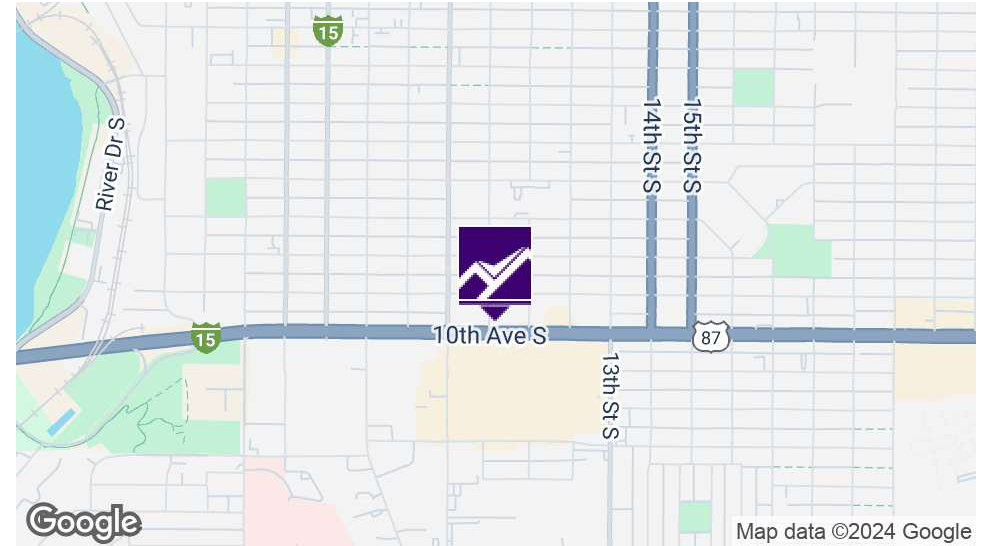


1001

FORMER MATTRESS FIRM

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$28.00/SF NNN
Building Size:	4,500 SF
Available SF:	4,500 SF
Lot Size:	15,097 SF
Year Built:	2015
Zoning:	City-C2-General Commercial
Market:	North Central Montana
Submarket:	Great Falls
Traffic Count:	32,204

PROPERTY OVERVIEW

Prime retail property on 10th Avenue South which is the primary east/west traffic arterial in Great Falls. Corner location across from the Holiday Village Regional Mall. Significant national, regional & local retail co-tenancy in the immediate area. Across from Scheels, Hobby Lobby, PetSmart, Ross, Big Lots, Bed Bath and Harbor Freight Tools. Numerous other restaurants and retail tenants nearby. Alley access to traffic signal at 11th Street South. Parking is in the rear (north) side of the property. Street parking also available.

PROPERTY HIGHLIGHTS

- High Traffic Location - Major Retail Co-Tenancy
- One of the Highest Traffic Counts in Montana
- Street Scape Location - Large Retail Glass Windows
- Class "A" Retail Building - Open Floor Plan



MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240

1001

FORMER MATTRESS FIRM

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

EXTERIOR PHOTOS



MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240

1001

FORMER MATTRESS FIRM

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

INTERIOR PHOTOS



MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240

1001

FORMER MATTRESS FIRM

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

STREET AND ACCESS PHOTOS



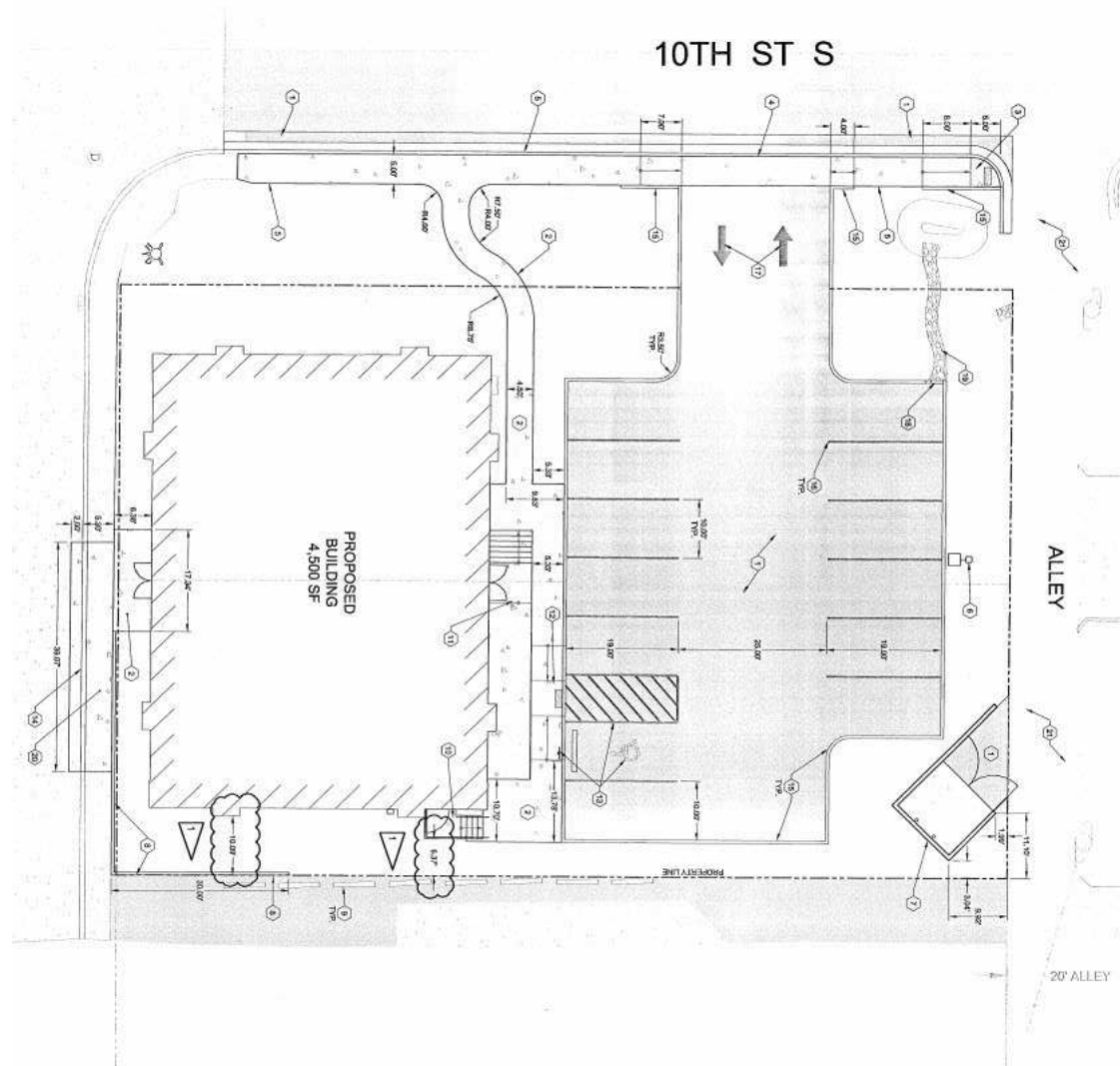
MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240

1001

FORMER MATTRESS FIRM

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

SITE PLAN



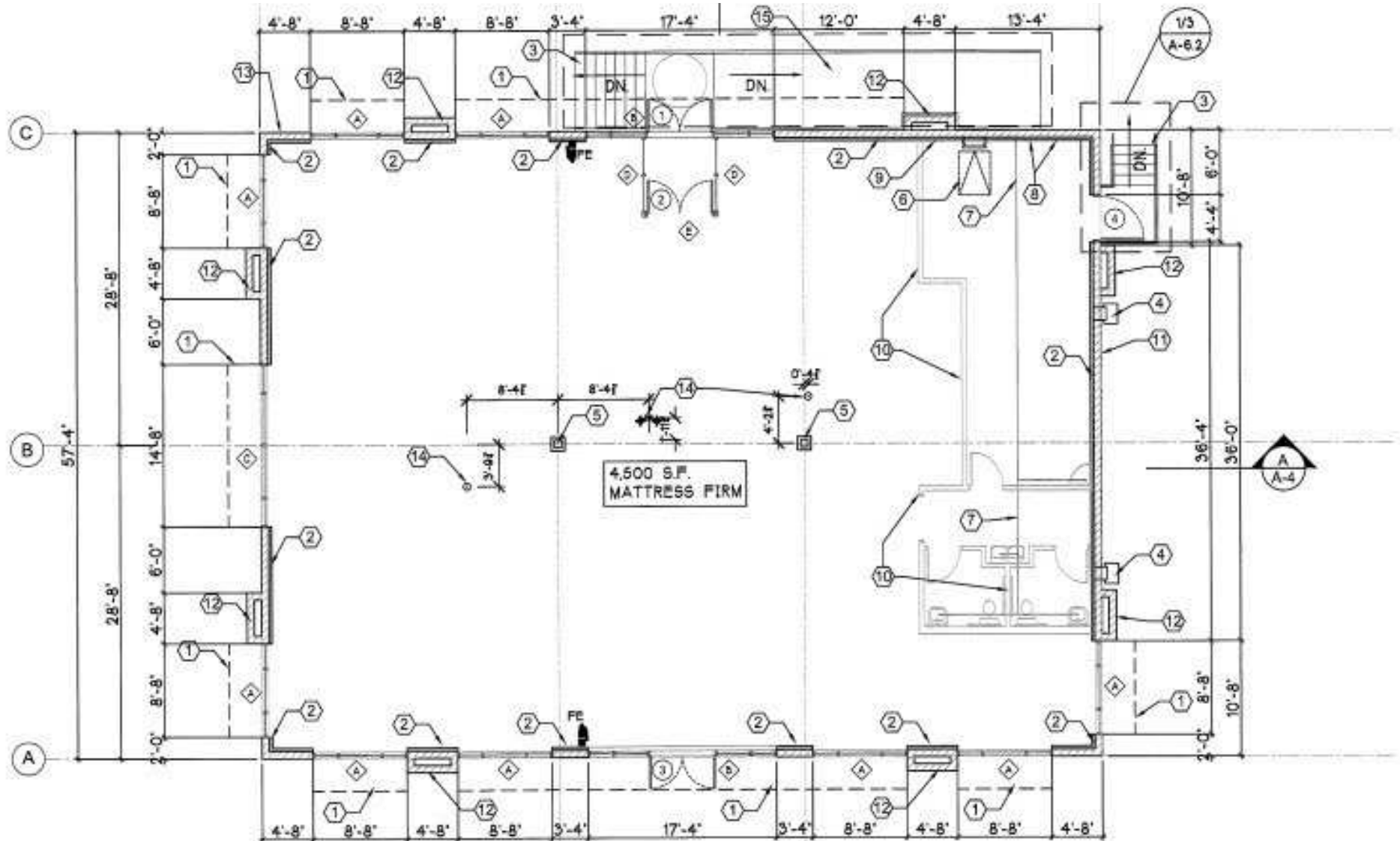
MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240

1001

FORMER MATTRESS FIRM

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

FLOOR PLAN



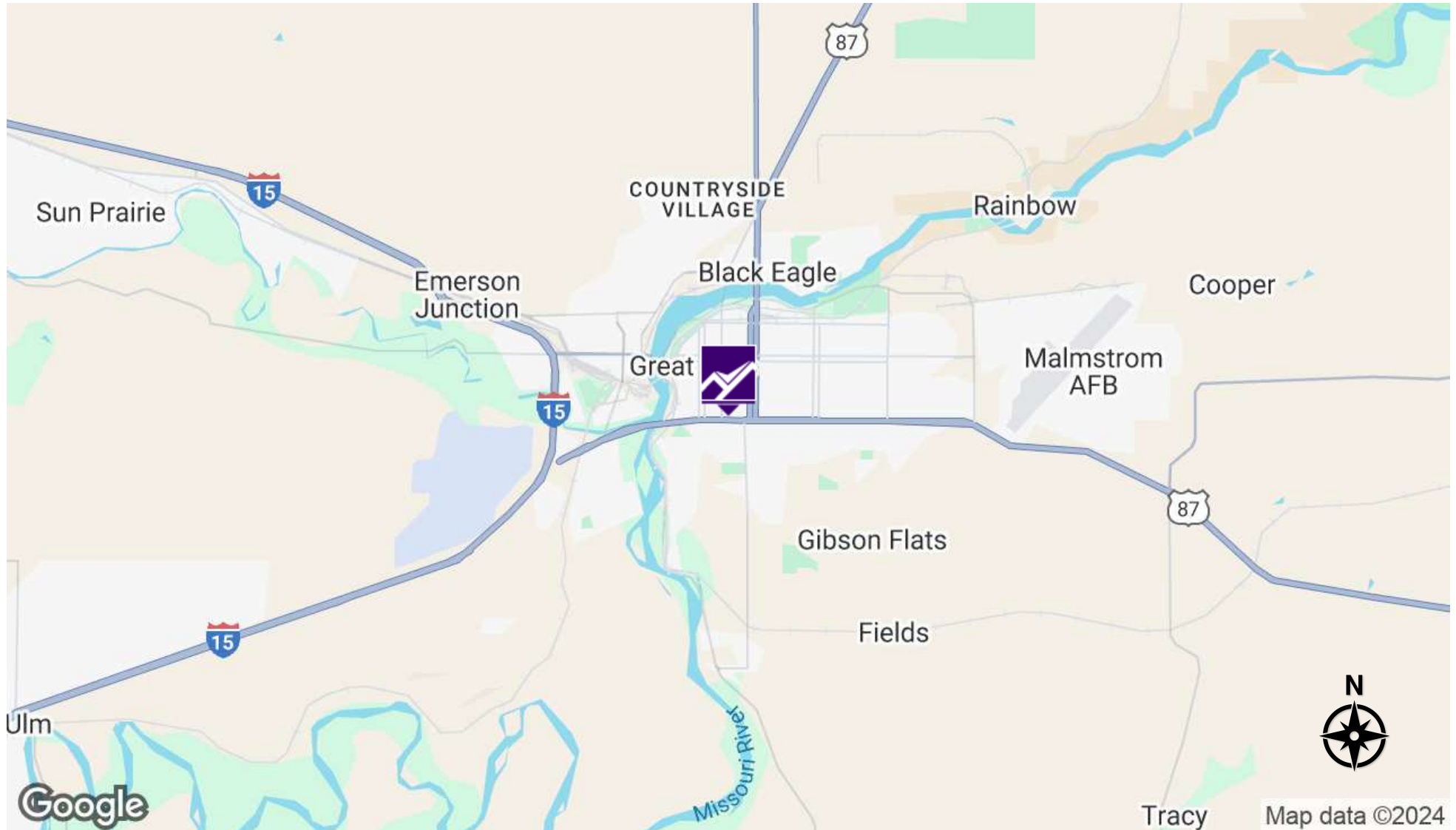
MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240

1001

FORMER MATTRESS FIRM

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

MARKET LOCATION



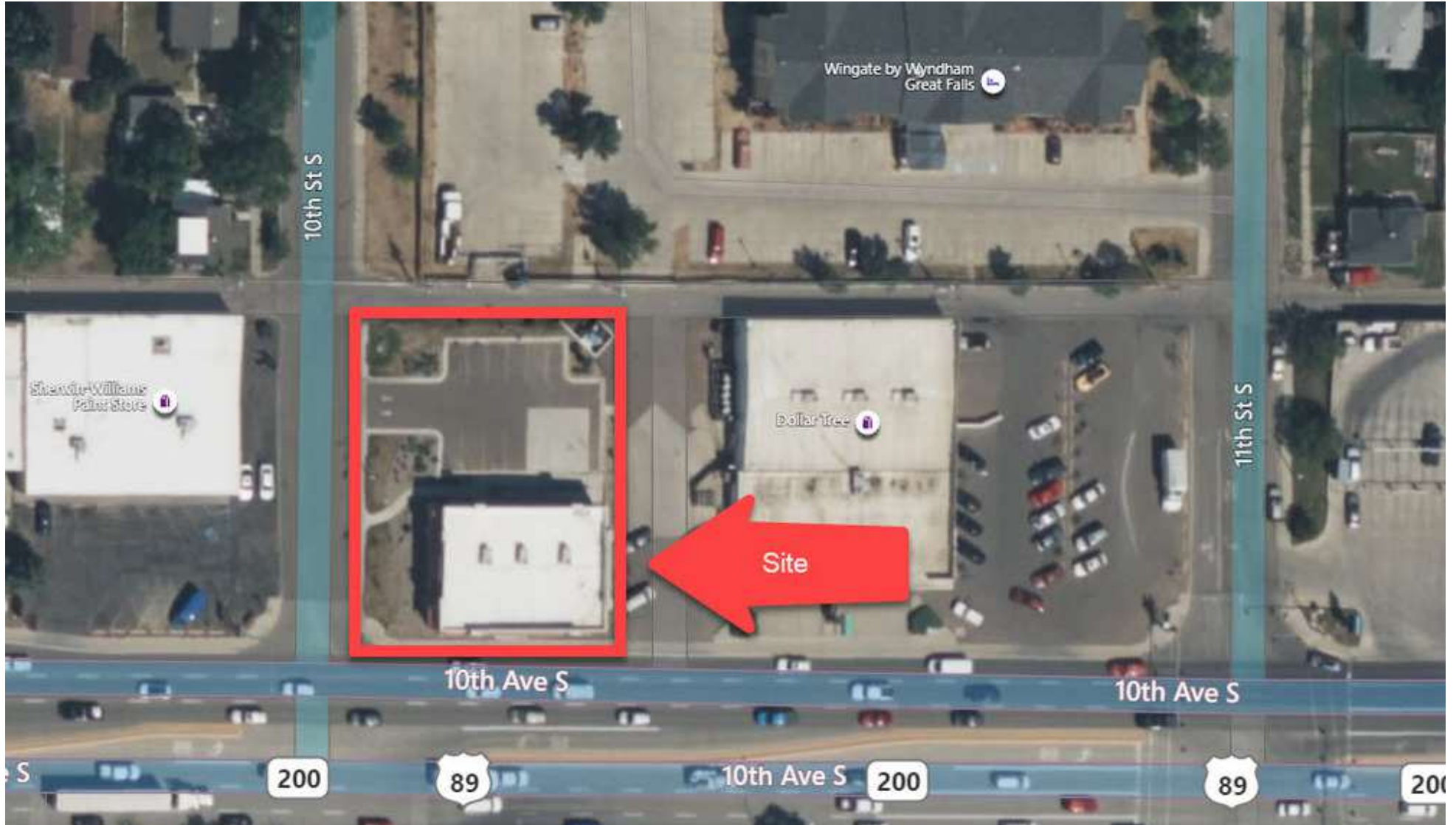
MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240

1001

FORMER MATTRESS FIRM

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

SITE AERIAL



MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240

1001

FORMER MATTRESS FIRM

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

RETAILER MAP



MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240

1001

FORMER MATTRESS FIRM

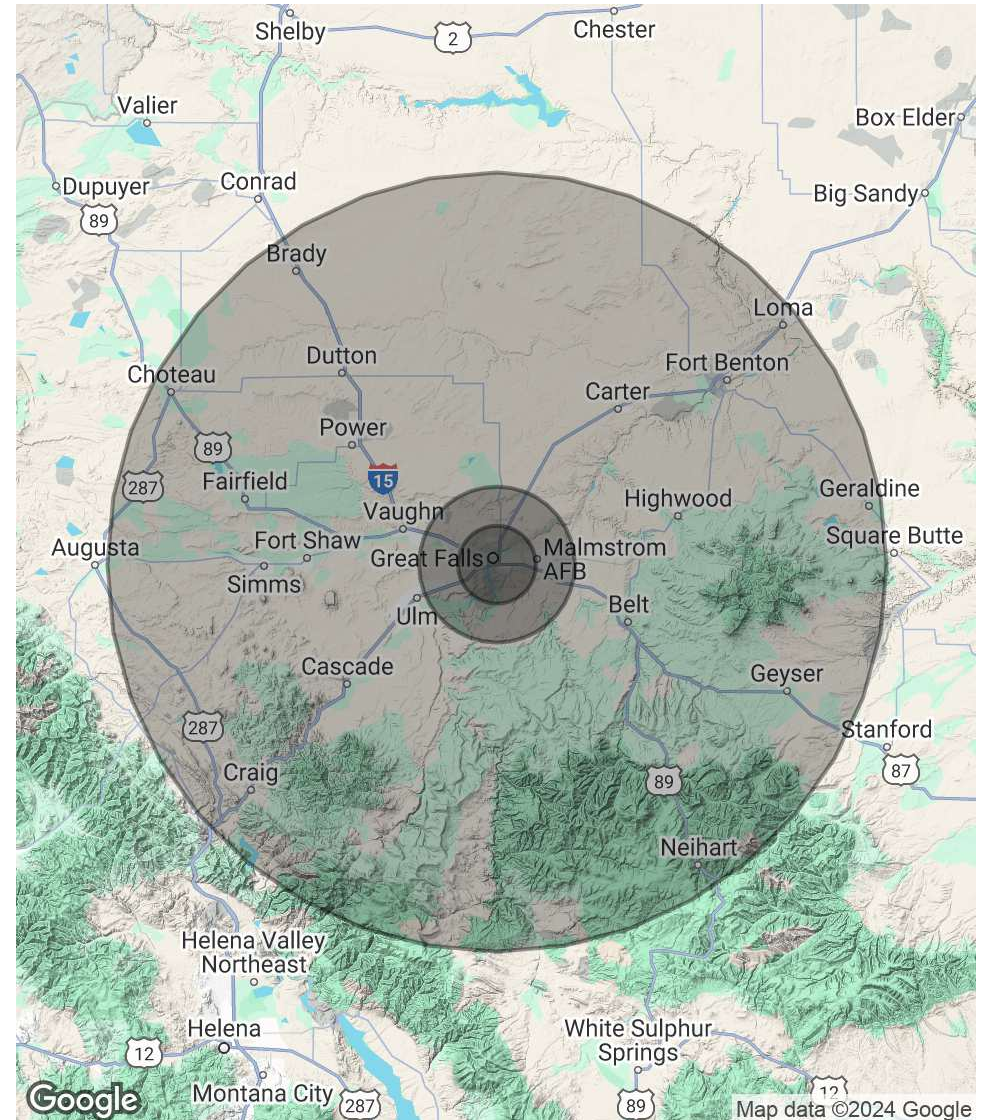
10TH AVENUE SOUTH, GREAT FALLS, MT 59405

DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	50 MILES
Total Population	75,016	98,789	127,774
Average Age	38.8	38.1	39.6
Average Age (Male)	38.2	37.3	39.0
Average Age (Female)	40.7	39.9	40.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	50 MILES
Total Households	32,252	40,923	52,034
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$49,878	\$52,444	\$54,924
Average House Value	\$161,425	\$169,337	\$171,278

* Demographic data derived from 2010 US Census. Customized demographic analysis available upon request.



MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240

1001

FORMER MATTRESS FIRM

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

BIO



MARK MACEK - MBA, CCIM

President / Broker

mark@macekco.com

Direct: 406.282.0240 | **Cell:** 406.788.3189

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 - Treasurer / Executive Committee / Director

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

Great Falls Chamber of Commerce - Past Chairman of the Board

Rotary



MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
406.282.0240