



SterlingCRE
ADVISORS

Prime Corner Retail in Downtown Missoula For Lease

248 North Higgins Avenue
Missoula, Montana
±2,342 SF | Retail Space

Exclusively listed by:

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Opportunity Overview

248 North Higgins Avenue offers prime corner retail space in the heart of downtown Missoula at the intersection of North Higgins Avenue and East Broadway. Currently configured as a gallery, the space features an open, flexible layout suitable for a variety of retail or gallery uses.

Large storefront windows and a welcoming main entrance create strong street presence, with an additional exit providing convenient access. The property is located adjacent to the well-established Dana Gallery, a longtime downtown destination that draws steady visitor traffic.

This highly visible location benefits from significant pedestrian and vehicle traffic and is surrounded by downtown's vibrant mix of restaurants, galleries, offices, and retail. Downtown Missoula attracts a diverse audience of residents, employees, and visitors year-round.

Additional basement storage is available in the building for inventory or operational needs at an additional cost.

This space presents an excellent opportunity to secure a prominent storefront in one of Missoula's most active downtown locations. Available Spring 2026.



Address	248 North Higgins
Property Type	Retail
Lease Rate	\$25.00/SF NNN
Estimated NNN	\$12.00/SF for taxes, insurance, and maintenance
Total Square Feet	± 2,884 Rentable Square Feet
Zoning	Missoula D-C

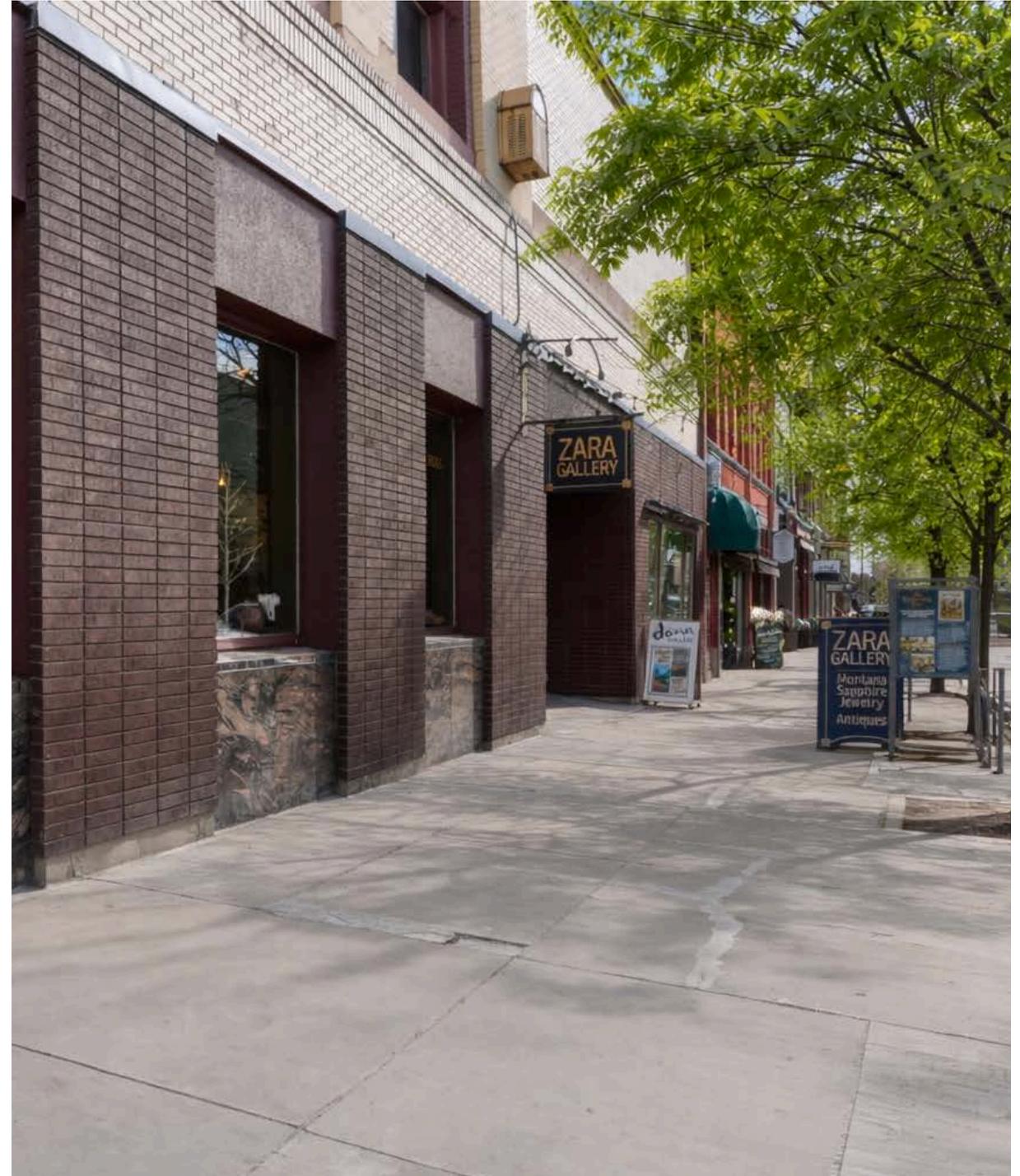
Interactive Links

 [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

Property Details

Suite Size	± 2,884 Rentable Square Feet
Year Built/Renovated	1900/1984
Zoning	Missoula D-C
Access	North Higgins, East Broadway
Services	City of Missoula Water & Sewer
NNN Estimate	\$12.00/SF for taxes, insurance, and maintenance
Parking	On Street
Walk/Bike Score	94 Walk/100 Bike
Traffic Count	±6,193 AADT Higgins ±8,733 Broadway
Interstate Proximity	3 Minutes to I-90





Prime corner location in downtown Missoula with visibility from North Higgins & East Broadway



Space offers great visibility and flexible layouts



Permissive downtown commercial (D-C) zoning



Heavy pedestrian activity in the area coupled with high traffic counts



Spacious basement can be leased for storage for an additional fee



UNIVERSITY OF
MONTANA

INTERSTATE
90

PINE STREET

EAST BROADWAY

NORTH PATTEE STREET

NORTH HIGGINS

MAIN STREET

RYMAN STREET



248 N Higgins

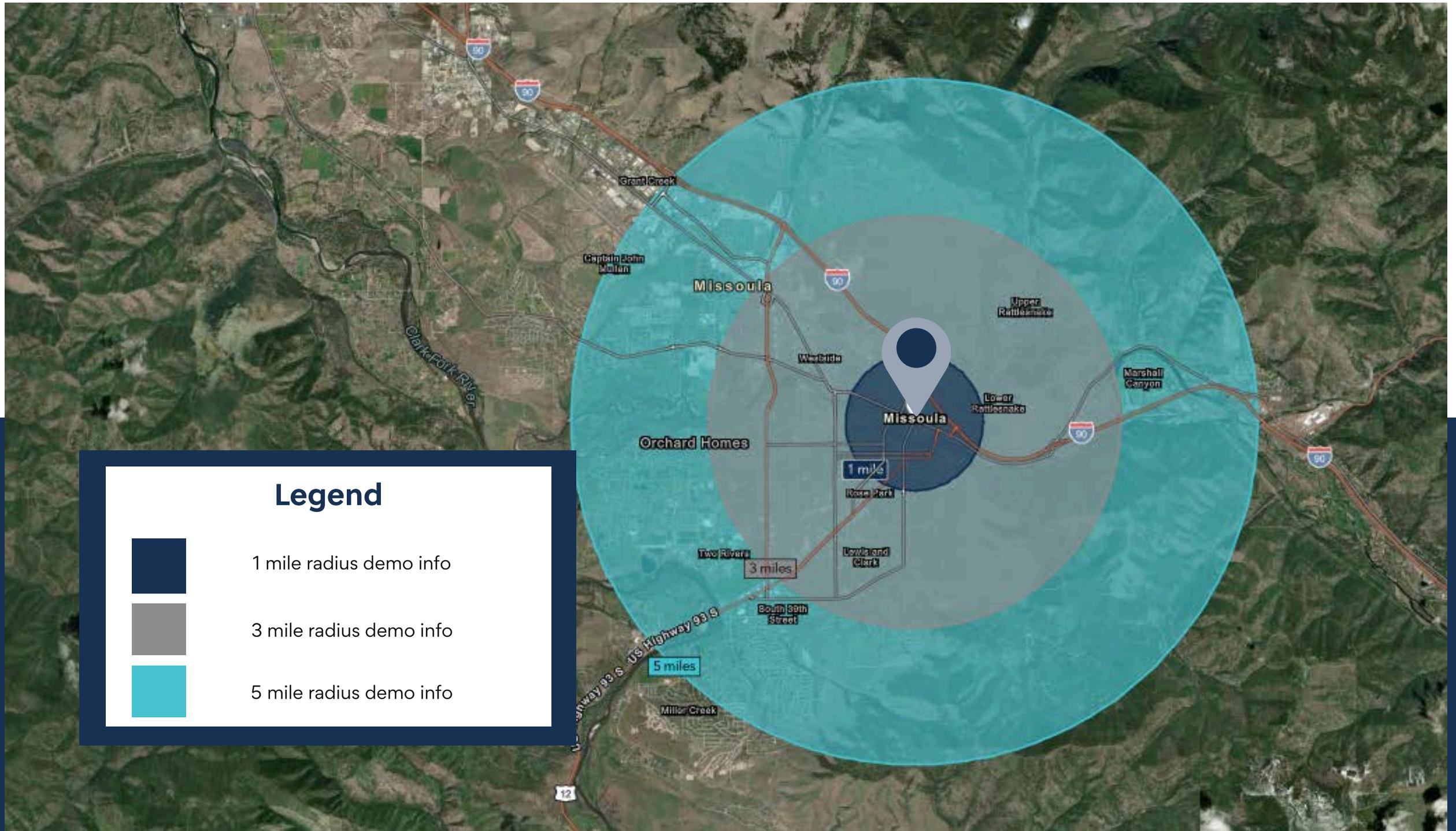
Retailer Map







FLOOR PLAN



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

12,130

Population

31.6

Median Age

1.8

Average Household Size

\$55,054

Median Household Income

1,820

2023 Owner Occupied Housing Units (Esri)

3,996

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,522

Total Businesses



18,950

Total Employees

HOUSING STATS

1 mile



\$573,044

Median Home Value



\$6,287

Average Spent on Mortgage & Basics



\$892

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (16.1%)

The smallest group: \$200,000+ (4.0%)

1 mile

Indicator ▲	Value	Diff
<\$15,000	15.6%	+6.9%
\$15,000 - \$24,999	9.2%	+2.7%
\$25,000 - \$34,999	10.8%	+3.3%
\$35,000 - \$49,999	10.6%	+0.7%
\$50,000 - \$74,999	14.7%	-0.6%
\$75,000 - \$99,999	16.1%	+1.8%
\$100,000 - \$149,999	11.3%	-7.3%
\$150,000 - \$199,999	7.7%	-1.9%
\$200,000+	4.0%	-5.5%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59802 (Missoula)	Counties Missoula County	States Montana	United States of America United States
2022 Total Population	12,130	61,359	86,107	21,739	123,770	1,144,799	339,887,819
2022 Household Population	10,693	58,714	83,182	21,460	120,643	1,115,471	331,671,159
2022 Family Population	4,971	34,672	54,131	13,017	85,153	851,883	264,093,561
2027 Total Population	12,374	62,753	89,622	22,577	128,306	1,205,657	347,149,422
2027 Household Population	10,937	60,108	86,697	22,298	125,179	1,176,329	338,932,762
2027 Family Population	5,058	35,198	56,231	13,423	88,019	895,113	269,093,856

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$36,442	\$41,312	\$43,543
2022 Median Household Income	\$55,054	\$62,500	\$71,002
2022 Average Household Income	\$76,292	\$87,891	\$96,494
2027 Per Capita Income	\$40,076	\$46,288	\$49,019
2027 Median Household Income	\$62,883	\$71,466	\$80,627
2027 Average Household Income	\$83,328	\$97,695	\$108,063

Missoula Air Service

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

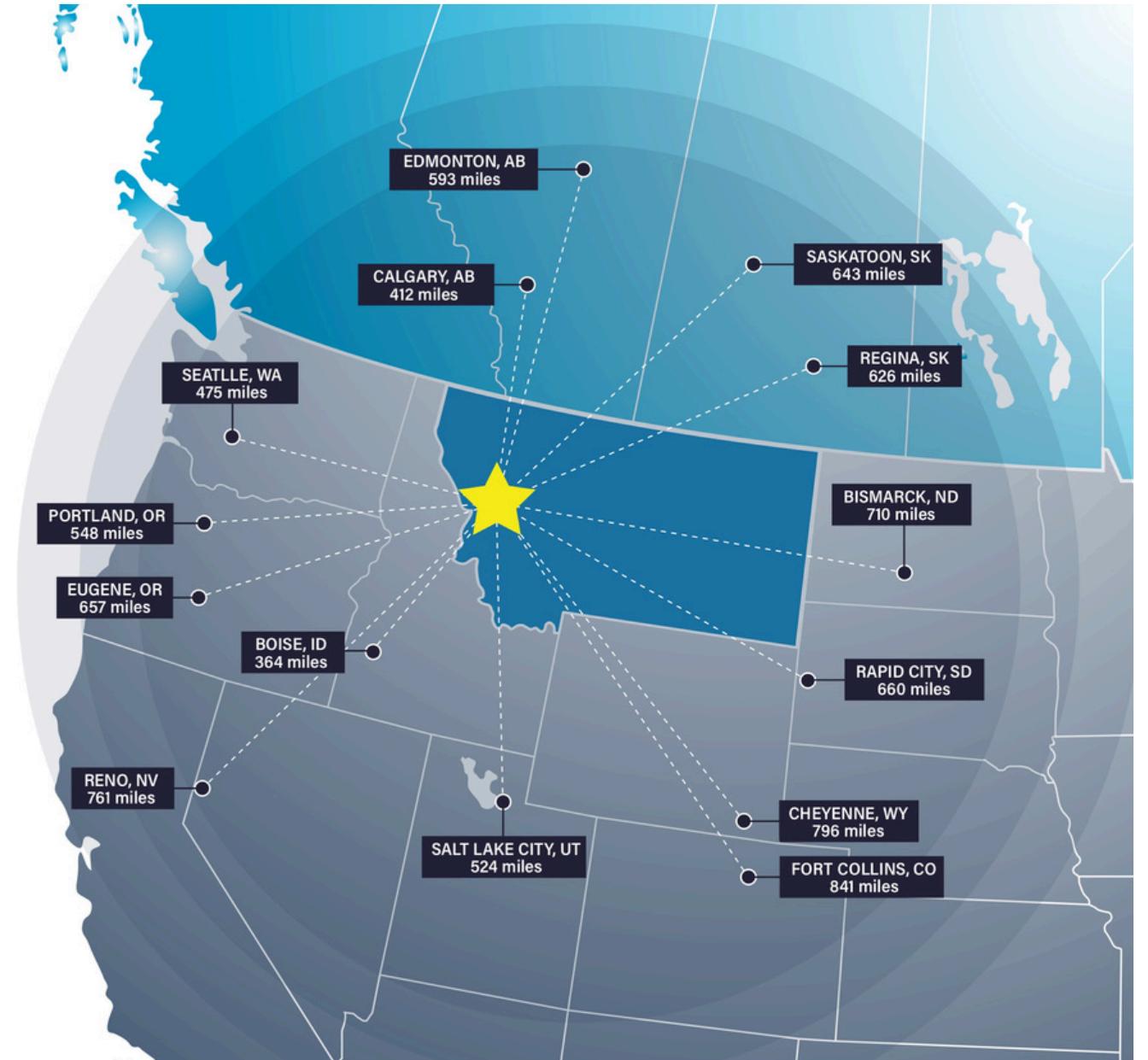


Missoula Access

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.



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



#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

#9 Best Performing US City

The Milken Institute- Smaller Metros under 275,000 Residents

#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

#1 Most Fun City for Young People

Smart Assets

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 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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