



SterlingCRE
ADVISORS

High-Visibility Retail Space in Downtown Missoula

111 North Higgins Avenue
Missoula, Montana

±642 Square Feet | Downtown Missoula

Exclusively listed by:

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Opportunity Overview

Located in the bustling heart of downtown Missoula, this prime retail space at 111 North Higgins Avenue offers an unparalleled opportunity for your business. Surrounded by vibrant local shops, popular eateries, and heavy foot traffic, this high-visibility location is perfect for attracting both locals and tourists.

The space features a welcoming layout with large storefront windows, allowing for plenty of natural light and excellent exposure. Whether you're launching a new concept or expanding an existing brand, this downtown location provides the ideal setting to thrive in Missoula's growing community.

Liquor license available to qualifying tenants via concession agreement; terms negotiable.



Address	111 North Higgins Avenue
Property Type	Retail
List Rate	Main Level & Mezzanine: \$26/SF + NNN Basement: \$10/SF Gross
Estimated NNN	±\$10.51/SF/YR
Total Square Feet	Main Level & Mezzanine: ±642 SF

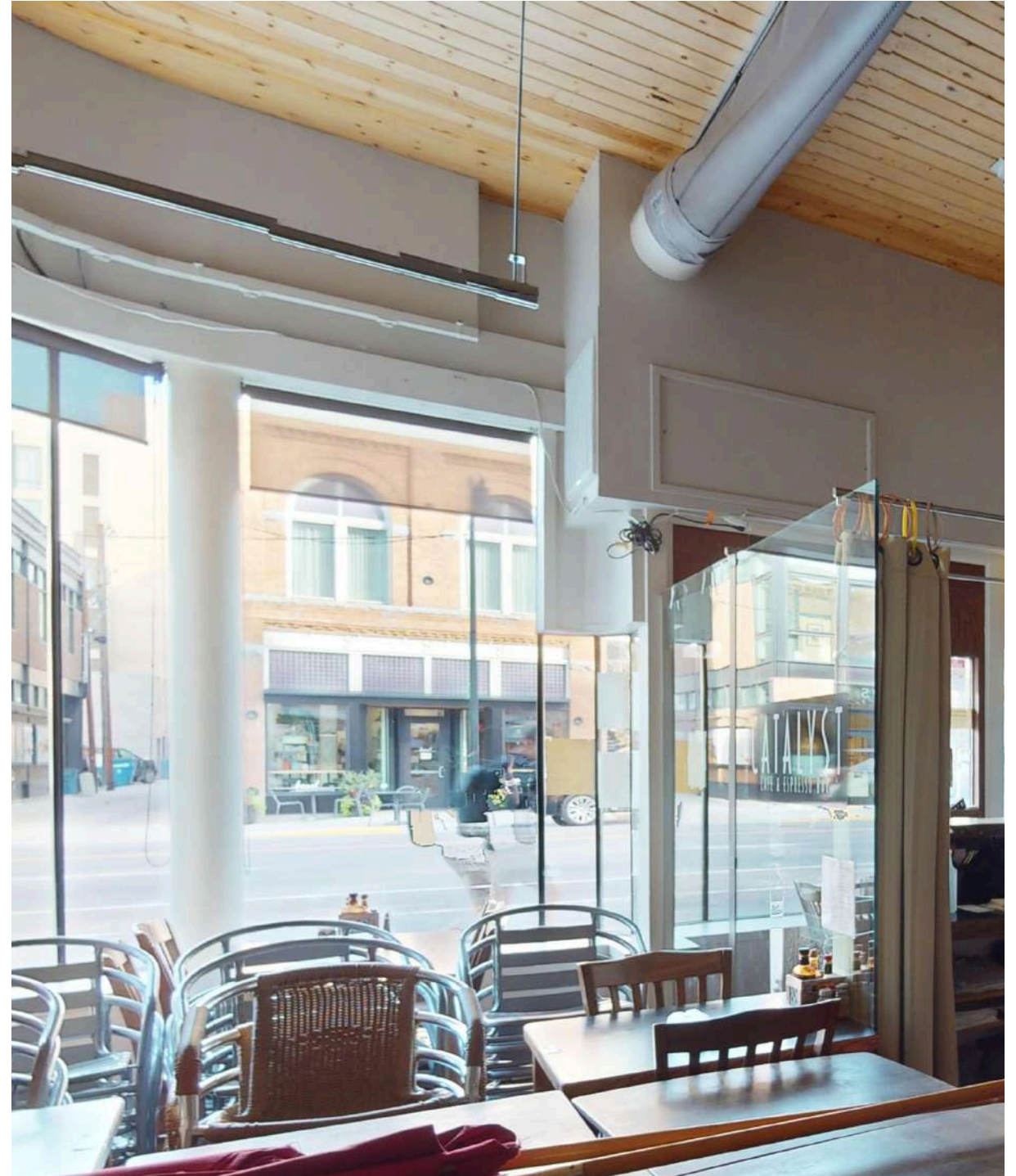
Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

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



Interactive Links



Situated in the heart of downtown Missoula, surrounded by high foot traffic, local businesses, and popular attractions



Prominent storefront with large windows facing North Higgins Avenue, providing unmatched exposure to passing foot and vehicle traffic



Located in a lively district with a diverse mix of shops, eateries, and entertainment, perfect for drawing in a steady flow of customers



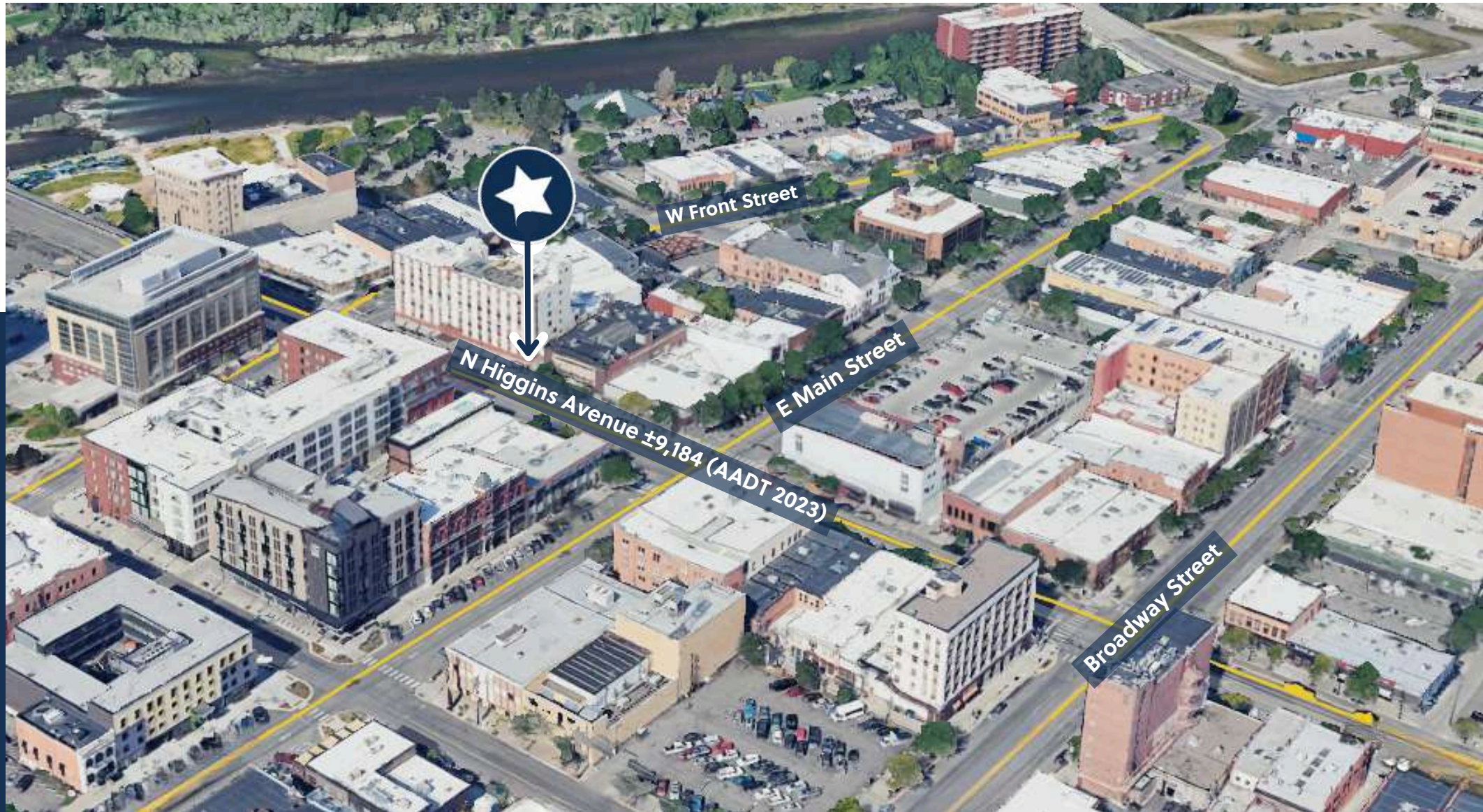
A versatile layout suitable for a wide range of retail uses.



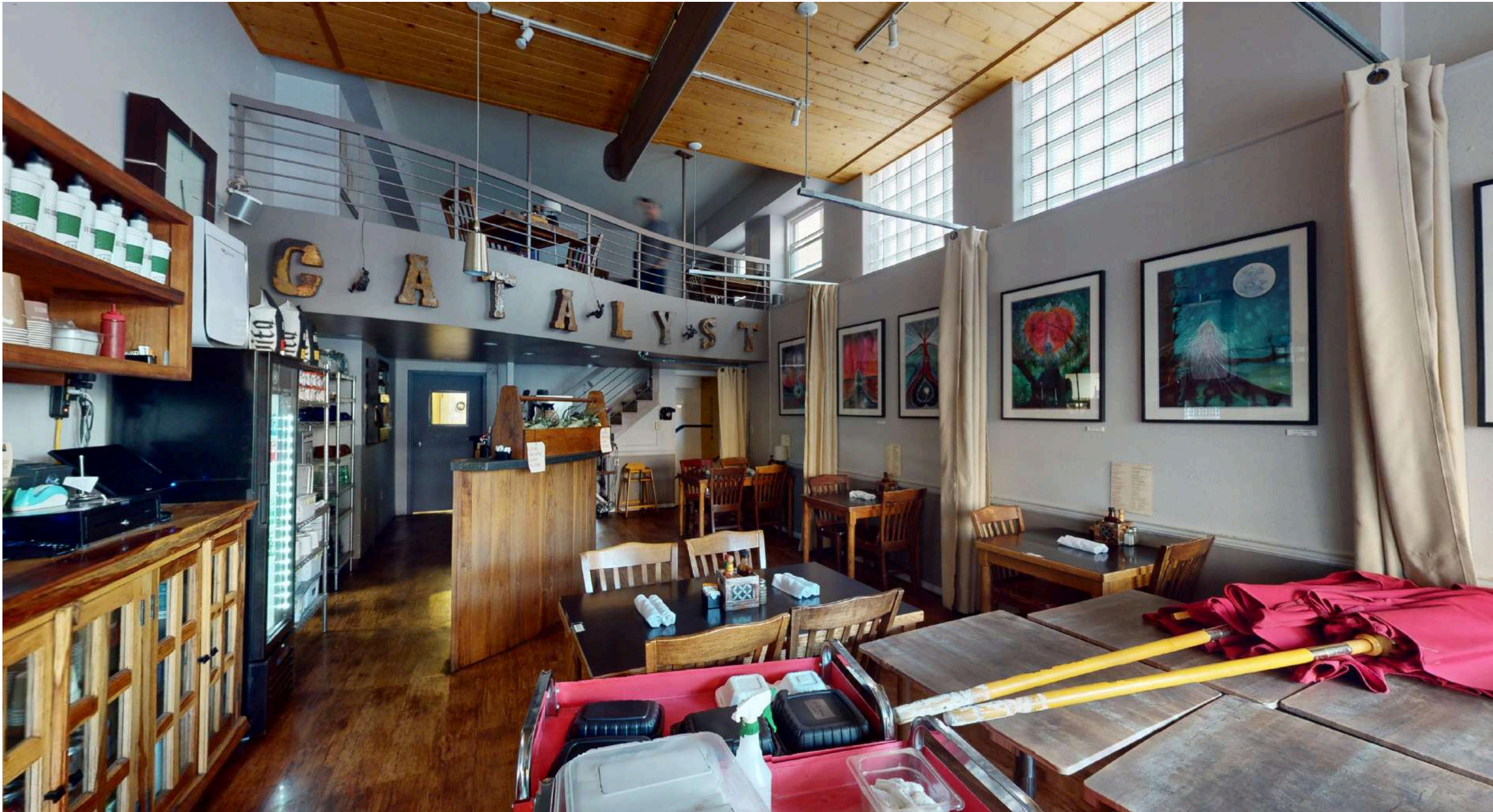
Benefit from a central location that naturally attracts both locals and tourists, with year-round business potential

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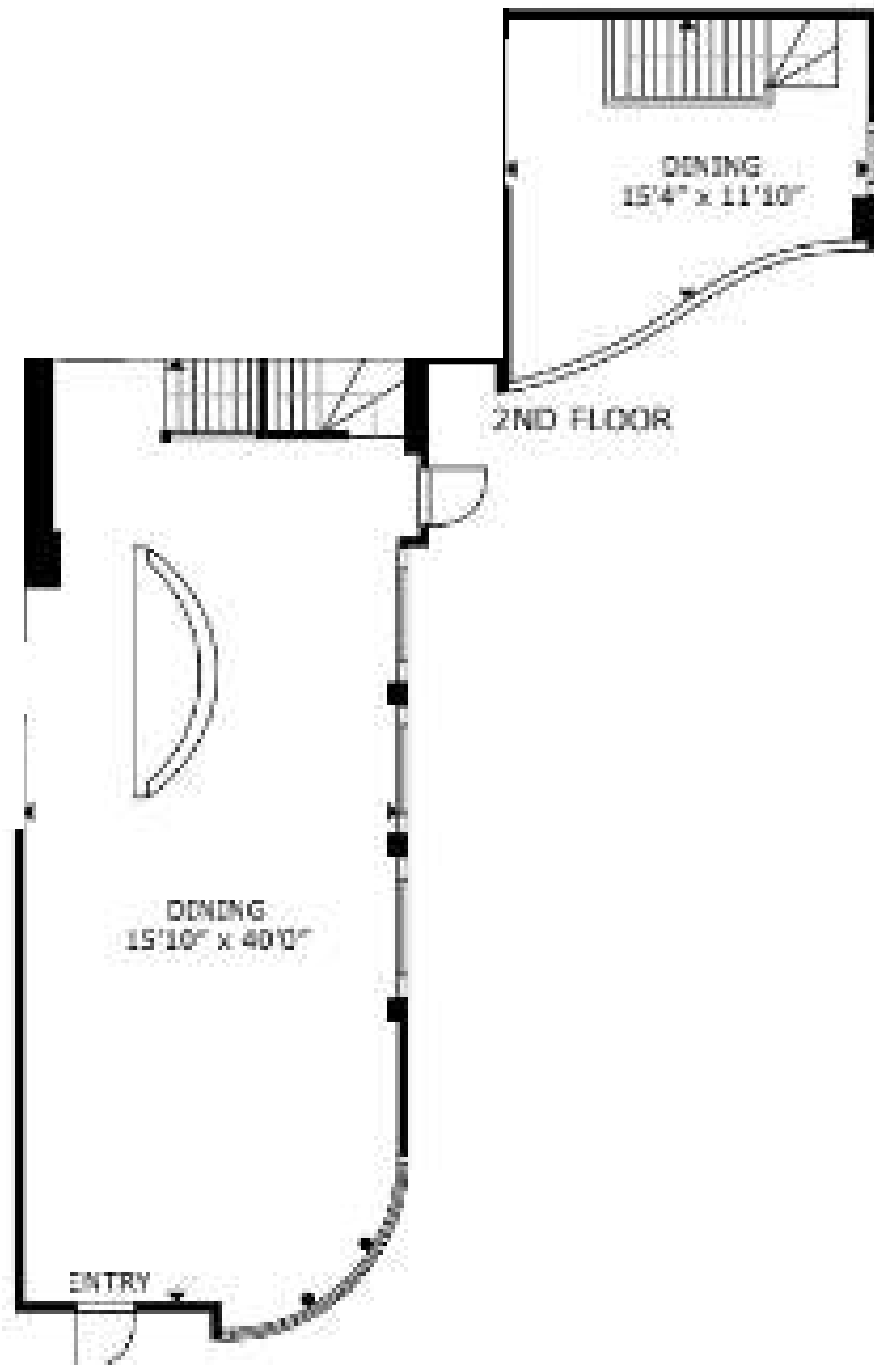














Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

12,865

Population

31.3

Median Age

1.9

Average Household Size

\$51,191

Median Household
Income

1,868

2023 Owner Occupied
Housing Units (Esri)

4,284

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile



1,648

Total Businesses



19,672

Total Employees

HOUSING STATS

1 mile



\$518,939

Median Home Value



\$6,556

Average Spent on
Mortgage & Basics



\$879

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (17.6%)

The smallest group: \$150,000 - \$199,999 (4.7%)

1 mile

Indicator ▲	Value	Diff		
<\$15,000	13.4%	+6.2%		
\$15,000 - \$24,999	9.9%	+3.0%		
\$25,000 - \$34,999	9.5%	+2.9%		
\$35,000 - \$49,999	16.3%	+1.2%		
\$50,000 - \$74,999	14.6%	-0.9%		
\$75,000 - \$99,999	17.6%	+0.8%		
\$100,000 - \$149,999	9.0%	-7.1%		
\$150,000 - \$199,999	4.7%	-2.1%		
\$200,000+	5.1%	-3.9%		

Bars show deviation from

Variables	1 mile	3 miles	5 miles
2022 Total Population	12,865	62,453	85,856
2022 Household Population	11,425	59,800	82,933
2022 Family Population	5,398	35,647	54,084
2027 Total Population	13,144	63,744	89,204
2027 Household Population	11,703	61,091	86,281
2027 Family Population	5,474	36,053	56,026

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$35,717	\$38,824	\$40,942
2022 Median Household Income	\$51,191	\$56,938	\$64,438
2022 Average Household Income	\$74,760	\$83,096	\$91,123
2027 Per Capita Income	\$42,187	\$46,313	\$48,915
2027 Median Household Income	\$60,357	\$69,972	\$78,445
2027 Average Household Income	\$87,441	\$98,197	\$108,030

Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.



Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



Access Across the Northwest

Top Employers

University of Montana

3,000+ employees

Missoula County Public Schools

3,000+ employees

St. Patrick Hospital

1000+ employees

Montana Rail Link

1,000+r employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable



workiva



Pathlabs



Cognizant

PatientOne



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#4 Best Small Cities in America to Start a Business

Verizon Wireless

#10 Best Small Metros to Launch a Business

CNN Money

#6 Best Cities for Fishing

Rent.com

#1 City for Yoga

Apartment Guide

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

PEOPLE

12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

Median Age 34 Years Old

The median age in the US is 39

58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

24.7% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

ACCESS

16 Minutes

Average Commute Time

15.6% Multimodal Commuters

Walk or bike to work

81 Hours Saved

81 hours saved in commute yearly over national average

14 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

62 Miles

Of bike lanes with a Gold rating from the League of American Bicyclists

12 Routes

Provided by a bus network across the City of Missoula

11 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Among Top Employers

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

High Labor Participation

Missoula consistently offers one of the highest labor force participation rates in the country.

Expanding Industries

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

Growing Number of Technology Companies

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula



Brokerage Team



CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



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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