



FOR LEASE



1235 NORTH 1ST STREET

Freestanding Retail Space

+57,000 SF Plus +2,909 SF Fenced Outdoor Area
on a 5.027-Acre Lot (Divisible) | Call for Rates

1235 N 1st Street, Hamilton, MT 59840

- This freestanding retail building has ideal access off Highway 93 and gets over 20,763 vehicles per day passing on Highway 99.
- The site features ample parking and the Landlord is will consider demising.
- “As-Is, Where-Is” Condition
- This site is zoned [B-2 \(Highway Related Business\)](#), this zoning allows for auto sales, banks, fitness, hotels, retail, theaters, and other uses.

KAREN BUSTEED

Senior Vice President | Licensed in OR

503-380-8448 | kbusteed@capacitycommercial.com

KEVIN CREMER

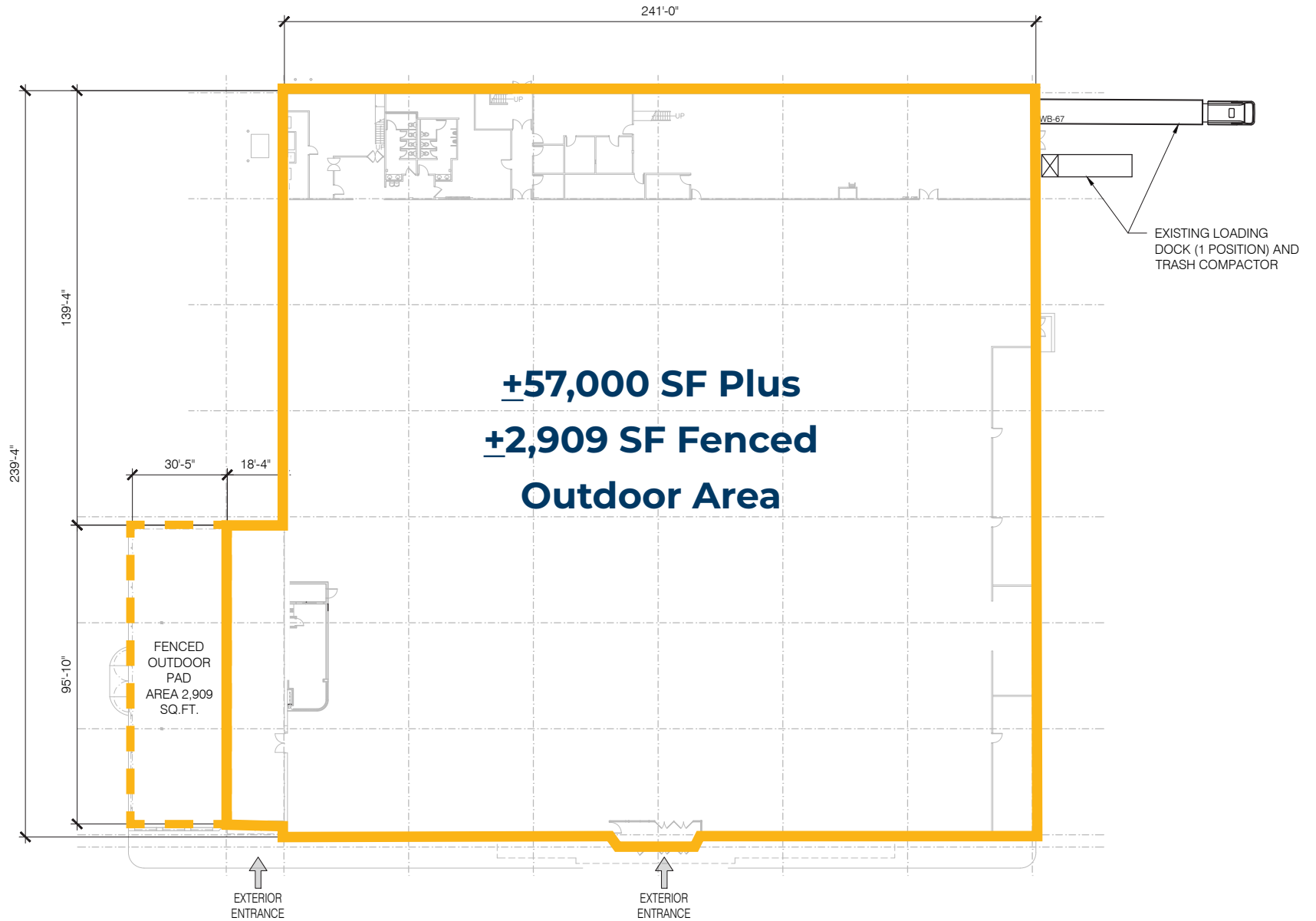
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FLOOR PLAN



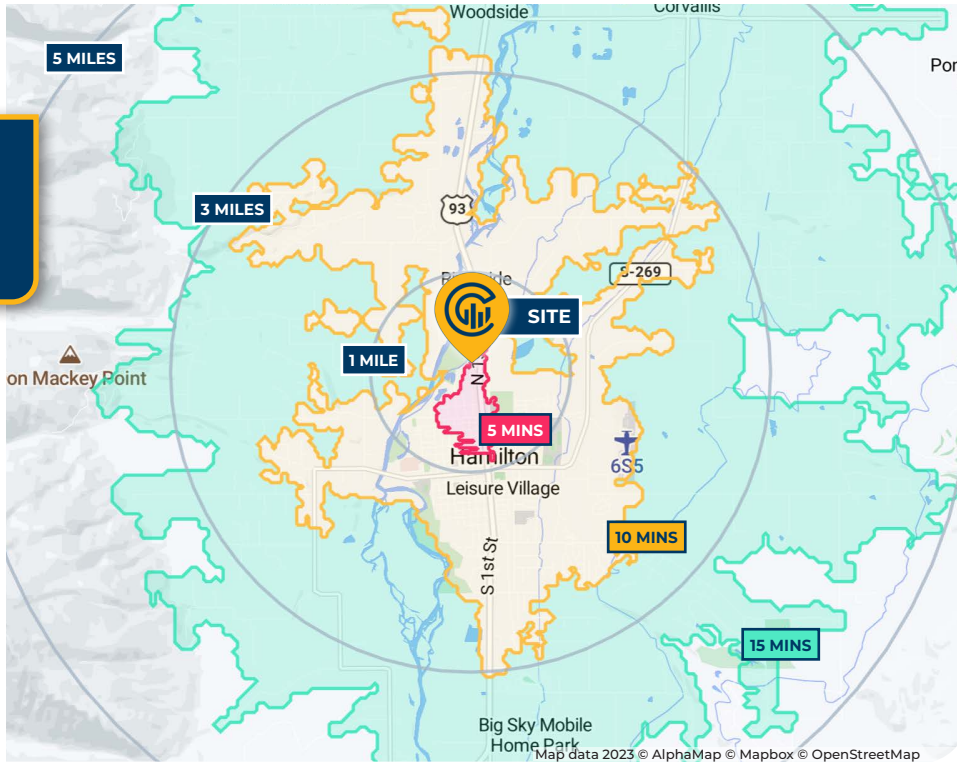


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	3,811	10,871	18,186
2028 Projected Population	4,324	12,604	21,015
2020 Census Population	3,412	9,687	16,451
2010 Census Population	3,099	8,866	14,994
Projected Annual Growth 2023 to 2028	2.7%	3.2%	3.1%
Historical Annual Growth 2010 to 2023	1.8%	1.7%	1.6%
Households & Income			
2023 Estimated Households	1,736	4,900	7,901
2023 Est. Average HH Income	\$81,559	\$83,843	\$91,418
2023 Est. Median HH Income	\$48,567	\$56,647	\$62,254
2023 Est. Per Capita Income	\$37,960	\$38,309	\$40,031
Businesses			
2023 Est. Total Businesses	394	771	945
2023 Est. Total Employees	3,086	6,050	6,994
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1			

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