



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

# FOR LEASE

## 2545 CENTRAL AVE

Billings, MT 59102

AVAILABLE SPACE  
1,498 SF

LEASE RATE  
\$14.00 - 17.00/SF (NNN)

### AREA

Great retail opportunities with high visibility from Central Ave boasting traffic counts of over 10,000 cars/day and anchor tenants like Target, TJ Maxx, Dollar Tree and Sola Salon to drive traffic to the plaza. Demographically, this intersection is well positioned with over 105,000 people, a median household income above \$85,000, and nearly 45,000 houses, all within a 5-mile radius. Within several blocks are major retailers including Winco, Albertsons, US Bank, Hobby Lobby, McDonald's, Wendy's, Panera, Krispy Kreme, AMC Theaters, Subway, KFC and the Rimrock Mall. The site has one traffic light off Central Ave at Stewart Park Rd and additional access to the property is available on St Johns Ave.



### RETAIL

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### OFFERING SUMMARY

Available SF:	1,498
Lease Rate:	\$14.00 - 17.00/SF (NNN)
Lot Size:	3.86 Acres
Year Built:	1989
Building Size:	52,140 SF
Renovated:	2003
Zoning:	CMU2-Corridor Mixed Use 2

### PROPERTY OVERVIEW

- \*Retail Space for LEASE
- \*Target Anchored Retail Center
- \*Suite C-1 (1,498 SF)
- \*Lease rate \$14-\$17/SF NNN
- \*Final rate to be dependent upon tenant's qualifications and tenant improvement requirements
- \*Zoned CMU2-Corridor Mixed Use 2
- \*10,000+ Cars/Day
- \*Large Pylon Sign

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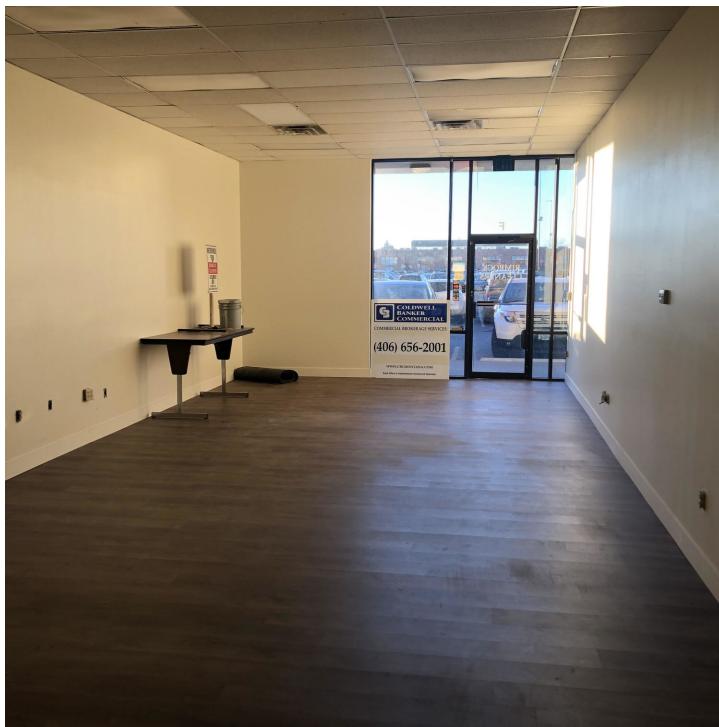
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### RIMROCK PLAZA



ARGO RIMROCK

2545 CENTRAL AVENUE

BILLINGS, MT

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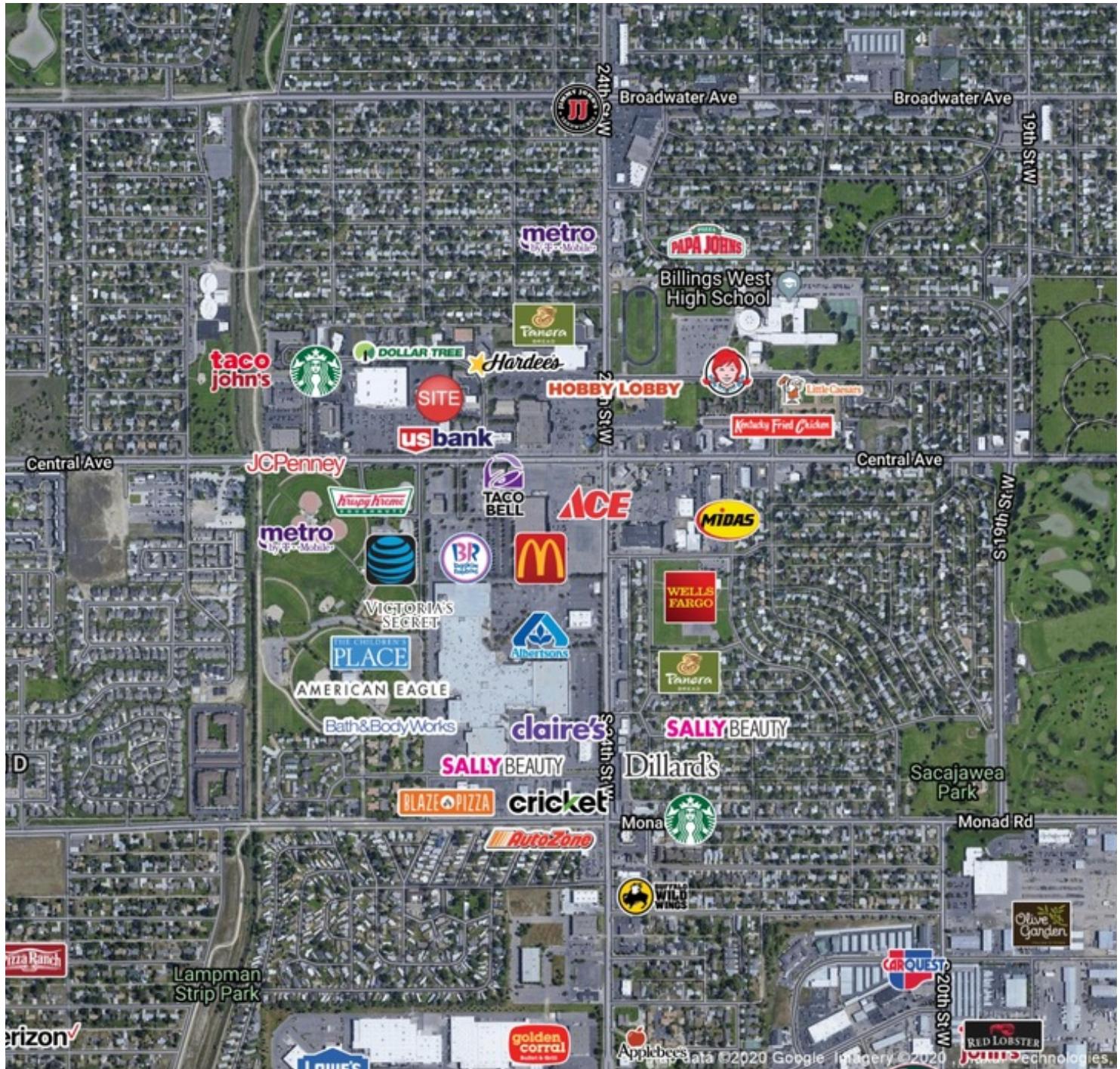
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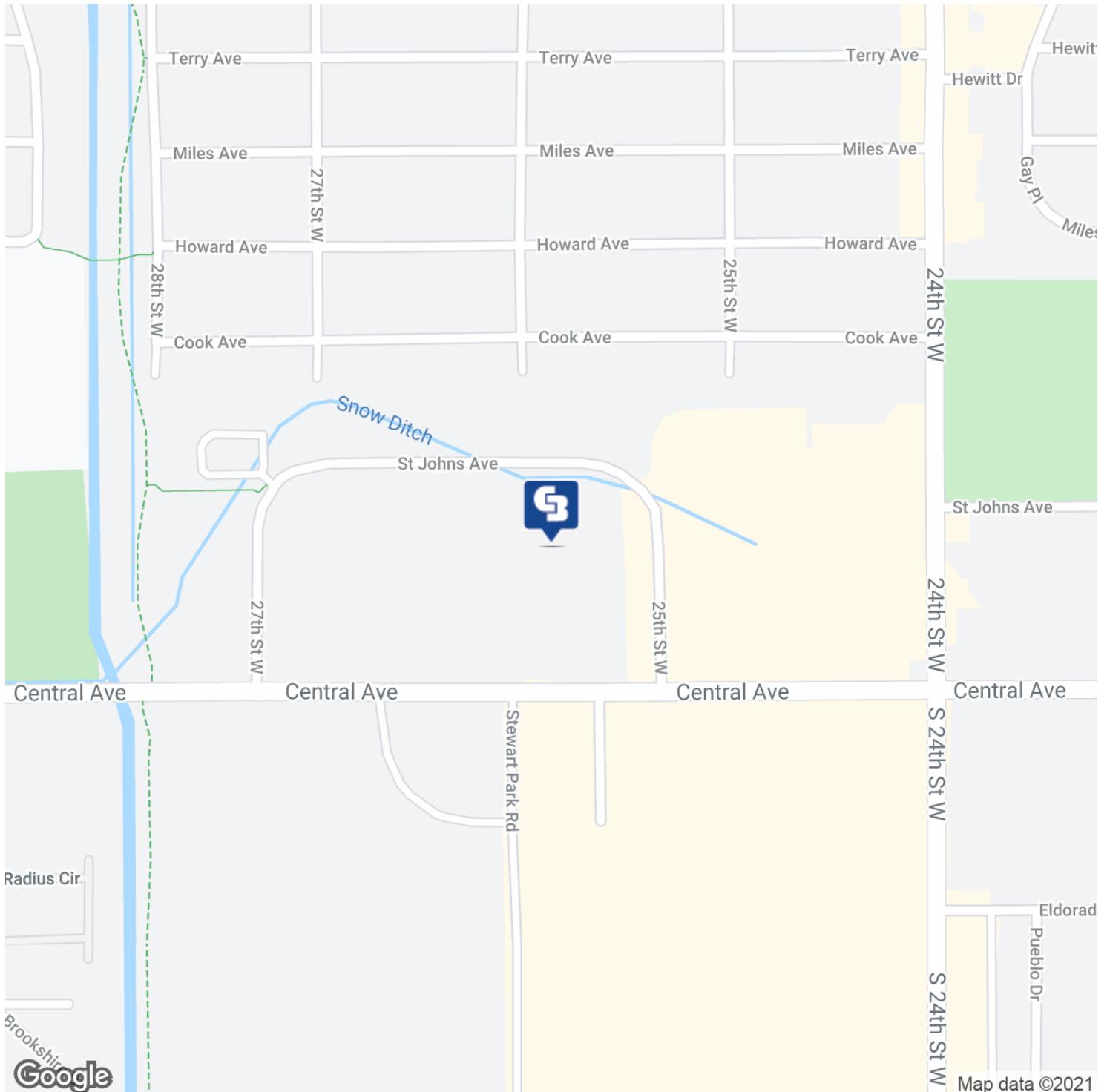
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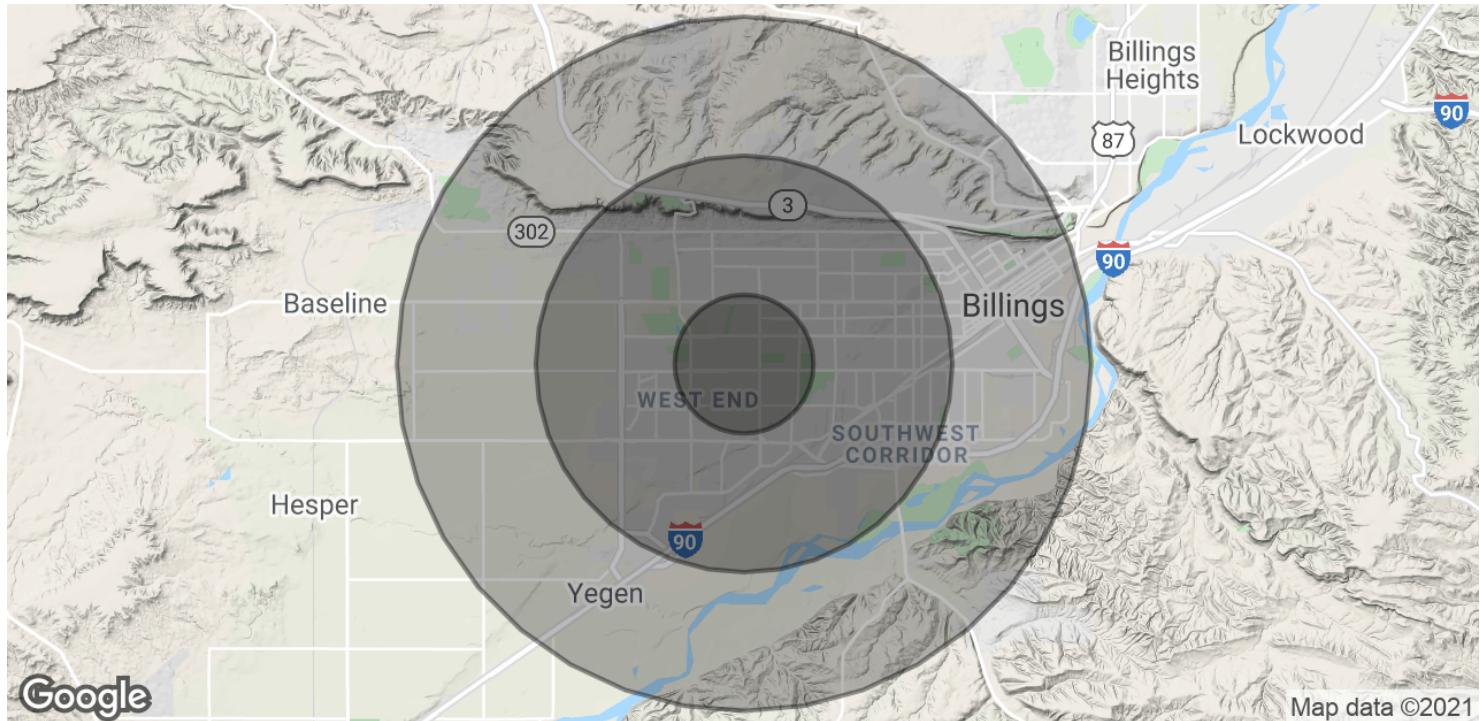
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## 2545 CENTRAL AVE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,846	62,894	95,056
Average age	39.4	40.1	38.5
Average age (Male)	36.5	37.7	36.5
Average age (Female)	41.6	42.2	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,936	28,293	41,968
# of persons per HH	2.3	2.2	2.3
Average HH income	\$58,779	\$59,571	\$59,673
Average house value	\$162,333	\$190,607	\$196,439

\* Demographic data derived from 2010 US Census

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