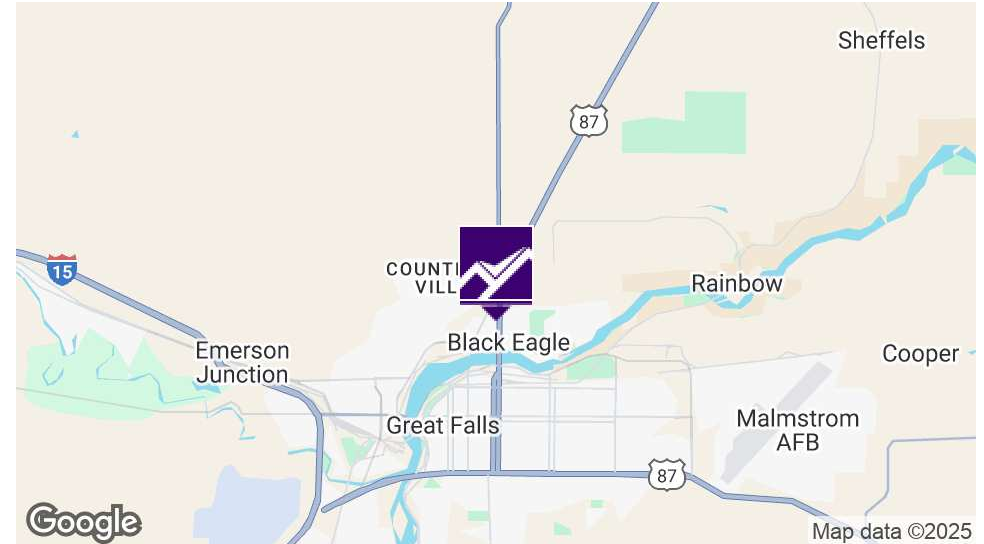


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FORMER FLEET SUPPLY

25TH AVENUE NE, GREAT FALLS, MT 59404

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$95,000.00 per year (NN)
Building Size:	18,000 SF
Available SF:	20,850 SF
Lot Size:	3.48 Acres
Number of Units:	1
Year Built:	1977
Renovated:	2022
Zoning:	County - Light Industrial
Market:	North Central Montana
Submarket:	Great Falls
Traffic Count:	10,651

PROPERTY OVERVIEW

Lease Rate Reduced - Central Location / 18,000 SF Main Building / 2,850 SF Storage Building / 3.48 Acre Site (Owner may reserve some property) / 48,500 SF +/- Fenced Yard Area / Excellent Access and Parking / Retail or Light Manufacturing Use / Septic System / Cistern Water

PROPERTY HIGHLIGHTS

- Owner Will Divide the Property
- Central Location / High Visibility
- Easy Access & Parking
- Flexible Floor Plan
- Large Fenced Site Area
- Flat Topography
- Retail or Light Manufacturing Use



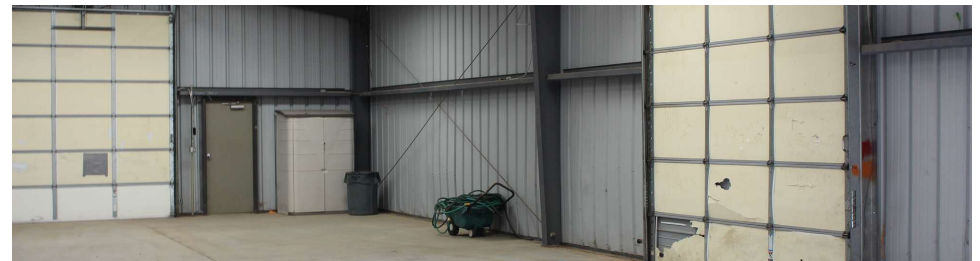
MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
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FORMER FLEET SUPPLY

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ADDITIONAL PHOTOS



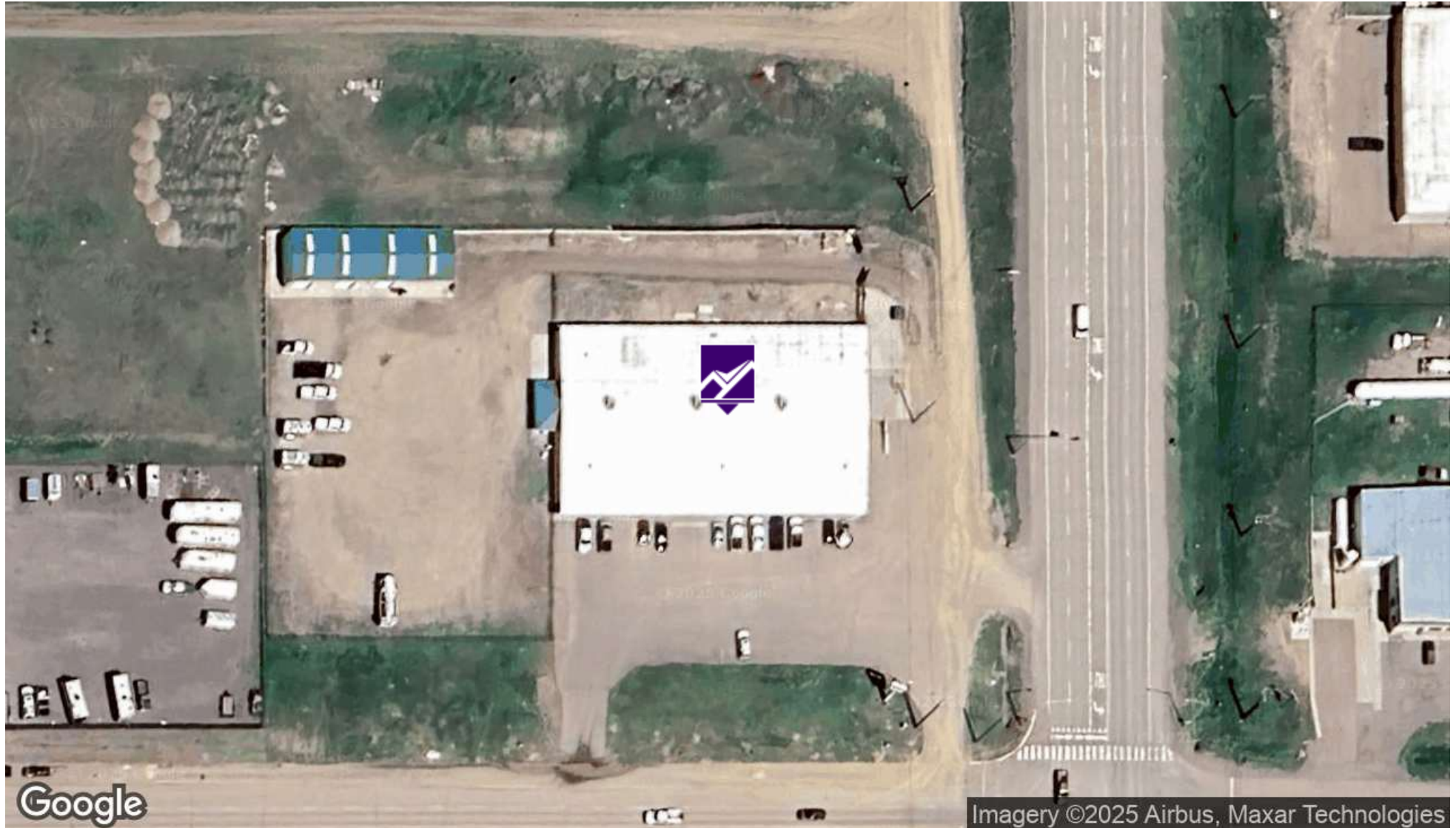
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LOCATION MAP



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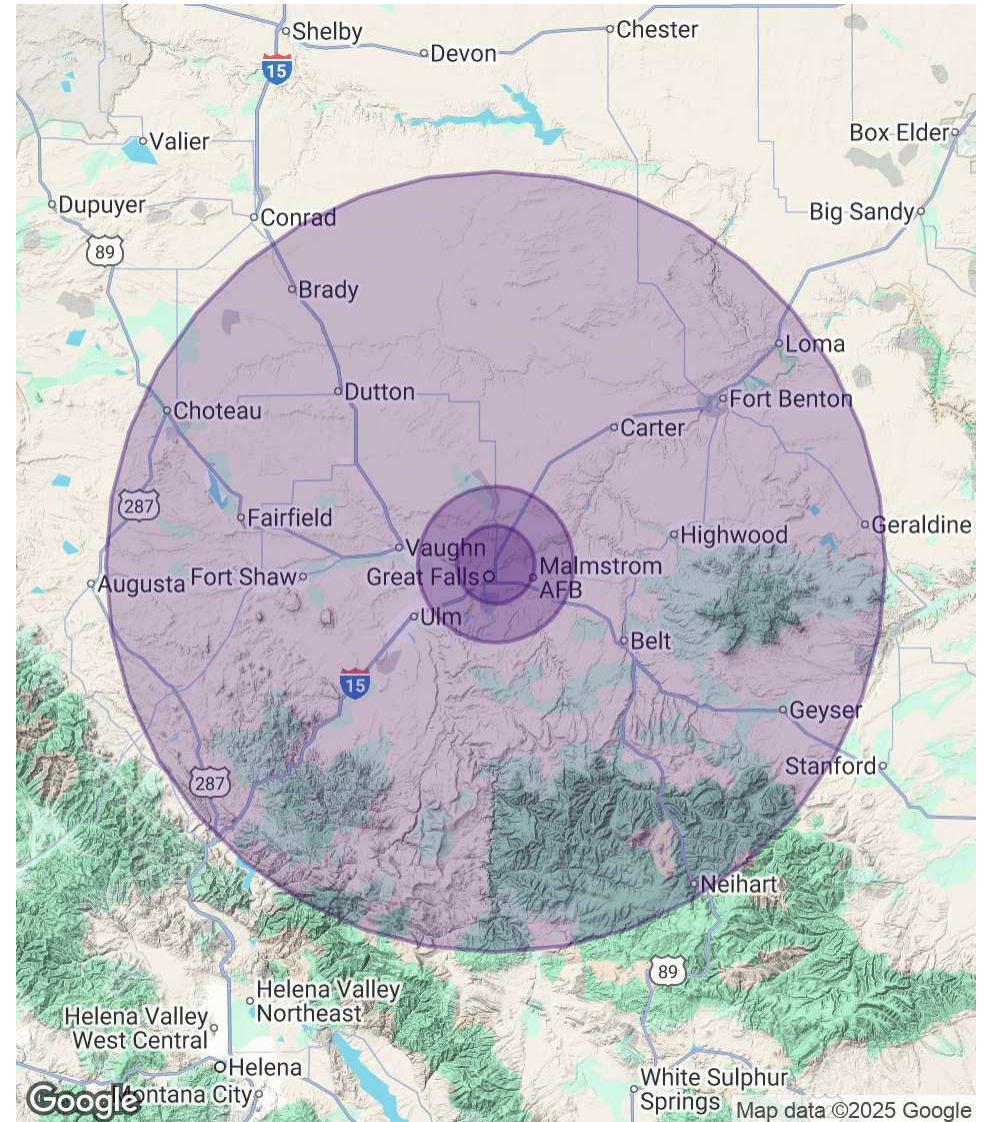
25TH AVENUE NE, GREAT FALLS, MT 59404

DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	50 MILES
Total Population	62,265	70,780	91,359
Average Age	38.4	38.7	40.5
Average Age (Male)	37.4	37.7	39.5
Average Age (Female)	39.7	40.0	41.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	50 MILES
Total Households	29,505	32,969	44,357
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$58,642	\$62,876	\$61,268
Average House Value	\$166,148	\$177,332	\$184,548

2020 American Community Survey (ACS)



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FORMER FLEET SUPPLY

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BIO



MARK MACEK - MBA, CCIM

President / Broker

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MT #RRE-BRO-LIC-6296

PROFESSIONAL BACKGROUND

Mark Macek has been in the commercial real estate business since 1989 and has been involved in brokerage, investment, development, property management and consulting. He represents local, regional and national clients in the northwest region of the U.S. specializing in major Montana markets.

Mark has achieved the coveted CCIM Designation held by less than 6% of practicing commercial real estate professionals. He served as International President of the CCIM Institute in 2015. The CCIM Institute has over 12,000 members in 30 countries.

EDUCATION

Masters of Business Administration (MBA) – University of Montana

Bachelor of Science (BS) – Construction Engineering – Montana State University

CCIM Designation

MEMBERSHIPS

CCIM Institute - Past International President (2015)

ICSC - International Council of Shopping Centers - Member

Leadership Montana - Program Graduate 2018

Great Falls Development Authority - Past Chairman of the Board

National Association of REALTORS - Past State President / Past National Leadership Team Member

Great Falls Chamber of Commerce - Past Chairman of the Board

Rotary



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