

# 2625

## HARDEE'S - 10TH AVENUE SOUTH

10TH AVENUE SOUTH  
GREAT FALLS, MT 59405

### FOR SALE - NET LEASE

PRIME LOCATION - RESTAURANT PROPERTY



PRESENTED BY

**MARK MACEK - MBA, CCIM** | PRESIDENT / BROKER

MARK@MACEKCO.COM

406.282.0240



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

406.727.5505

MACEKCO.COM

1

## PROPERTY INFORMATION

### HARDEE'S - 10TH AVENUE SOUTH

10TH AVENUE SOUTH  
GREAT FALLS, MT 59405



104 2ND STREET SOUTH

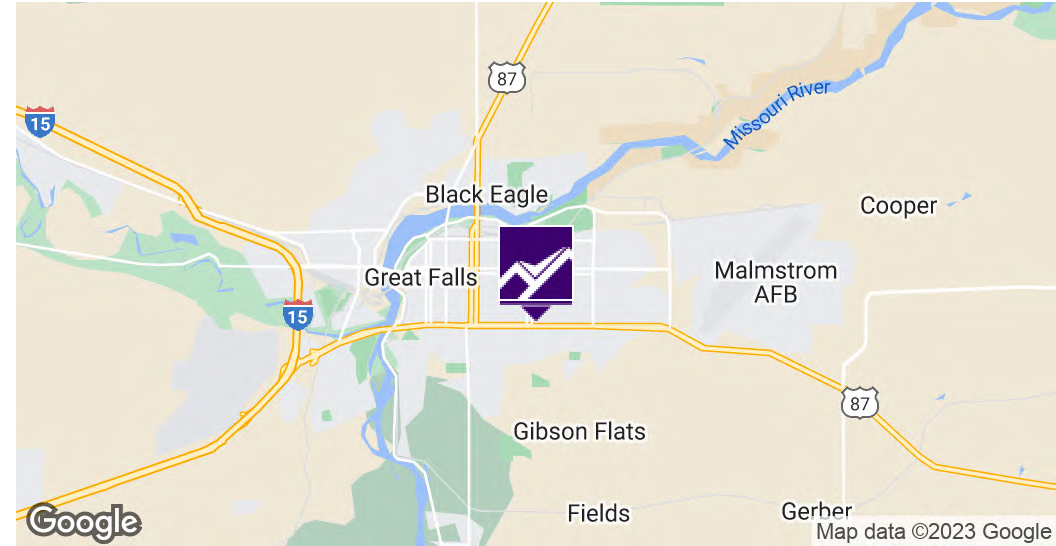
SUITE 100

GREAT FALLS, MT 59401

406.727.5505

[MACEKCO.COM](http://MACEKCO.COM)

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,725,000
Building Size:	4,539 SF
Lot Size:	1.451 Acres
Lease Type:	True Net Lease
Cap Rate:	5.50%
Year Built:	1990
Zoning:	C2-General Commercial
Market:	North Central Montana
Submarket:	Great Falls
Traffic Count:	30,377

## PROPERTY OVERVIEW

Hardee's Quick Serve Restaurant in a prime market location next to 1st Interstate Bank adjacent to the Great Falls Medical and University corridors. Among the highest traffic counts in the State of Montana. Next to the new Great Falls Aquatic Center. True "Net Lease" with all expenses paid by the Tenant.

## PROPERTY HIGHLIGHTS

- Prime Market Location - 10th Avenue South (MT 200)
- Quick Serve Restaurant with Drive Thru
- Adjacent to Great Falls Medical Corridor
- Near University Areas
- Next to 1st Interstate Bank
- Excellent Ingress, Egress and Traffic Circulation
- True Net Lease - All Expenses Paid by Tenant (20 Year Primary Term)



HARDEE'S - 10TH AVENUE SOUTH  
2625 10TH AVENUE SOUTH, GREAT FALLS, MT 59405

# ADDITIONAL PHOTOS



# 2

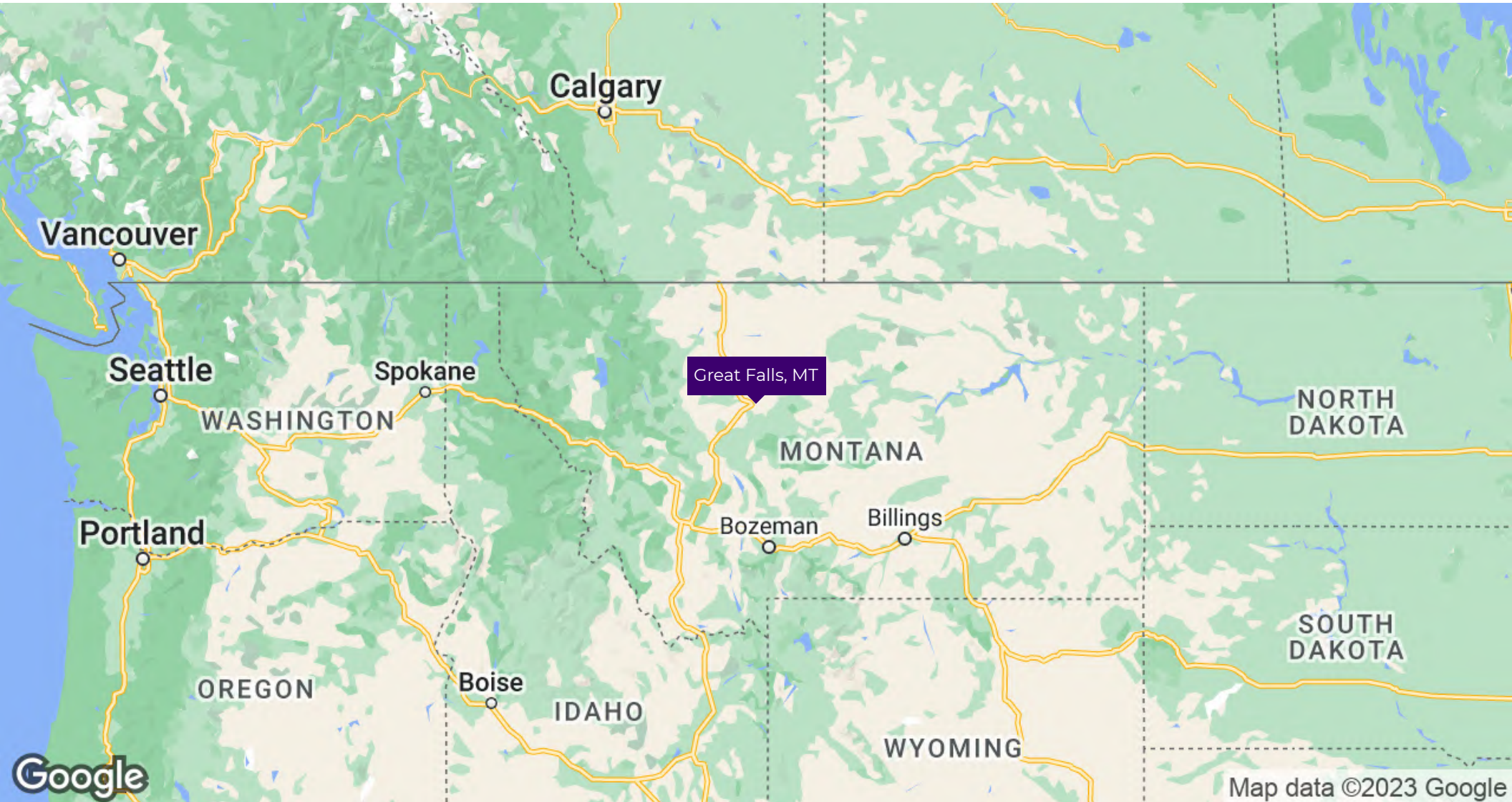
## LOCATION INFORMATION

### HARDEE'S - 10TH AVENUE SOUTH

10TH AVENUE SOUTH  
GREAT FALLS, MT 59405

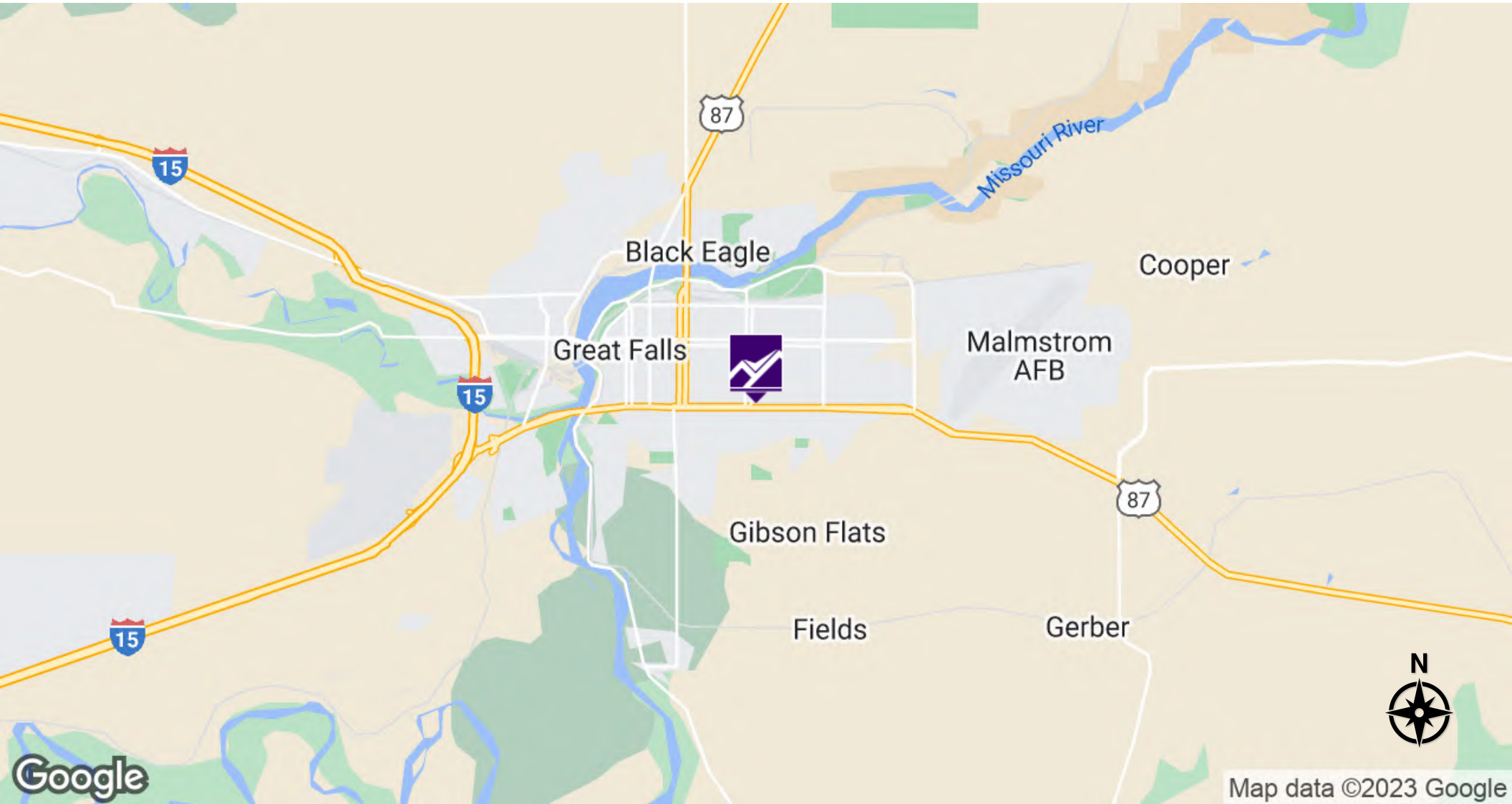
HARDEE'S - 10TH AVENUE SOUTH  
2625 10TH AVENUE SOUTH, GREAT FALLS, MT 59405

# REGIONAL MAP



HARDEE'S - 10TH AVENUE SOUTH  
2625 10TH AVENUE SOUTH, GREAT FALLS, MT 59405

# MARKET LOCATION MAP



# AREA AERIAL MAP



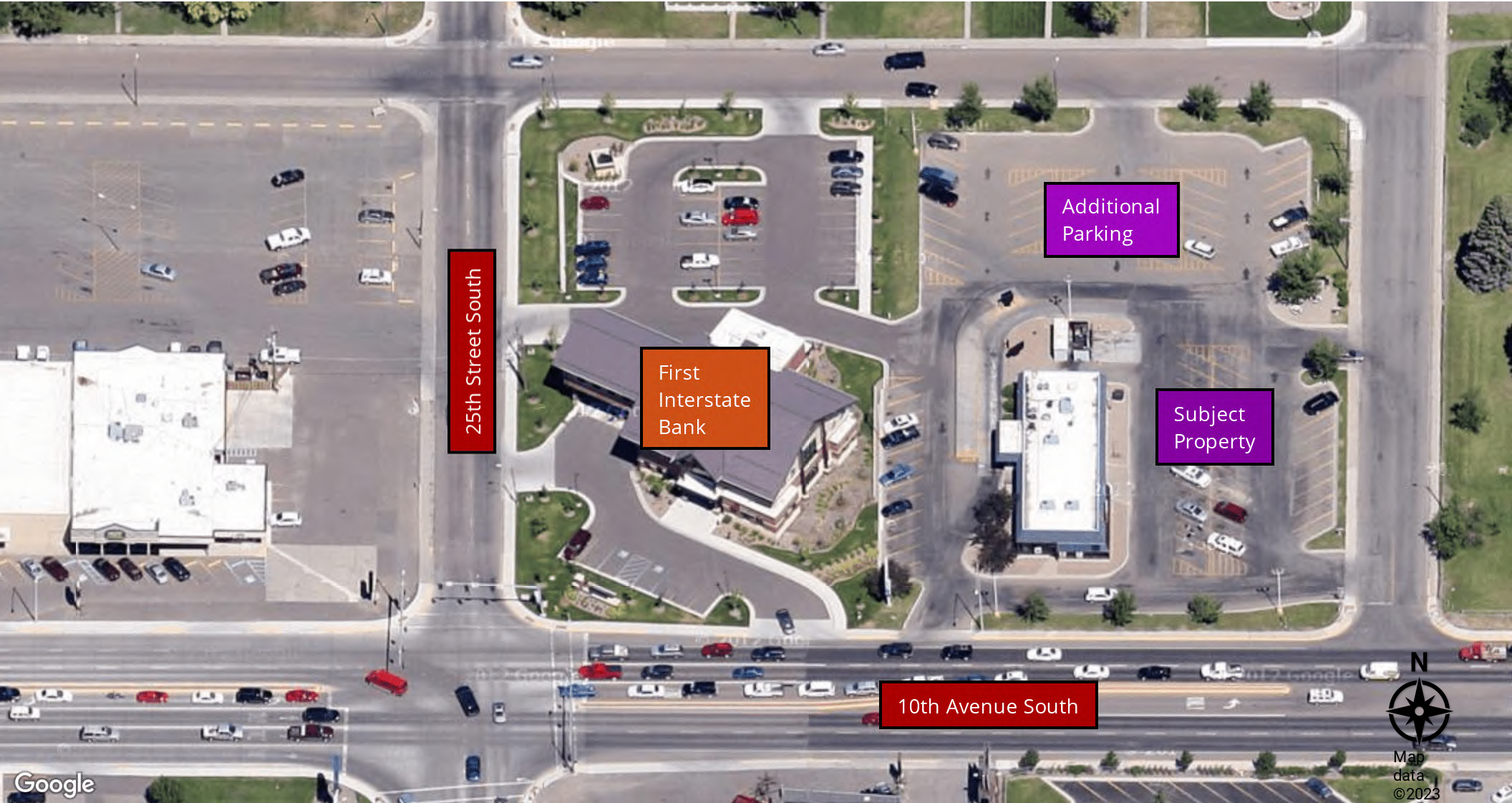
Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO





HARDEE'S - 10TH AVENUE SOUTH  
2625 10TH AVENUE SOUTH, GREAT FALLS, MT 59405

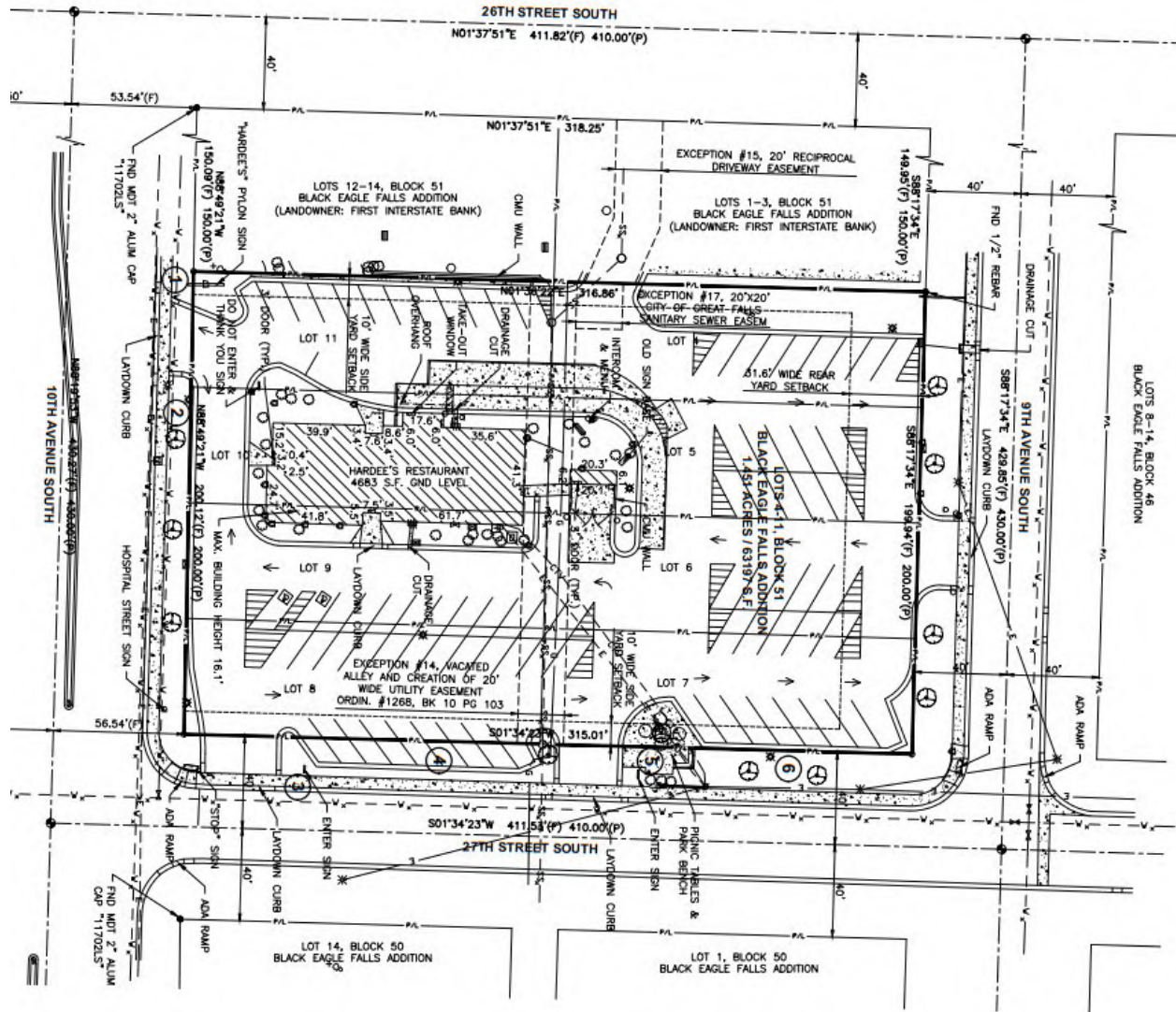
# SITE AERIAL MAP



Google



# ALTA SITE SURVEY



# 3

## DEMOGRAPHICS

### HARDEE'S - 10TH AVENUE SOUTH

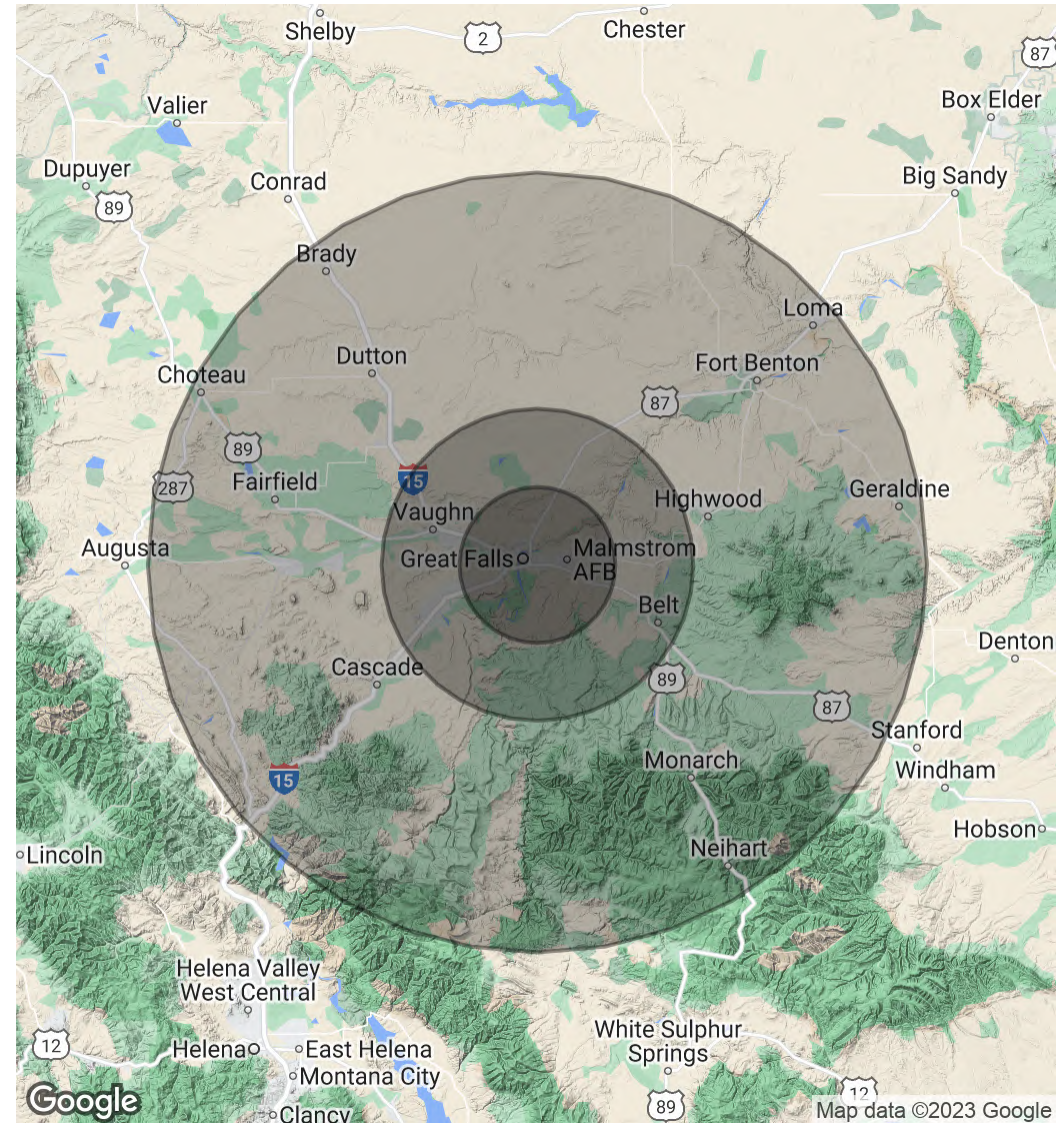
10TH AVENUE SOUTH  
GREAT FALLS, MT 59405

# DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	50 MILES
Total Population	70,571	76,942	91,201
Average Age	38.7	39.3	40.5
Average Age (Male)	37.8	38.3	39.5
Average Age (Female)	40.0	40.6	41.8

HOUSEHOLDS & INCOME	10 MILES	20 MILES	50 MILES
Total Households	32,909	35,969	44,369
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$63,003	\$62,569	\$61,203
Average House Value	\$177,985	\$179,217	\$184,517

\* Demographic data derived from 2020 ACS - US Census



# 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

