per HH	2.4	2.3	2.4
Average HH income	\$63,363	\$53,019	\$54,038
Average house value	\$261,319	\$173,121	\$174,443

* Demographic data derived from 2010 US Census



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BIO



MARK MACEK - MBA, CCIM

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MT #RRE-BRO-LIC-6296

PROFESSIONAL BACKGROUND

Mark Macek has been in the commercial real estate business since 1989 and has been involved in brokerage, investment, development, property management and consulting. He represents local, regional and national clients in the northwest region of the U.S. specializing in major Montana markets.

Mark has achieved the coveted CCIM Designation held by less than 6% of practicing commercial real estate professionals. He served as International President of the CCIM Institute in 2015. The CCIM Institute has over 12,000 members in 30 countries.

EDUCATION

Masters of Business Administration (MBA) – University of Montana

Bachelor of Science (BS) – Construction Engineering – Montana State University

CCIM Designation

MEMBERSHIPS

CCIM Institute - Past International President (2015)

ICSC - International Council of Shopping Centers - Member

Leadership Montana - Program Graduate 2018

Great Falls Development Authority - Treasurer / Executive Committee / Director

National Association of REALTORS - Past State President / Past National Leadership Team Member

Great Falls Chamber of Commerce - Past Chairman of the Board

Rotary



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