

Boundaries are Estimated



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Retail Pad Site Ready For Development

2015 Cromwell Dixon Lane
Helena, Montana
2.206 acres | Commercial Land

Exclusively listed by:
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Opportunity Overview

SterlingCRE is pleased to present 2015 Cromwell Dixon Lane, a prime retail development site located within a dynamic and well-established commercial center. Surrounded by strong national anchors that drive consistent traffic, this property offers exceptional visibility, access, and development readiness —positioning it as an ideal location for a wide range of retail uses.

The site presents a unique opportunity for user-developers or national retailers looking to expand into a high-demand trade area. Its strategic location supports a variety of potential uses, including quick-service restaurants (QSRs), service-oriented businesses such as spas, salons, or fitness concepts, and soft goods retailers aiming to leverage the area’s retail momentum.

With infrastructure in place and strong market fundamentals, 2015 Cromwell Dixon Lane provides a rare chance to develop within a thriving retail corridor. Its visibility, accessibility, and surrounding co-tenancy make it an outstanding platform for long-term retail success.



Address	2015 Cromwell Dixon Lane Helena, Montana 59602
Purchase Price	\$2,350,000
Property Type	Commercial Land
Total Acreage	±1.0 Undeveloped Land ±1.206 Paved Surface (Parking) Total: ±2.206 Acres
Zoning	B-2 (General Commercial)

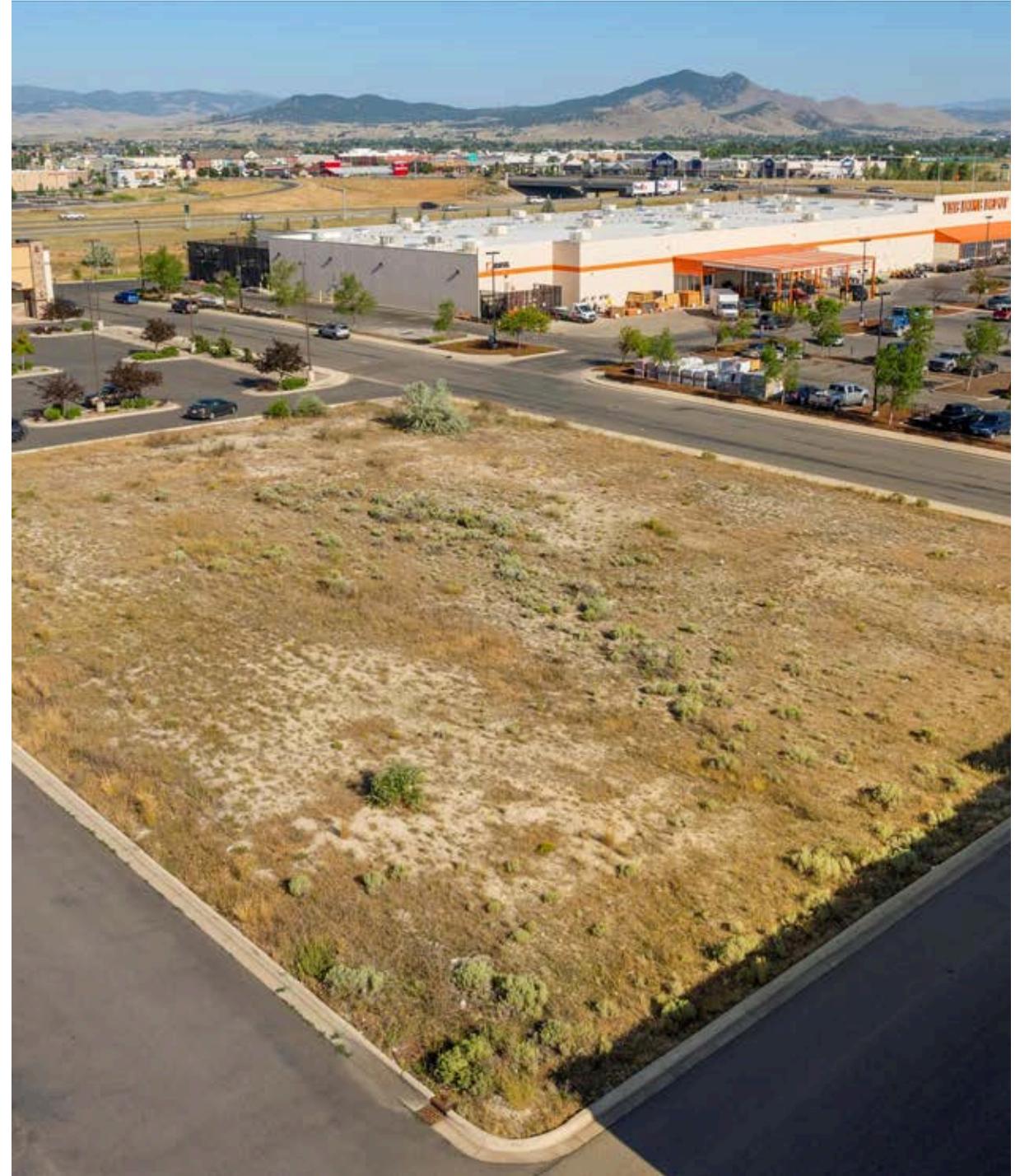
Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

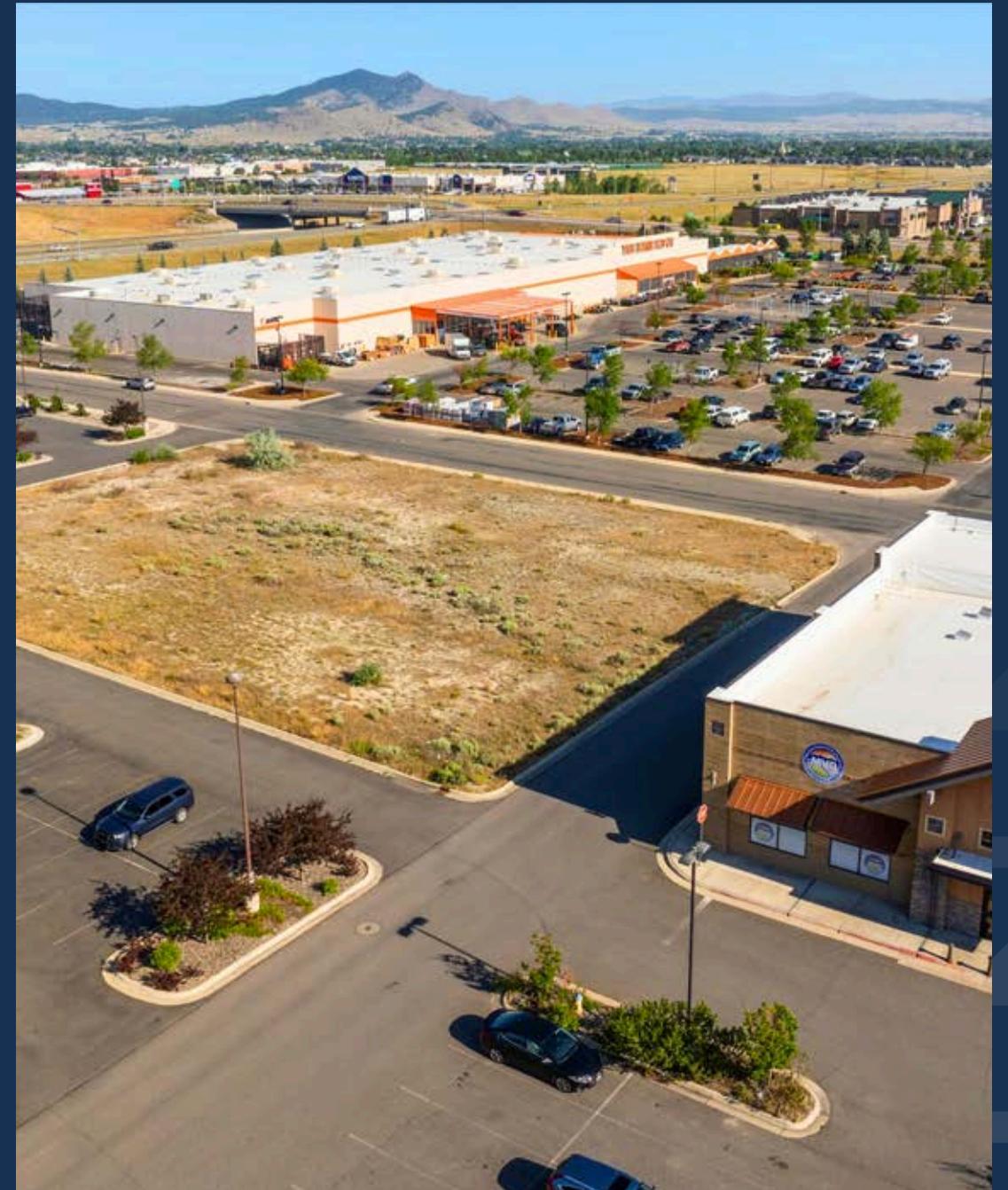
Note: If there are issues with video launch, you may need to update your PDF software or use the links above



2015 Cromwell Dixon Lane

\$2,350,000

Total Acreage	±1.0 Undeveloped Land ±1.206 Paved Surface (Parking) Total: ±2.206 Acres
Geocode	04-2200-05-2-02-07-0000
Zoning	B-2 (General Commercial)
Services	Water & Sewer
Property Taxes	\$22,235.96 (2025)
Parking	Cross parking with Shopping Center
Traffic Count	20,171 (2024-West Custer Ave)
Interstate Proximity (Interstate 15)	0.2 miles from Custer Avenue Interchange (Exit 194)





Flexible zoning permits a variety of retail uses



Significant infrastructure already in place (curb, sidewalk, parking, lighting)



Rare, build ready, retail development site



Strong retail anchors drive traffic to the site

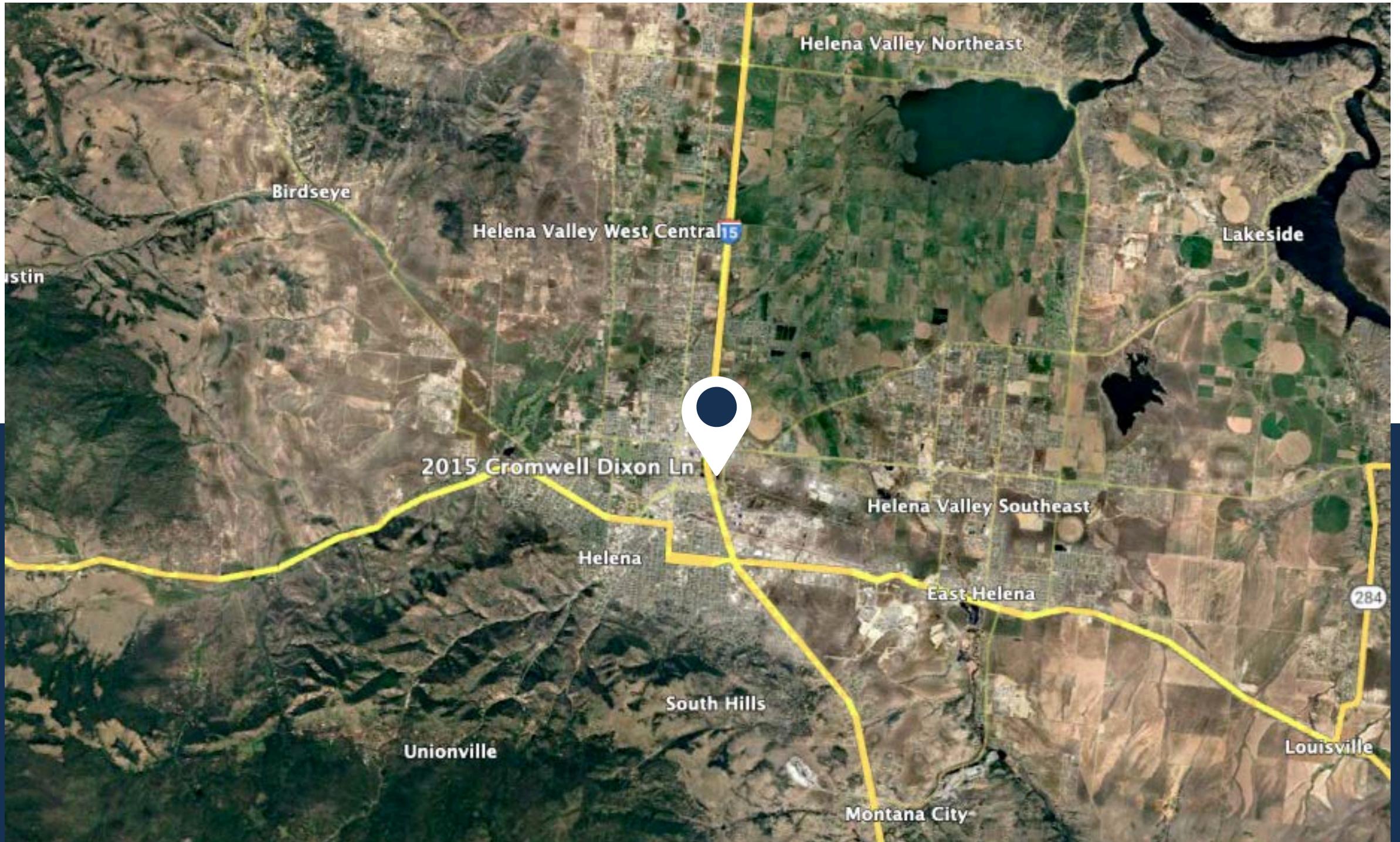


Dimensions allow for a variety of designs and development styles

LOCATION



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Regional Map



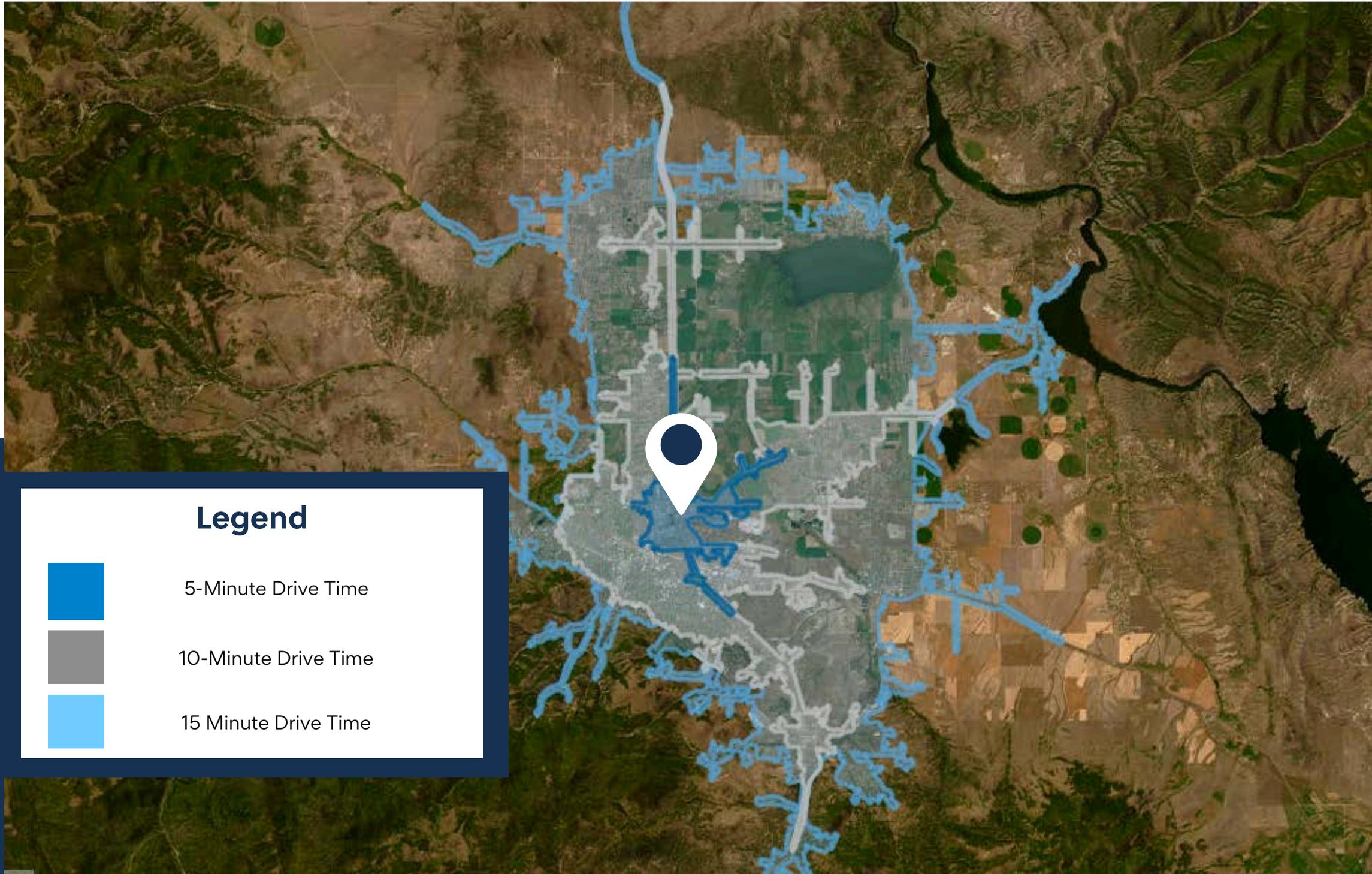
Custer Avenue
Interchange
(Exit 194)

20,171 VPD (2024 AADT)
E Custer Avenue

23,389 VPD (2024 AADT)
I-15, N of Cedar Intch



Retailer Map



Legend



5-Minute Drive Time



10-Minute Drive Time



15 Minute Drive Time

Key Facts

2015 Cromwell Dixon Lane, Helena, Montana, 59602 3
Ring of 1 mile

KEY FACTS

3,030

Population



2.1

Average Household Size

40.1

Median Age

\$61,762

Median Household Income

EDUCATION

9.7%

No High School Diploma



32.8%

High School Graduate



25.8%

Some College/
Associate's Degree



31.6%

Bachelor's/Grad/
Prof Degree

BUSINESS



488

Total Businesses



5,072

Total Employees

EMPLOYMENT



56.0%

White Collar



25.8%

Blue Collar



18.4%

Services

3.2%

Unemployment Rate

INCOME



\$61,762

Median Household Income



\$39,610

Per Capita Income



\$122,924

Median Net Worth

2015 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: \$150,000 - \$199,999 (3.0%)

Indicator ▲	Value	Diff	
<\$15,000	6.7%	+3.2%	
\$15,000 - \$24,999	14.4%	+6.2%	
\$25,000 - \$34,999	13.1%	+4.0%	
\$35,000 - \$49,999	7.9%	+0.5%	
\$50,000 - \$74,999	17.7%	+0.6%	
\$75,000 - \$99,999	13.7%	-1.6%	
\$100,000 - \$149,999	14.1%	-5.9%	
\$150,000 - \$199,999	3.0%	-5.9%	
\$200,000+	9.3%	-1.2%	

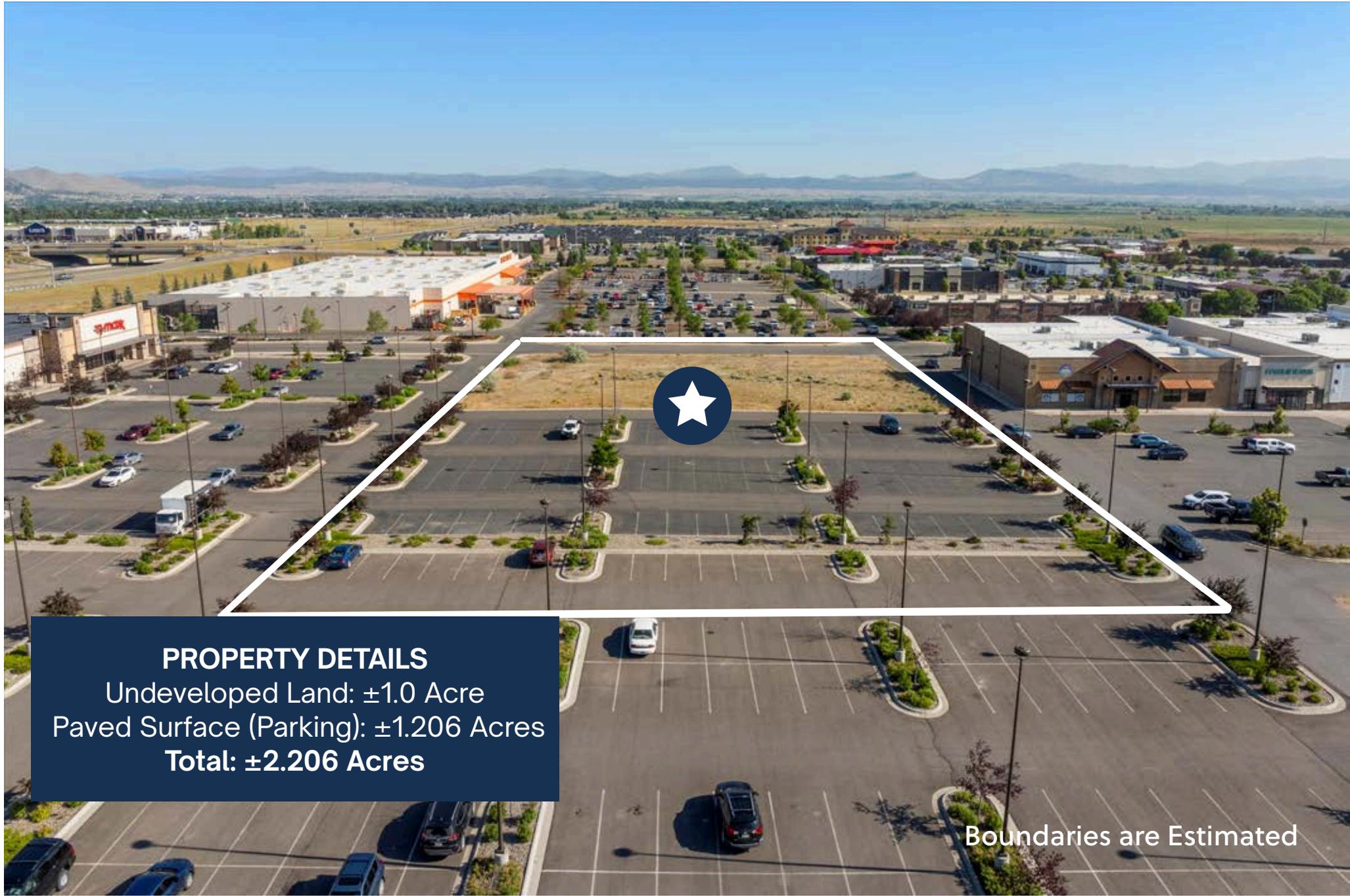
Bars show deviation from

Lewis and Clark Co... ▼

PROPERTY DETAILS



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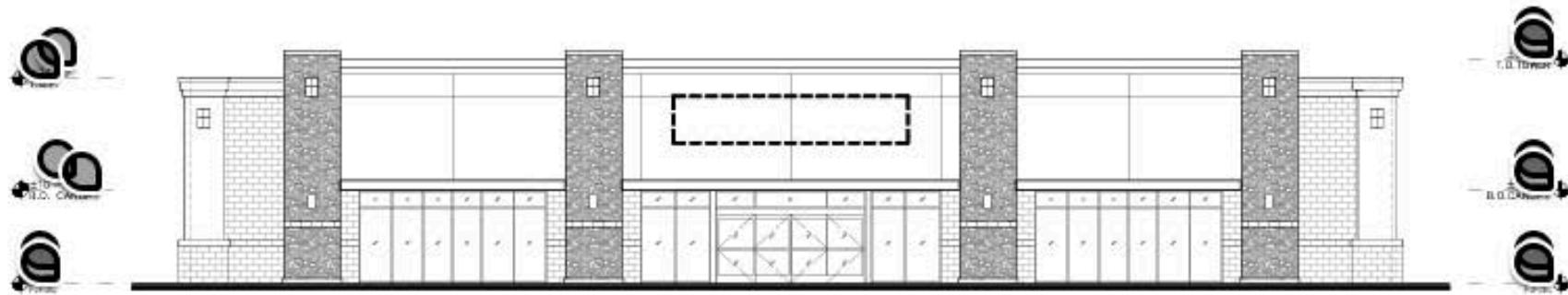


PROPERTY DETAILS
Undeveloped Land: ± 1.0 Acre
Paved Surface (Parking): ± 1.206 Acres
Total: ± 2.206 Acres

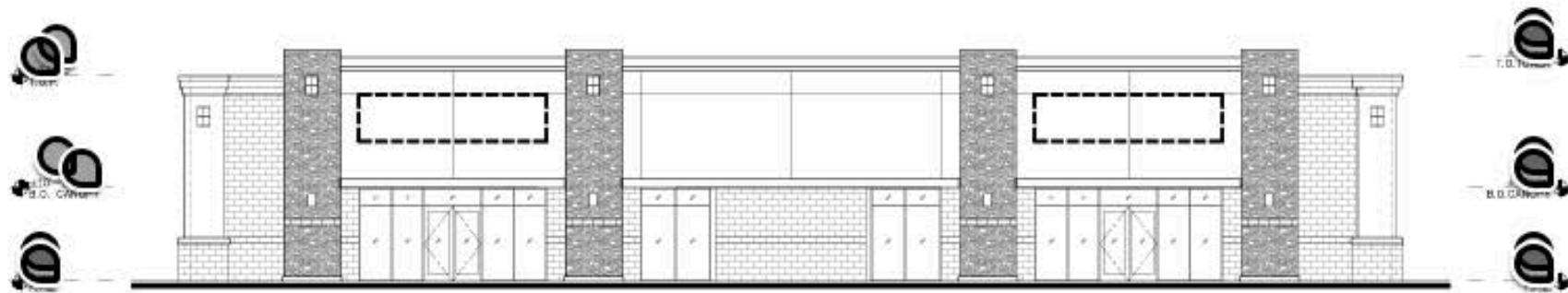
Boundaries are Estimated







1 SOUTH ELEVATION - MAJOR (ONE-TENANT OPTION)
FRONT - FACING PARKING AREA



2 SOUTH ELEVATION - MAJOR (TWO-TENANT OPTION)
FRONT - FACING PARKING AREA



Brokerage Advisor & 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.

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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.