

# 2,000 ± SF RETAIL/OFFICE/FLEX SPACE IN DOWNTOWN BELGRADE

HIGH-VISIBILITY LOCATION WITH CONVENIENT ACCESS AND WALKABLE AMENITIES

33 EAST MAIN STREET BELGRADE, MT 59714

FOR LEASE



**LEASE RATE CALL FOR PRICING**

## PROPERTY HIGHLIGHTS

- 2,000 ± SF Retail/Office/Flex Space in Downtown Belgrade
- Situated on a 6,500 ± SF Lot Offering Additional Usable Space Depending on Tenant Requirements
- Great Visibility with Average VPD (Vehicles Per Day) at Over 9,650 Vehicles
- Open Layout That Supports Retail, Office, Studio, Service, or Flex Operations
- Rough-In Work Completed, Allowing Tenants to Configure Their Own Build-Out
- Concrete Flooring Ready for Tenant Improvements
- Opportunity for Outdoor Seating or Side-Yard Use, Expanding Functional Space for Certain Business Types
- Front and Rear Access to Support Deliveries, Customer Flow, and Daily Operations
- Two 10ft Garage Doors Providing Flexible Access for Loading, Customer Entry, or Operational Use
- Visible Downtown Location Along East Main Street with Consistent Local Traffic
- Prime Downtown Belgrade Location with Easy Access & Near to Amenities and Just One Block from Belgrade's Brand New \$16M Library
- Year Built: 1957
- Zoned: DD | Downtown District
- Parcel ID: 06-0903-01-3-33-27-0000
- Ownership to Review All Reasonable Offers

### Cameron Webster

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## EXTERIOR PHOTOS



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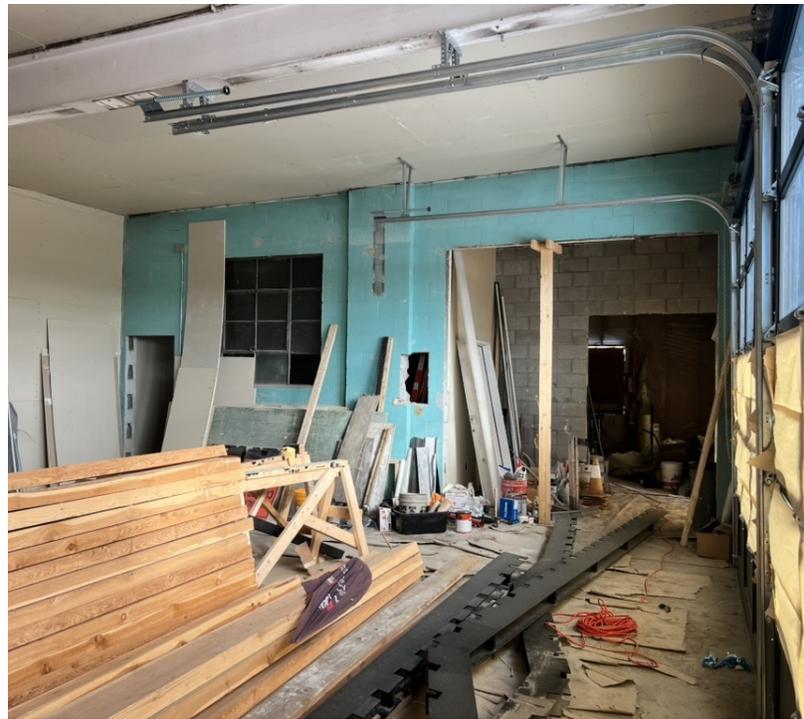
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## INTERIOR PHOTOS



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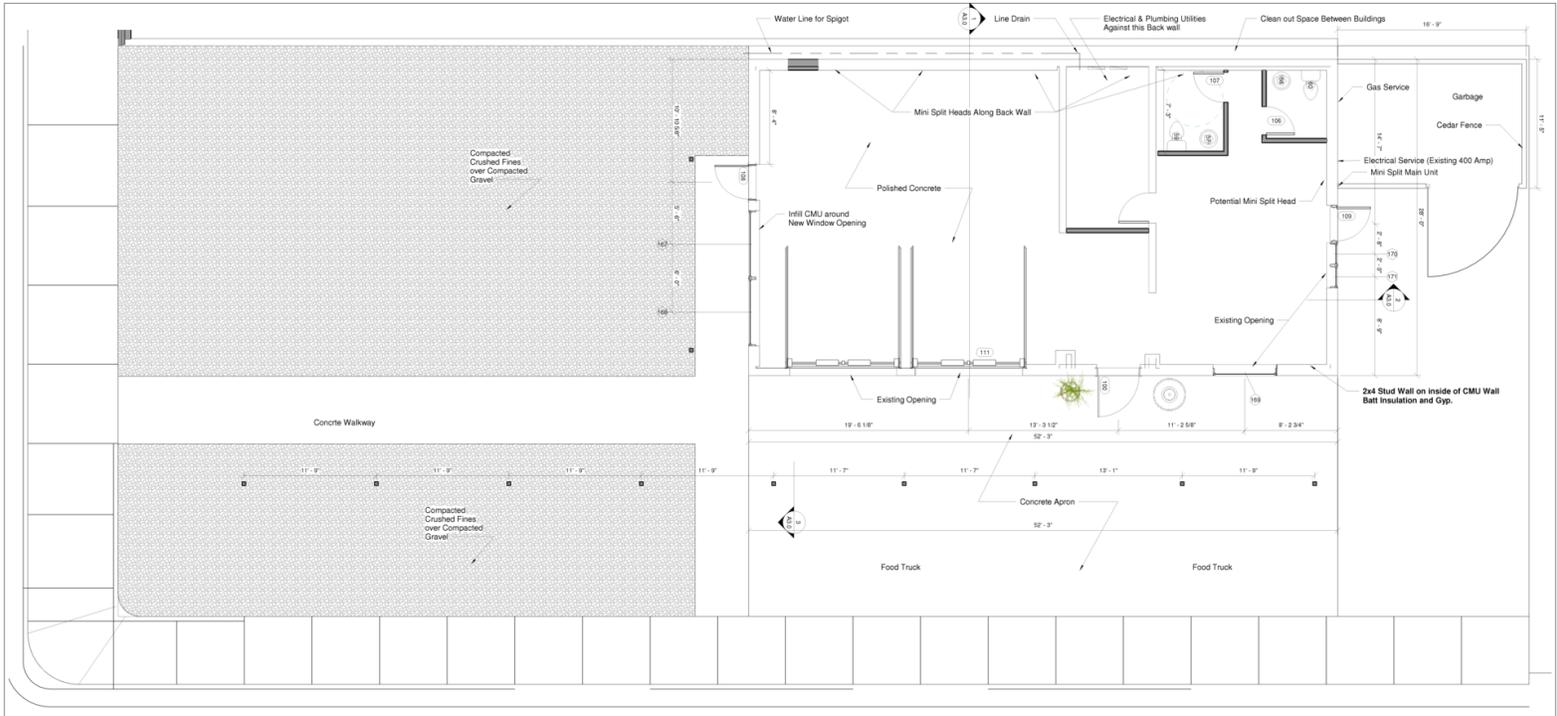
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## CONCEPTUAL BUILD-OUT



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## RETAILER MAP



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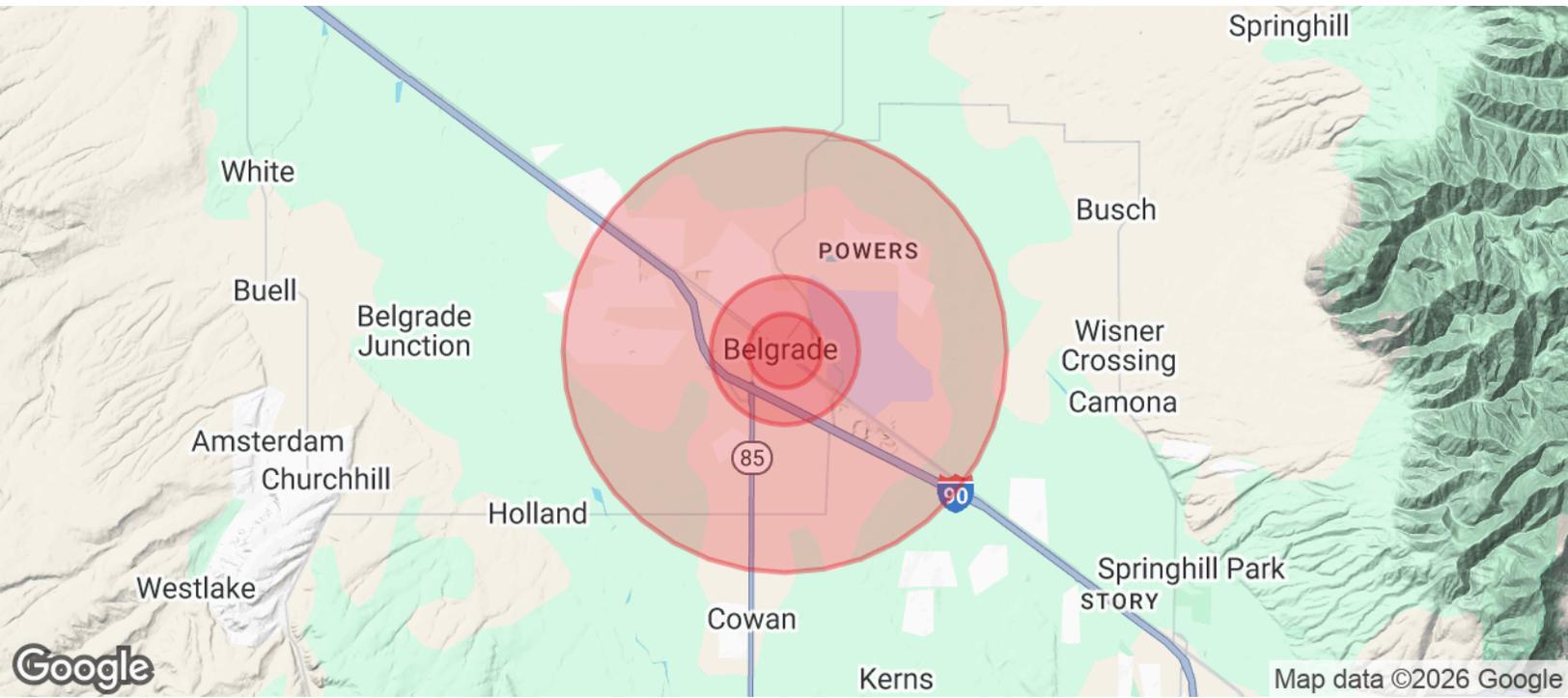
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>3 MILES</b>
Total Population	1,883	6,842	20,245
Average Age	37	36	36
Average Age (Male)	37	35	35
Average Age (Female)	37	36	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>3 MILES</b>
Total Households	750	2,731	7,618
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$104,461	\$105,308	\$115,442
Average House Value	\$432,727	\$432,262	\$496,892

Demographics data derived from AlphaMap

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