



±0.85 AC MISSOULA, MT

2737 Radio Way, Missoula, MT 59808

Property Summary



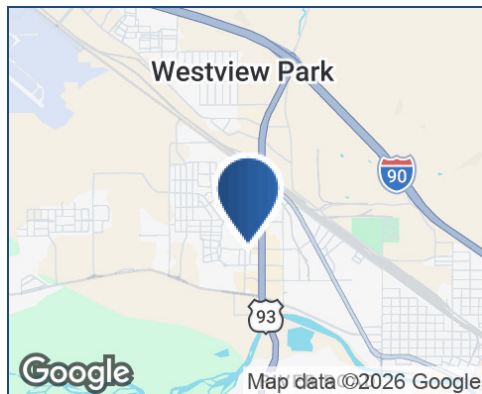
DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	33,500
STREET	N. Reserve St.

* Figures shown represent estimates

DEMOGRAPHICS - 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	48,478	84,288	97,036
Average HH Income	\$86,152	\$98,974	\$105,564
Estimated Households	23,350	38,152	43,078



PROPERTY HIGHLIGHTS

- ±0.85 AC located in front of The Home Depot
- APN: 04220018101160000
- Approximately 1.7 miles south of I-90
- Located 2.8 miles from the Missoula Montana Airport
- Nearby retailers include Target, Walmart, Costco Wholesale, TJ Maxx, Ross, Michaels, PetSmart, Old Navy, Barnes & Noble, Ashley Furniture, Best Buy, Staples, Harbor Freight, Sportsman's Warehouse, AMC, Walgreens, AT&T, Verizon, T-Mobile, and more
- Area restaurants include Buffalo Wild Wings, Dave's Hot Chicken, Outback Steakhouse, Famous Dave's Bar-B-Que, Chick-fil-A, Chipotle, Wendy's, Panera Bread, Arby's, Cold Stone Creamery, Firehouse Subs, Taco Bell, Cafe Rio Mexican Grill, and more



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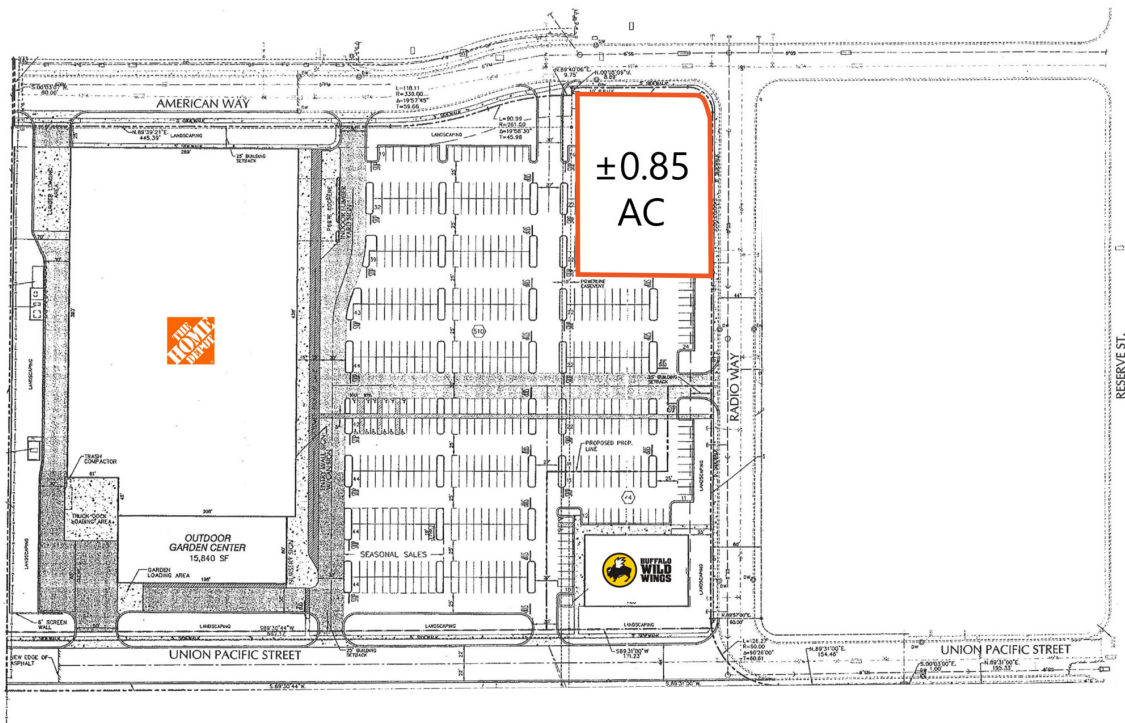
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Location Map



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