



## For Sale or Lease | High-Quality Quick-Service Location in Helena's Core

**1450 PROSPECT AVENUE**  
Helena, Montana  
±3,185 SF | Retail/Restaurant

Exclusively listed by:  
**Connor McMahon**  
Connor@SterlingCREadvisors.com  
406.370.6424





**SterlingCRE**  
ADVISORS

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# Opportunity Overview

1450 Prospect Avenue is an opportunity to acquire a fully equipped, drive-thru restaurant in one of Helena's most active and accessible commercial corridors. Located just minutes from Interstate 15, this attractive restaurant sits within a well-established cluster of national retailers, hotels, healthcare facilities, and educational institutions. It is an ideal setting for an operator seeking strong traffic, convenience, and visibility.

Nearby hotels and the newly opened Opportunity Bank Conference Center bring steady traveler and event-based activity. Benefis Healthcare, Helena College, and Helena High School are all located within a half mile, creating a reliable morning and daytime customer base from students, professionals, and families alike. Quick access to the site from both Prospect Avenue and North Sanders Street ensures smooth traffic circulation and accessibility for both dine-in and drive-thru customers.

The building underwent a major renovation in 2020 and presents a modern, light-filled dining space with clean design and quality materials. A new roof was installed in 2023, and the kitchen is fully built out with essential equipment, including hood systems, walk-ins, storage, and prep space. The drive-thru infrastructure is in place and operational, and the site offers ample paved parking for both customers and staff.

Prominent signage opportunities exist through both an existing pylon sign along Prospect Avenue and the building's exterior, making it easy for incoming brands to establish a clear presence. The site spans  $\pm 0.88$  acres, providing functional circulation and parking space.

For operators looking to establish or expand their footprint in Montana's capital city, 1450 Prospect Avenue offers a turnkey solution in a proven retail location with strong infrastructure and market fundamentals.

<b>Address</b>	1450 Prospect Avenue, Helena Montana
<b>Purchase Price</b>	\$2,000,000
<b>Lease Rate</b>	\$41.44/SF NNN
<b>Property Type</b>	Drive-Thru Restaurant/Retail
<b>Building Size</b>	$\pm 3,185$ SF
<b>Total Acreage</b>	$\pm 0.876$ Acres
<b>Price Per Square Foot</b>	\$628/SF

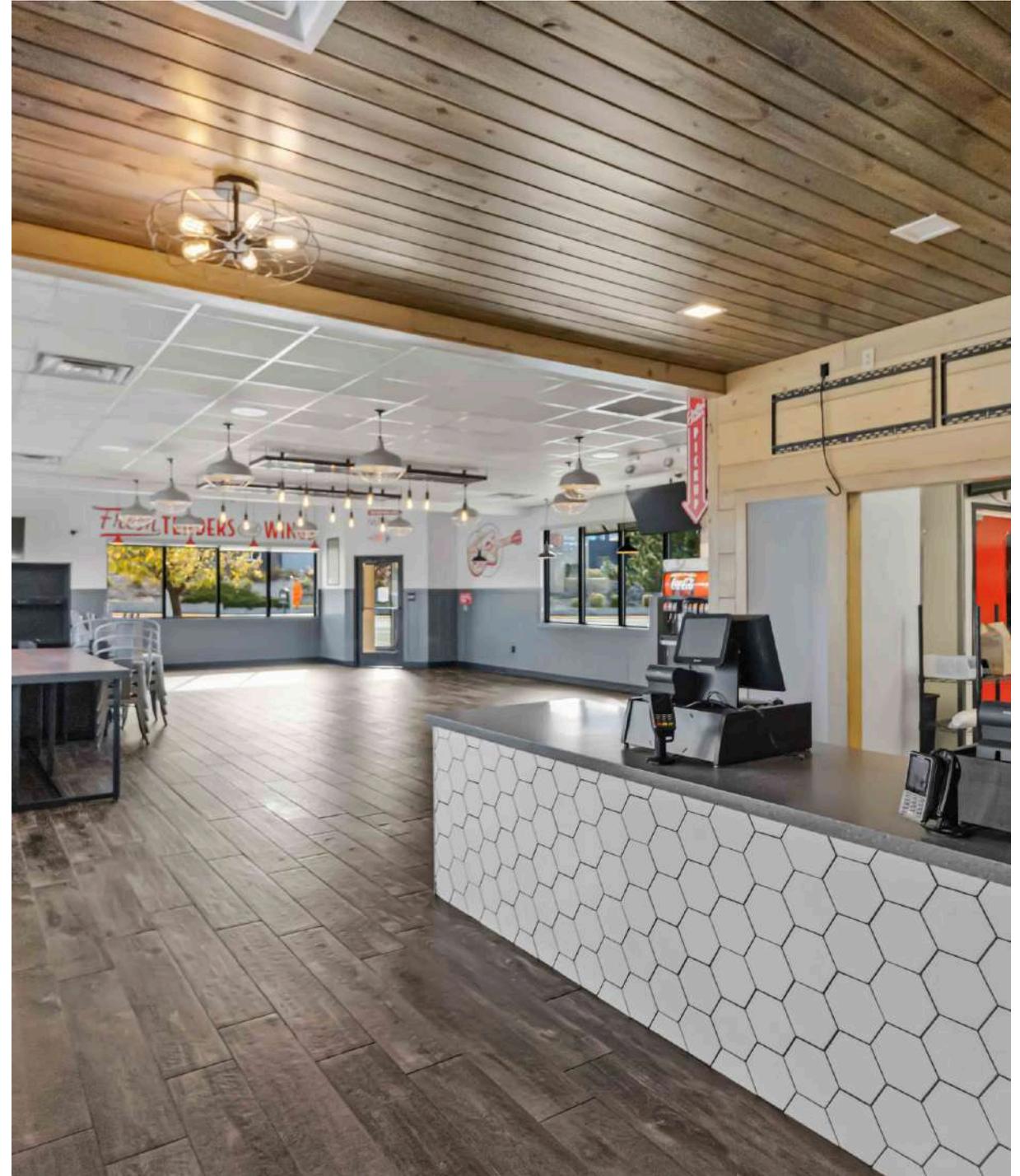
# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

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



Interactive Links

# 1450 Prospect Avenue

\$2,000,000 | \$41.44/SF NNN

<b>Building SF</b>	±3,185 SF
<b>Geocode</b>	05-1888-29-3-24-03-0000
<b>Year Built/Renovated</b>	2007/2020
<b>Zoning</b>	B-2 General Commercial District
<b>Access</b>	Prospect Avenue or Sanders Street
<b>Services</b>	City of Helena water and sewer
<b>Taxes</b>	\$29,069.04 (2025)
<b>Parking</b>	Paved surface lot- ±46 Spaces
<b>Traffic Count</b>	±11,296 AADT on Prospect
<b>Interstate Proximity</b>	± 2 minutes to I-15





**High-visibility site less than 2 minutes from the Interstate 15 Interchange in an area dense with hotels and retail uses**



**Modern, well-maintained quick service restaurant layout with ample parking- roof replaced in 2023**



**Includes a well-designed drive-thru lane and window and high-visibility pylon signage**



**Zoned Helena B-2 which allows for a wide variety of retail uses**



**Turnkey condition with minimal renovations needed for a new concept- includes an external grease interceptor, walk-cooler and freezer, and 2 hoods- other non-fixed items may be available**

# LOCATION



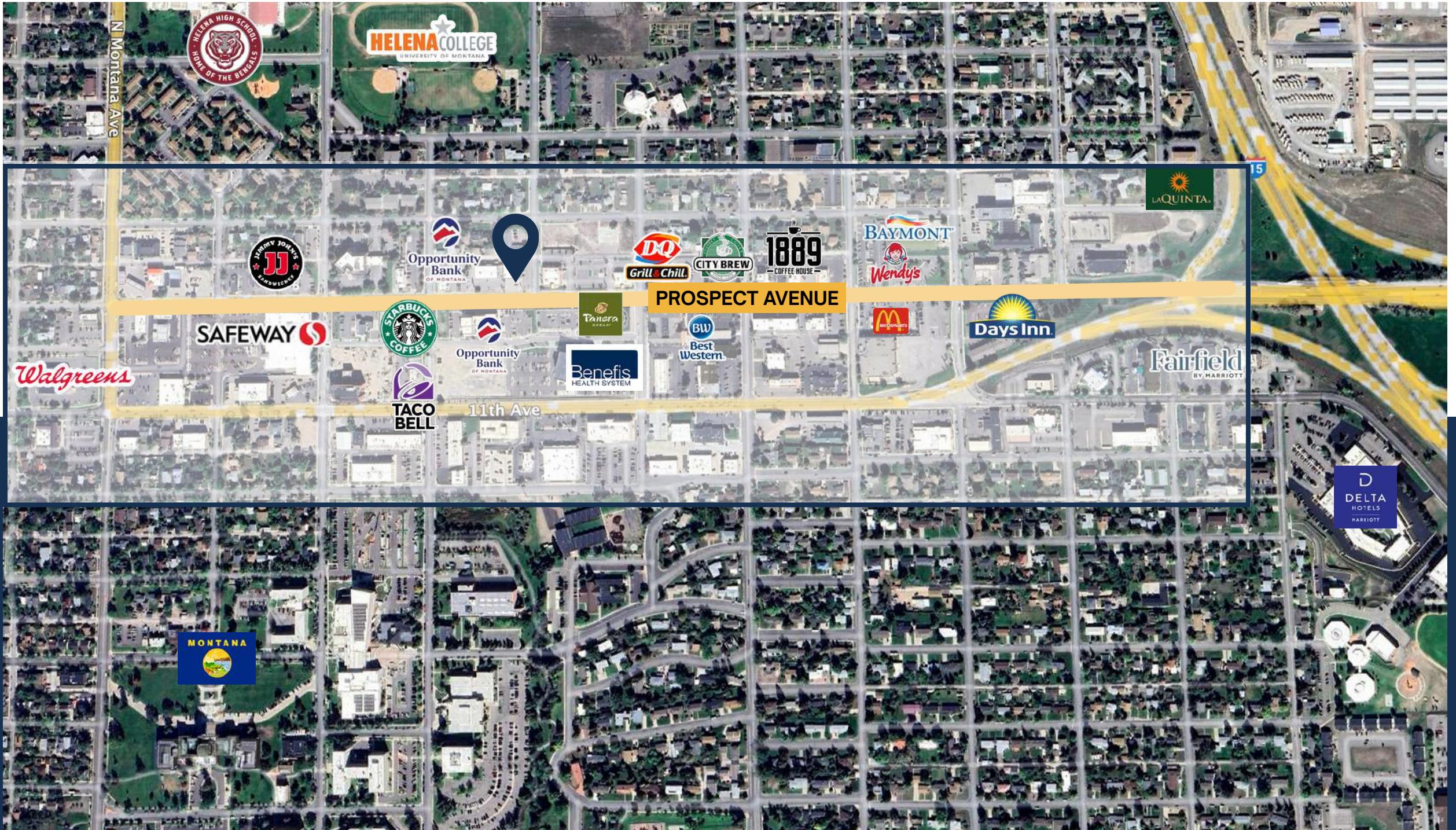
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Regional Map



Locator Map



Retailer Map

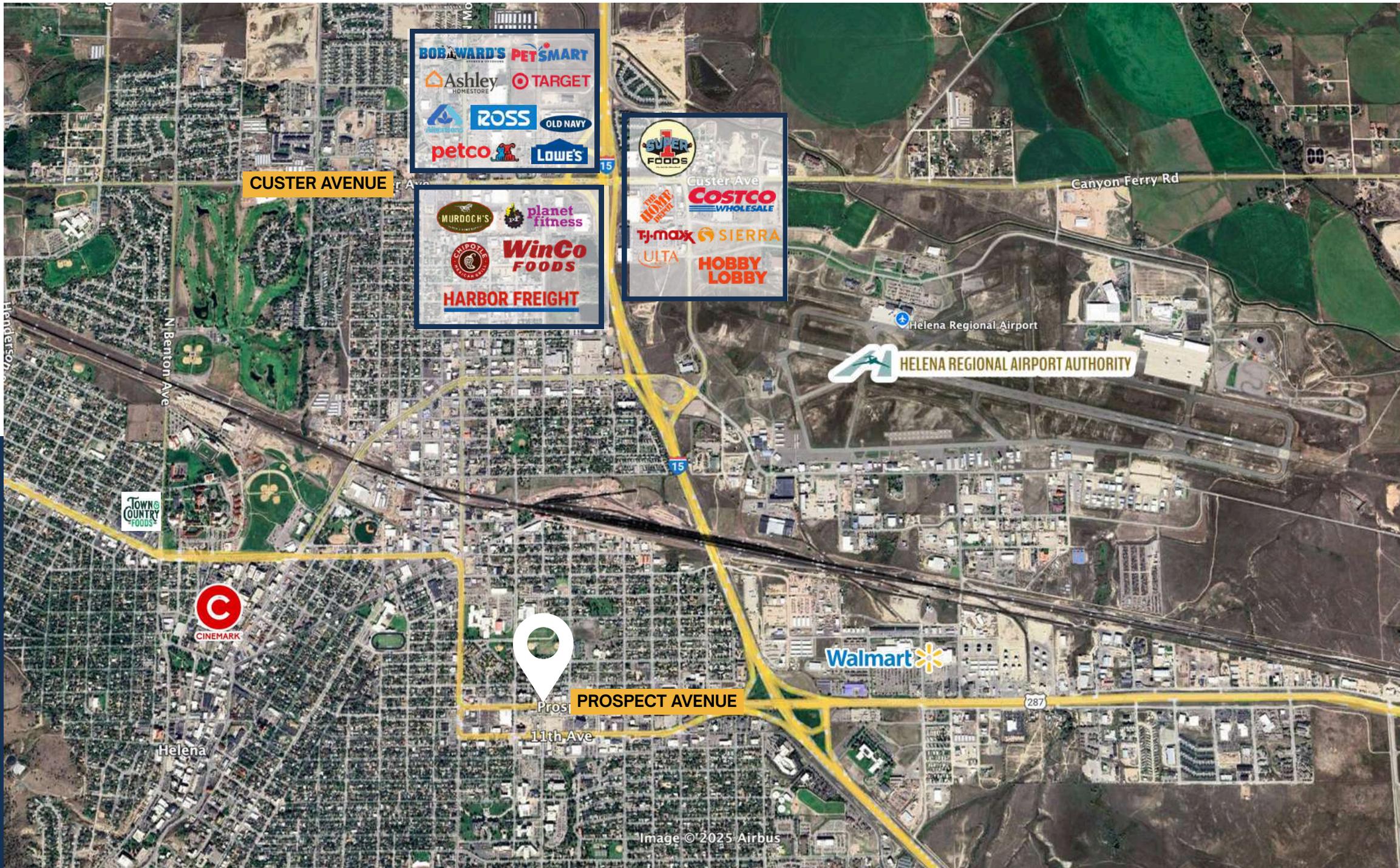
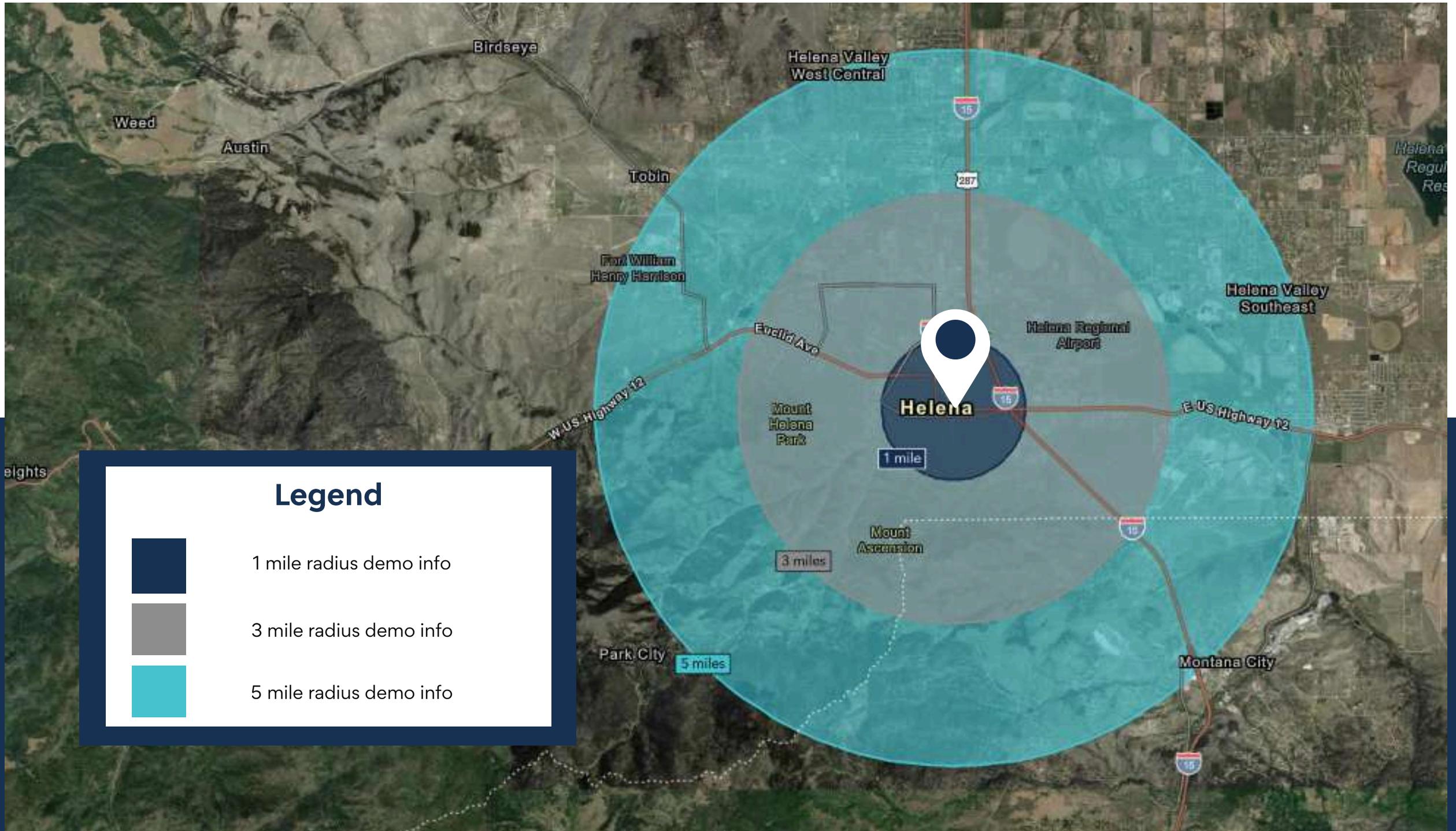


Image © 2025 Airbus



### Legend



- 1 mile radius demo info
- 3 mile radius demo info
- 5 mile radius demo info

## KEY FACTS

1 mile

10,283

Population



Median Age



Average Household Size

\$70,919

Median Household Income

2,492

2023 Owner Occupied Housing Units (Esri)

2,675

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



854

Total Businesses



14,595

Total Employees

## HOUSING STATS

1 mile



\$366,314

Median Home Value



\$9,848

Average Spent on Mortgage & Basics



\$910

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.1%)

The smallest group: <\$15,000 (6.0%)

1 mile

Indicator ▲	Value	Diff		
<\$15,000	6.0%	+2.5%		
\$15,000 - \$24,999	10.1%	+1.9%		
\$25,000 - \$34,999	8.9%	-0.2%		
\$35,000 - \$49,999	8.7%	+1.3%		
\$50,000 - \$74,999	19.1%	+2.0%		
\$75,000 - \$99,999	15.6%	+0.3%		
\$100,000 - \$149,999	16.1%	-3.9%		
\$150,000 - \$199,999	7.5%	-1.4%		
\$200,000+	8.1%	-2.4%		

Bars show deviation from Lewis and Clark County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59601 (Helena)	Counties Lewis and Clark County	States Montana	United States of America United States	Variables	1 mile	3 miles	5 miles
2022 Total Population	10,283	34,545	48,228	31,495	74,136	1,144,799	339,887,819	2022 Per Capita Income	\$47,132	\$49,390	\$47,744
2022 Household Population	10,105	33,289	46,884	30,433	72,609	1,115,471	331,671,159	2022 Median Household Income	\$70,919	\$76,115	\$77,248
2022 Family Population	6,704	23,217	34,113	21,110	55,394	851,883	264,093,561	2022 Average Household Income	\$94,083	\$104,915	\$105,337
2027 Total Population	10,914	36,677	51,335	33,525	79,067	1,205,657	347,149,422	2027 Per Capita Income	\$53,622	\$56,359	\$54,491
2027 Household Population	10,736	35,422	49,991	32,463	77,540	1,176,329	338,932,762	2027 Median Household Income	\$79,134	\$84,729	\$87,113
2027 Family Population	7,083	24,594	36,251	22,419	58,974	895,113	269,093,856	2027 Average Household Income	\$106,055	\$118,228	\$118,868

## KEY FACTS

3 miles

34,545

Population



41.2  
Median Age



2.0  
Average Household Size

\$76,115

Median Household  
Income

8,990

2023 Owner Occupied  
Housing Units (Esri)

7,298

2023 Renter Occupied Housing  
Units (Esri)

## BUSINESS

3 miles



2,855

Total Businesses



39,336

Total Employees

## HOUSING STATS

3 miles



\$399,868

Median Home Value



\$11,408

Average Spent on  
Mortgage & Basics



\$968

Median Contract Rent

### 2025 Households by income (Esri)

3 miles

The largest group: \$50,000 - \$74,999 (17.5%)

The smallest group: <\$15,000 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	4.2%	+0.7%	
\$15,000 - \$24,999	9.5%	+1.3%	
\$25,000 - \$34,999	10.1%	+1.0%	
\$35,000 - \$49,999	7.9%	+0.5%	
\$50,000 - \$74,999	17.5%	+0.4%	
\$75,000 - \$99,999	14.7%	-0.6%	
\$100,000 - \$149,999	17.1%	-2.9%	
\$150,000 - \$199,999	8.0%	-0.9%	
\$200,000+	11.1%	+0.6%	

Bars show deviation from Lewis and Clark County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59601 (Helena)	Counties Lewis and Clark County	States Montana	United States of America United States
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2022 Per Capita Income	\$47,132	\$49,390	\$47,744
2022 Median Household Income	\$70,919	\$76,115	\$77,248
2022 Average Household Income	\$94,083	\$104,915	\$105,337
2027 Per Capita Income	\$53,622	\$56,359	\$54,491
2027 Median Household Income	\$79,134	\$84,729	\$87,113
2027 Average Household Income	\$106,055	\$118,228	\$118,868

## KEY FACTS

5 miles

48,228

Population



41.4

Median Age



2.1

Average Household Size

\$77,248

Median Household Income

13,342

2023 Owner Occupied Housing Units (Esri)

8,472

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

5 miles



3,163

Total Businesses



42,870

Total Employees

## HOUSING STATS

5 miles



\$400,000

Median Home Value



\$11,757

Average Spent on Mortgage & Basics



\$978

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.0%)

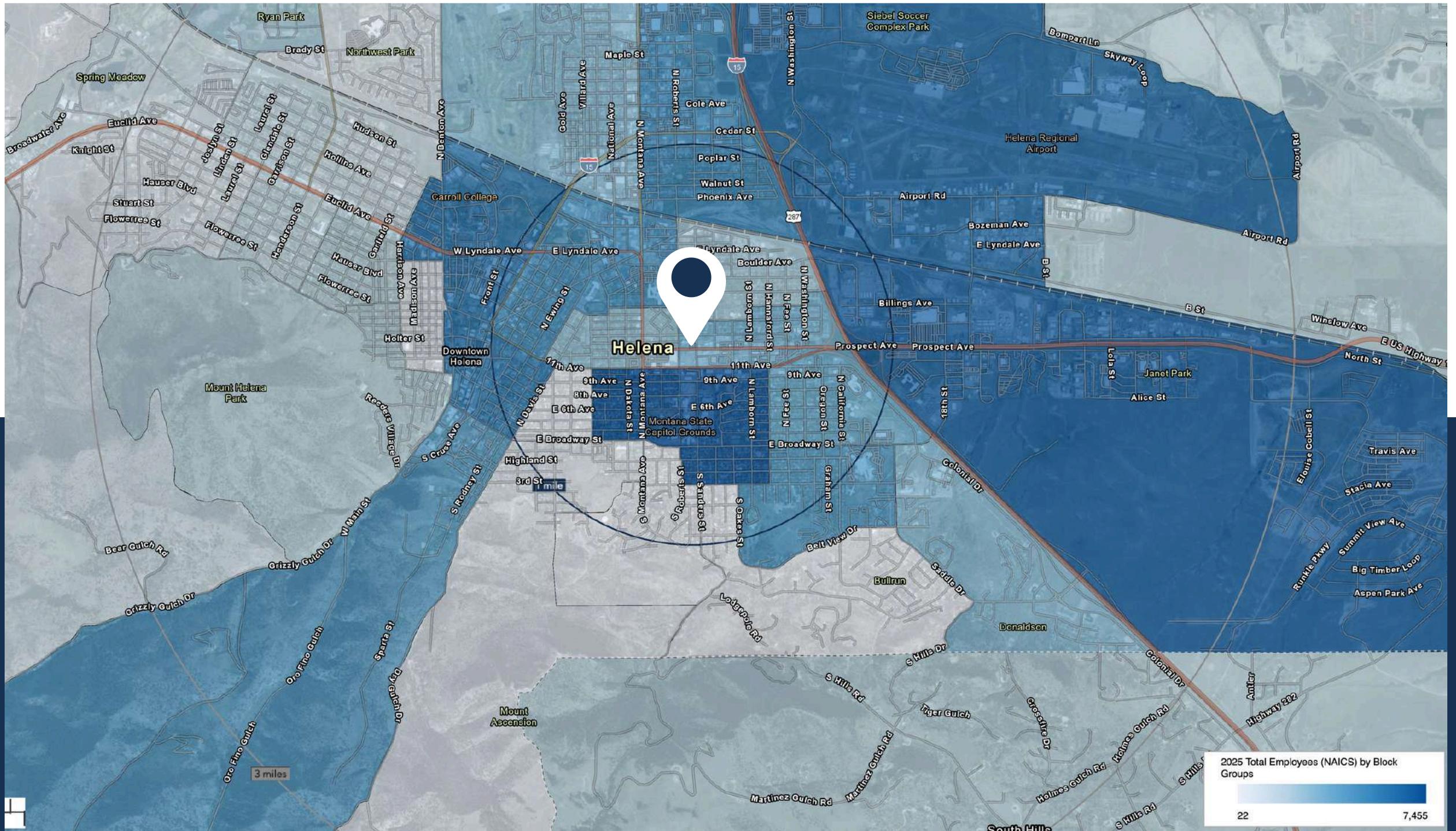
The smallest group: <\$15,000 (3.8%)

5 miles

Indicator ▲	Value	Diff	
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\$15,000 - \$24,999	9.2%	+1.0%	
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\$200,000+	10.8%	+0.3%	

Bars show deviation from Lewis and Clark County

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Area Employment Heat Map

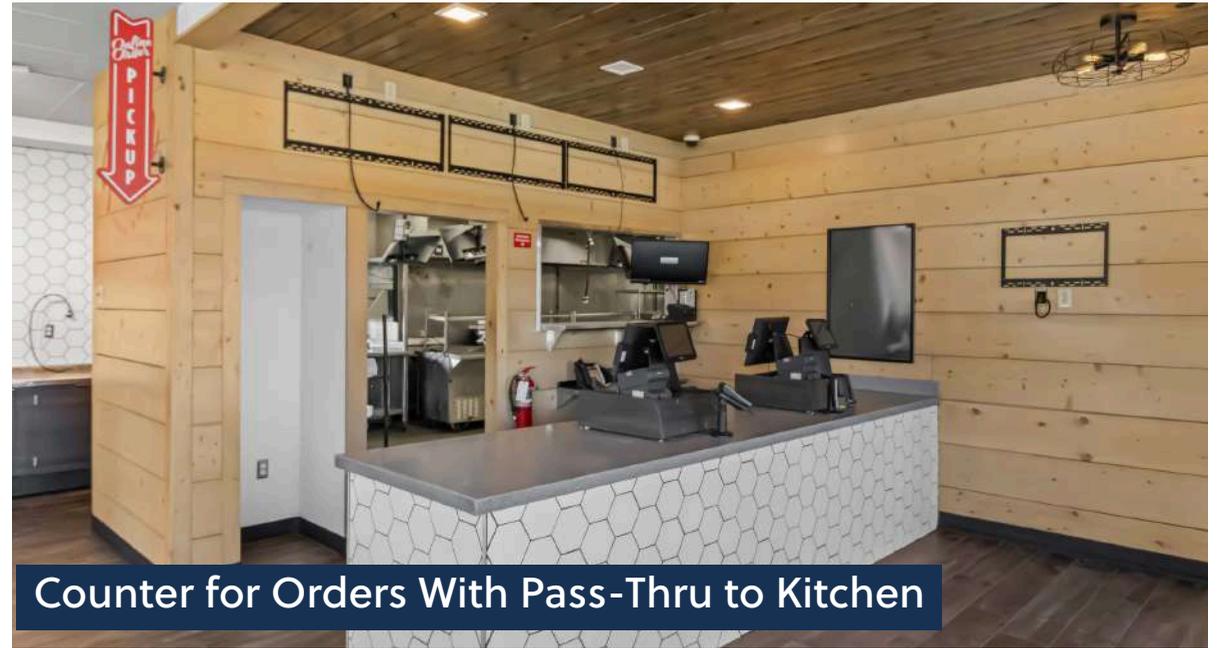
# PROPERTY DETAILS



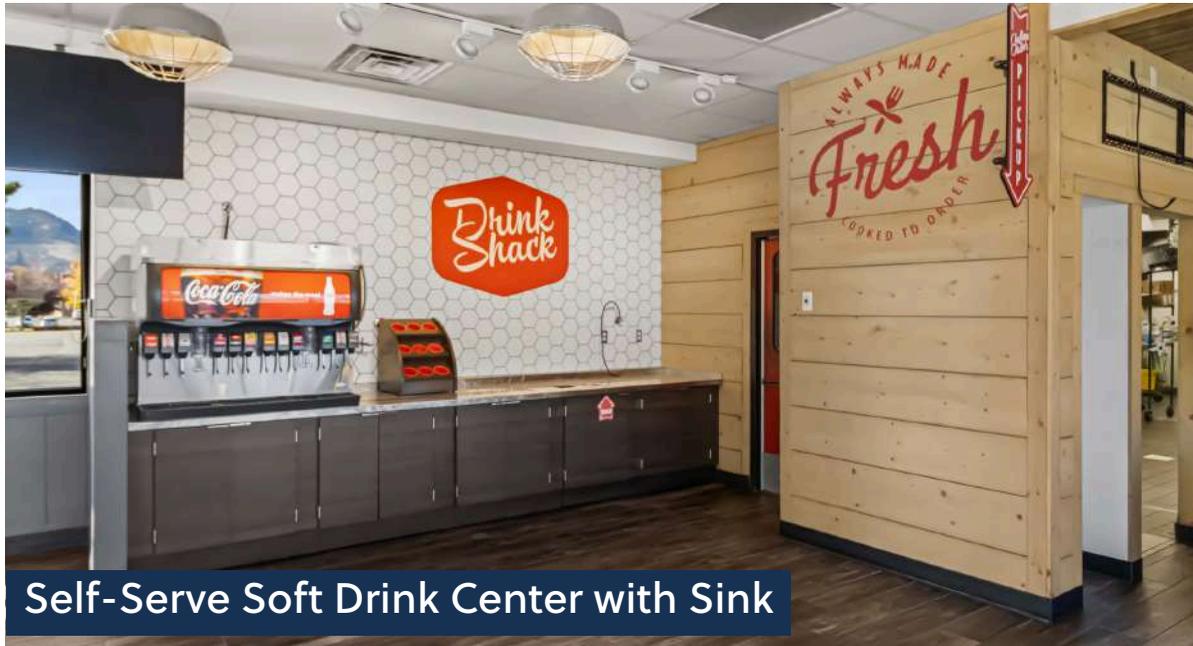
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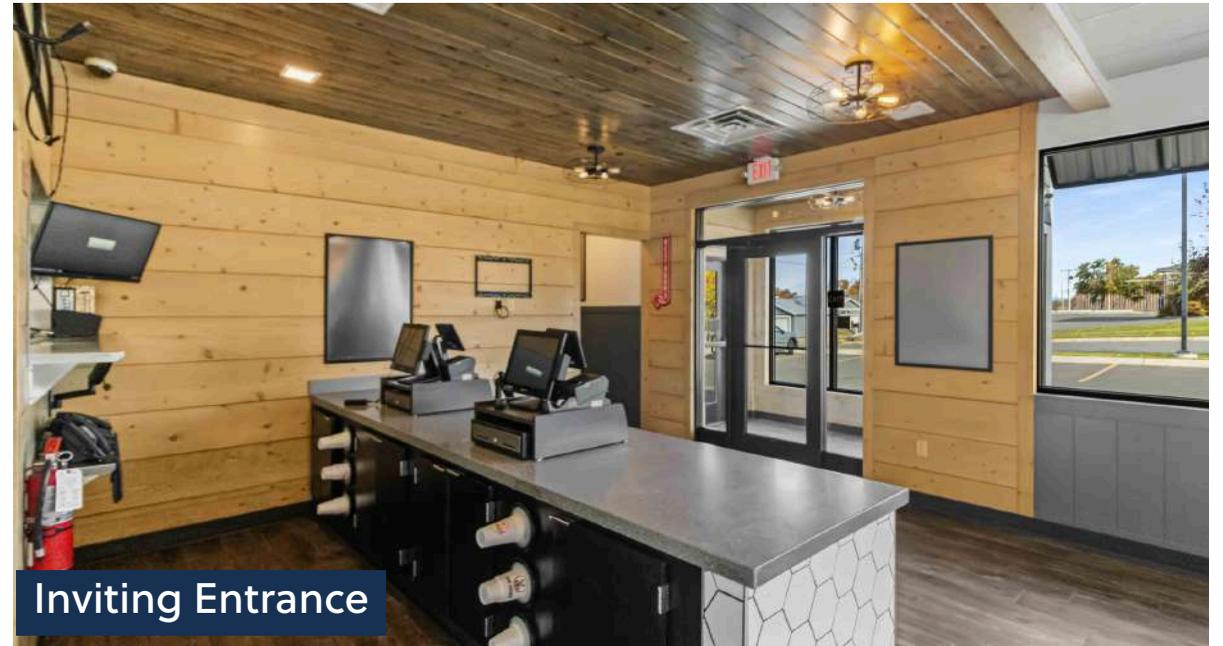
Spacious, Bright Dining Area



Counter for Orders With Pass-Thru to Kitchen



Self-Serve Soft Drink Center with Sink



Inviting Entrance



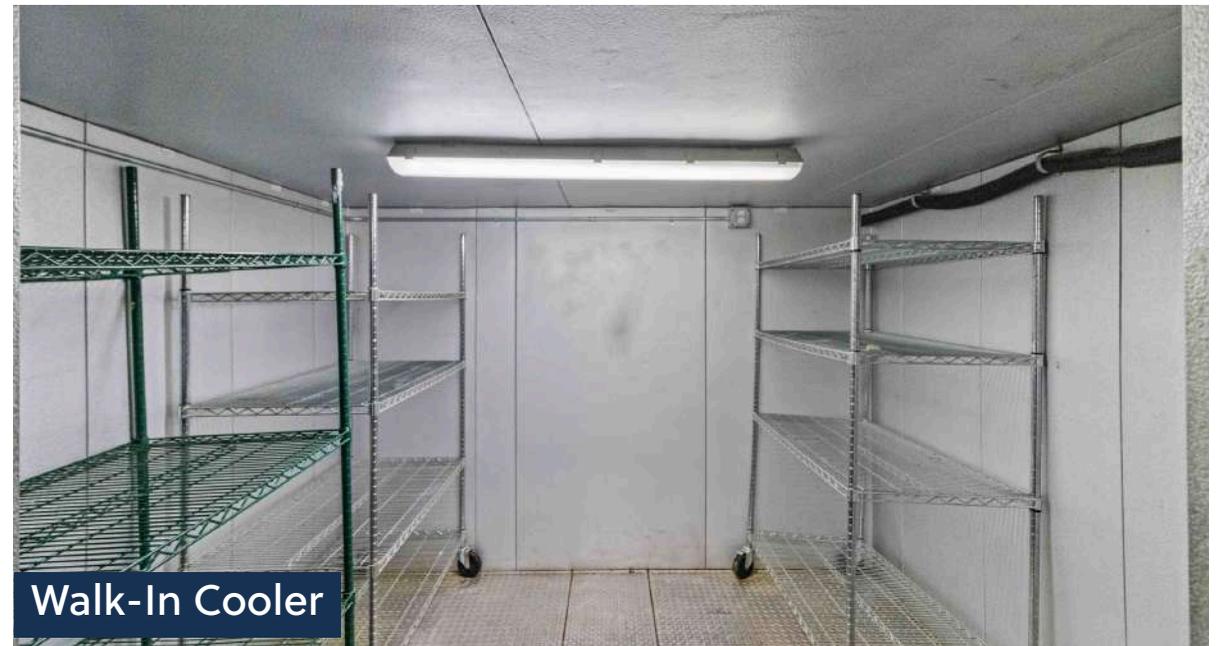
Drive-Thru Window in Kitchen



Spacious, Modern Kitchen With Vents



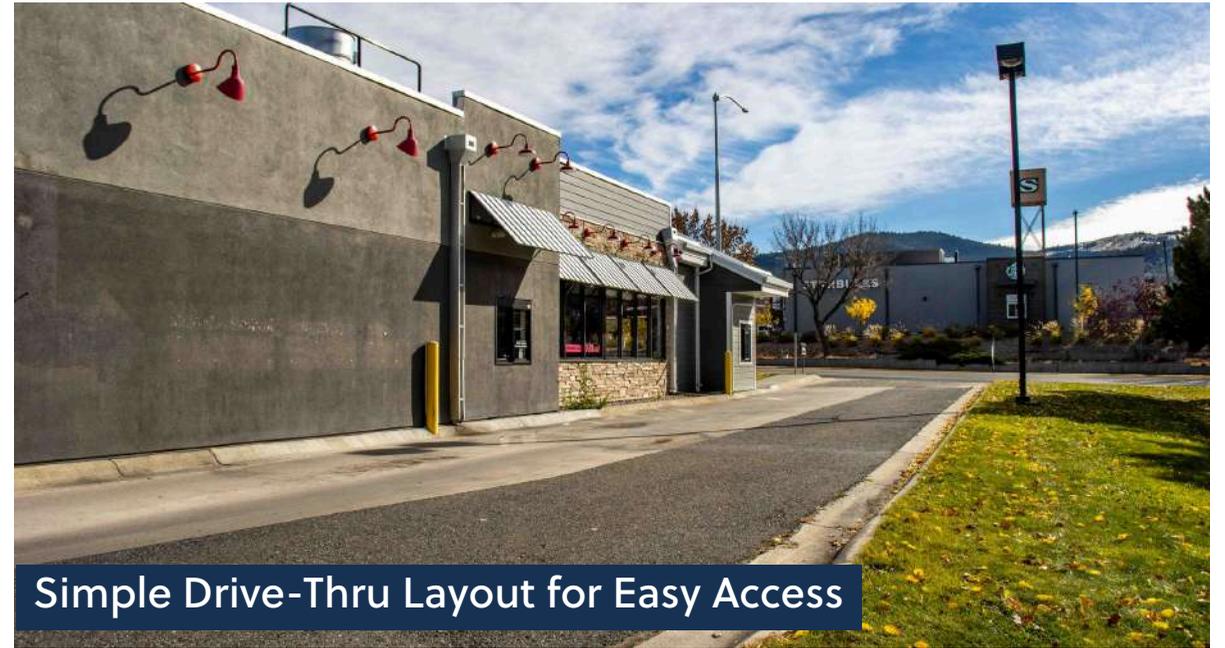
Dedicated Clean-Up Area



Walk-In Cooler



Two Drive-Thru Order Stations



Simple Drive-Thru Layout for Easy Access



Ample Onsite Paved Parking



Roof Replaced/Updated in 2023



Two Entrances & Separate Drive Thru Exit



Frontage on the Busy Prospect Avenue Corridor



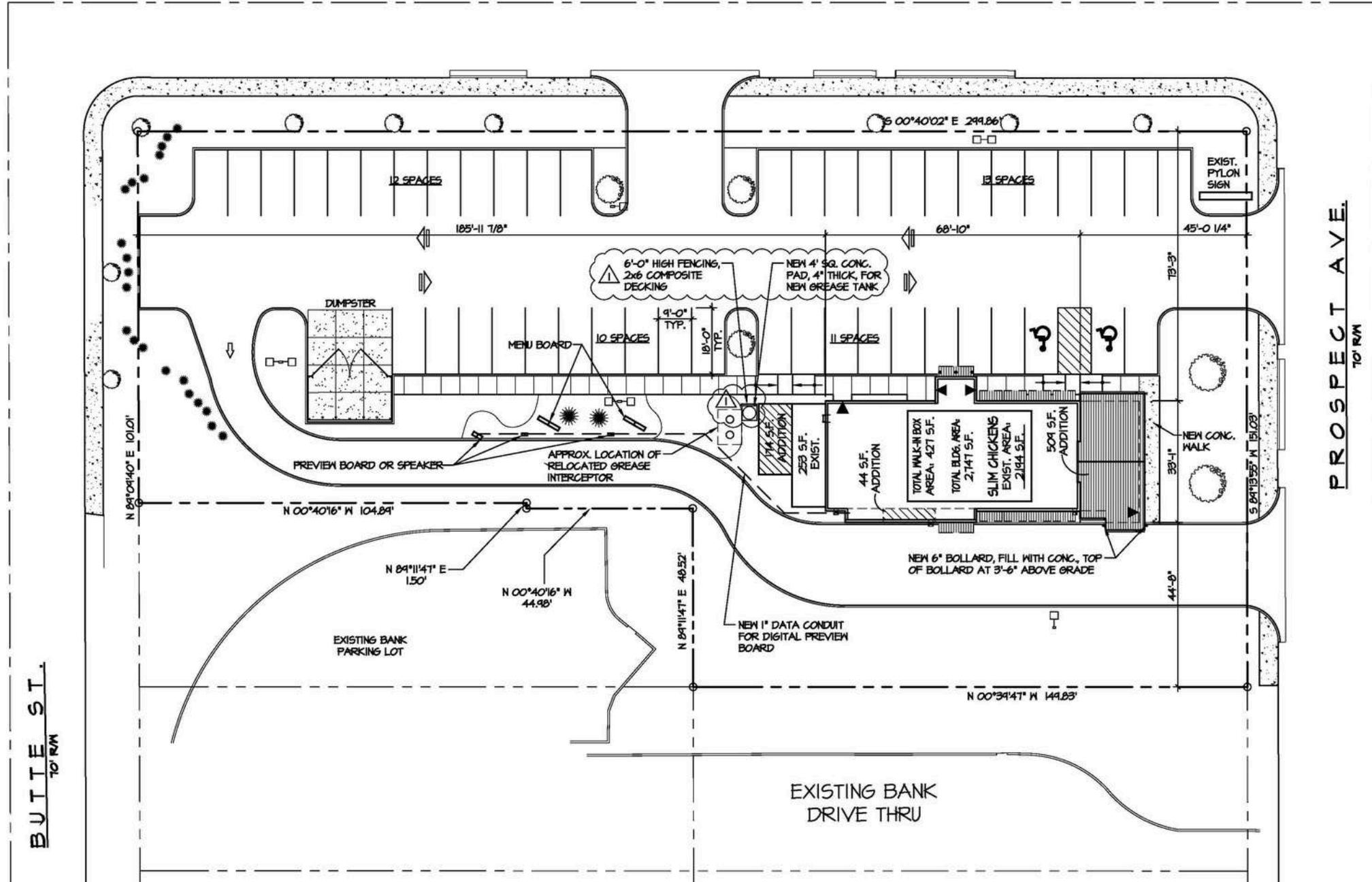
Surrounded by Quality New Development



Surrounded by Quality New Development

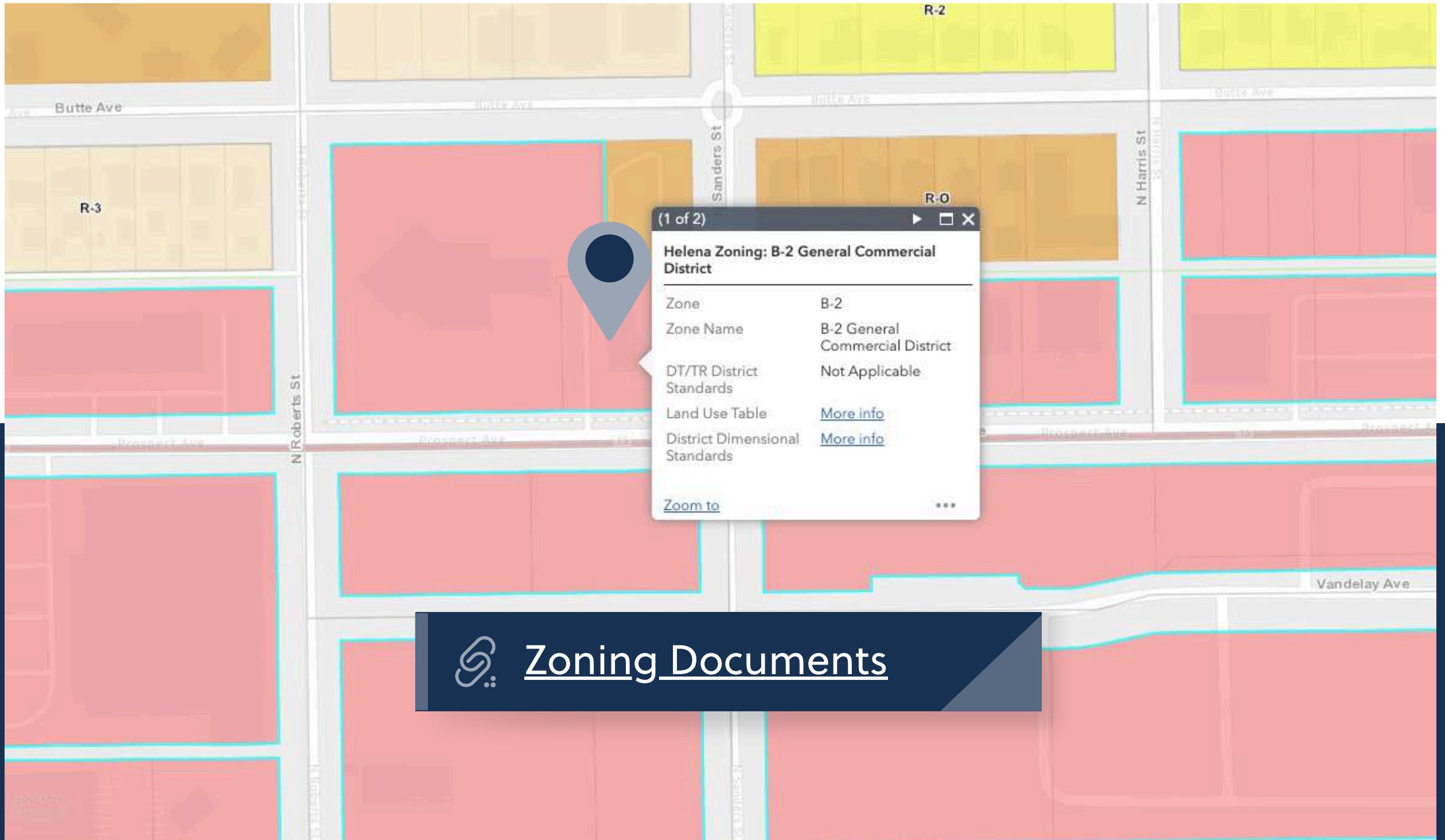


SANDERS ST.  
70' R/W



PROSPECT AVE.  
70' R/W

BUTTE ST.  
70' R/W



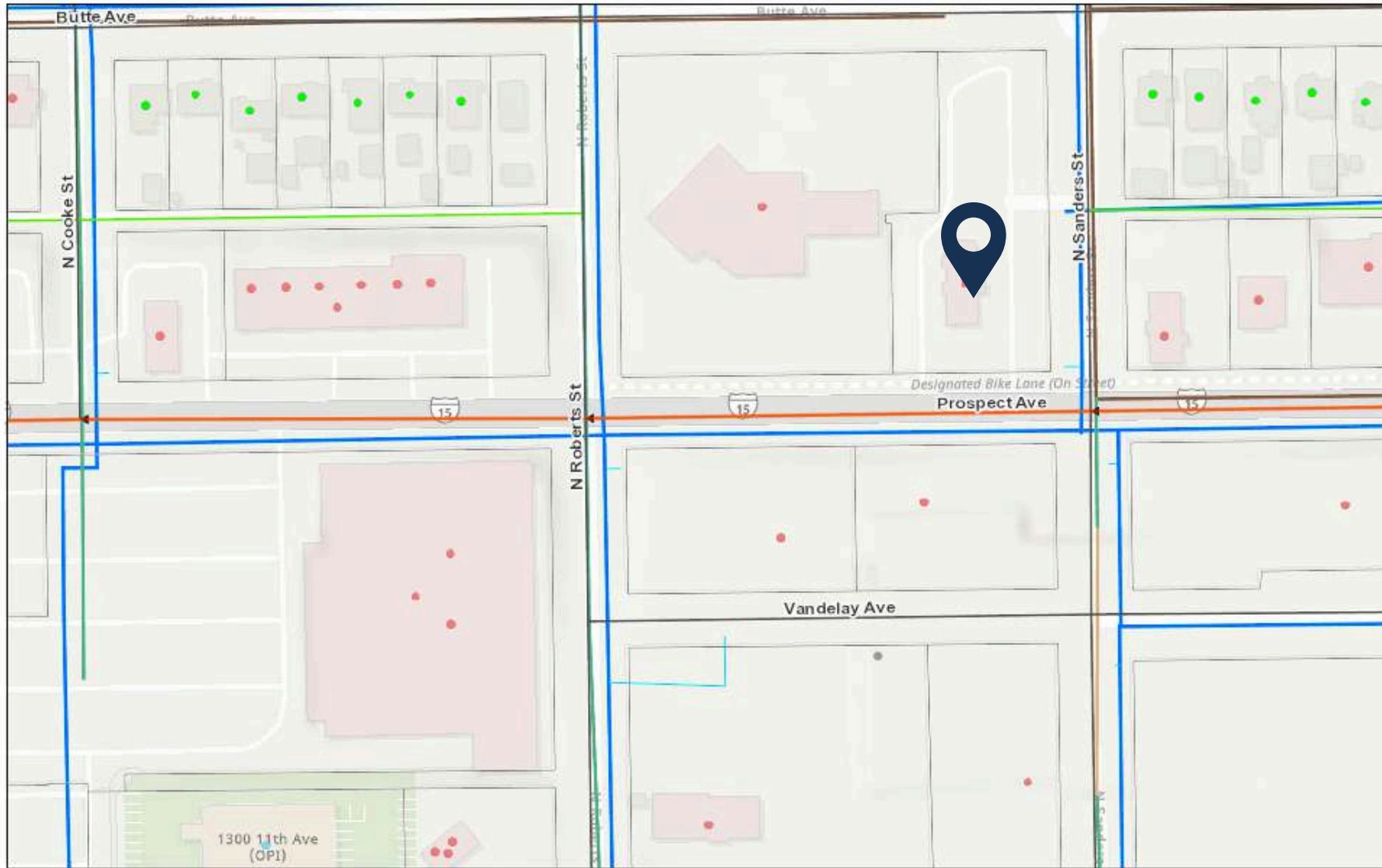
**Helena Zoning: B-2 General Commercial District**

Zone	B-2
Zone Name	B-2 General Commercial District
DT/TR District Standards	Not Applicable
Land Use Table	<a href="#">More info</a>
District Dimensional Standards	<a href="#">More info</a>

[Zoom to](#) ...

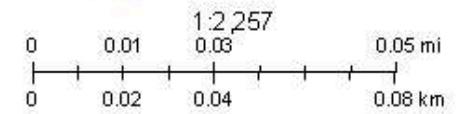
 [Zoning Documents](#)

# ArcGIS Web Map



10/16/2025, 3:32:32 PM

- |                       |                |                   |                 |                    |                     |                    |            |             |            |                        |
|-----------------------|----------------|-------------------|-----------------|--------------------|---------------------|--------------------|------------|-------------|------------|------------------------|
| <b>Address</b>        | <b>School</b>  | <b>Diveaway</b>   | <b>Alley</b>    | <b>Water Lines</b> | <b>FIRE SERVICE</b> | <b>SERVICE AUX</b> | <b>JCP</b> | <b>CLAY</b> | <b>PVC</b> | <b>SUP</b>             |
| Residential           | Railroads      | Overway           | Highways        | AR                 | FRIGHT ON           | SERVICE SUB        | BRICK      | CMF         | PVC BB     | VCP                    |
| Commercial            | Roadways       | Overway           | Interstate Hwy  | AUX                | PUMP STATION        | SUB                | CSDBPVC    | CONC        | PVC        | Yellow City Limits     |
| Public                | Interstate     | Non-Maintained    | US Hwy          | APXS               | RUN WATER           | TRANSMISSION       | CSDBPVC    | CONCRETE    | ROP        | East Helena City Limit |
| Miscellaneous         | Divided 4-Lane | Abandoned         | Montana Hwy     | DISTRIBUTION       | RESERVOIR/PIPING    | SEWER              | CUS-FIBER  | CPN         | SUPLINE    | County Boundary        |
| Private Non-Road      | Paved          | Water Access Only | Secondary Hwy   | RESERVOIR          | SERVICE             | PVC                | CONCRETE   | DIP         | SUPLINE    |                        |
| Residential RMAF only | Unpaved        |                   | Parcel Boundary | FIRE               |                     | PLUM               |            |             |            |                        |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Lewis and Clark County/City of

Web Application for ArcGIS  
Esri Community Maps Contributors, Montana State University, County of Lewis and Clark, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METWASA, USGS, Bureau of Land Management, EPA, NPS,



# 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.

# Disclaimer & Limiting Conditions

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**Limiting Conditions** Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.