



2010 Overland Ave (Former Denny's)

2010 Overland Ave | Billings, Montana 59102

Property Highlights

- Turn-key restaurant with high-volume production layout
- Fully equipped restaurant-grade commercial kitchen
- High traffic, prime location
- Ideal for owner-operators, investors, or redevelopment
- Tall pylon sign visible from Interstate 90
- 47,000 AADT on King Ave W exit

Property Description

Previously operated as the national restaurant chain Denny's, the property features an efficient floor plan ideal for restaurant, café, retail, medical, or service-based use. Ample on-site parking, prominent street frontage, and large signage potential make this an attractive option for operators seeking strong exposure in a high-traffic area. Located in the coveted King Ave W retail corridor with neighboring restaurants including Outback, Texas Roadhouse, & Olive Garden.

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,599,000 |
| Number of Units: | 1 |
| Lot Size: | 72,601 SF |
| Building Size: | 6,552 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 8 | 58 | 1,475 |
| Total Population | 21 | 143 | 3,514 |
| Average HH Income | \$83,917 | \$80,009 | \$75,521 |

Jake Hedge, CCIM

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PROFESSIONAL BACKGROUND

Jake is a licensed real estate broker and has been actively involved in many facets of the real estate industry since 2017. His passion for commercial real estate began while gaining valuable experience working in commercial banking.

Jake earned degrees in both Accounting and Finance while playing competitive golf for the University of Wyoming. Additionally, Jake holds his Certified Commercial Investment Member (CCIM) designation. The CCIM designation denotes that the broker has completed advanced coursework in financial and market analysis and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

Areas of experience and expertise:

- Acquisitions and dispositions of retail, office, multi-family, and industrial properties
- Leasing of retail, office, and industrial properties
- Statewide retail site selection
- Real estate and business evaluations
- Investment property financial analysis

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