



**SterlingCRE**  
ADVISORS

## Prime Restaurant Space in the Iconic Florence Building

111 North Higgins Avenue  
Missoula, Montana

±3,834 SF | Downtown Missoula

Exclusively listed by:

**Connor McMahon**

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# Opportunity Overview

Seize this rare opportunity to establish your business in one of Missoula's most historic and recognizable landmarks – the Florence Building. Located in the heart of downtown at 111 North Higgins Avenue, this prime restaurant space offers unparalleled visibility and foot traffic, surrounded by Missoula's vibrant retail, dining, and cultural scene.

Spanning ±3,834 square feet, this exquisite restaurant space is located on the first floor, adjacent to a spacious lobby and common area featuring ample seating, a cozy fireplace, and elegant Art Deco-inspired finishes. The interior includes a bar, dining area, and kitchen, complete with hood vents, coolers, and freezers. Liquor license available to qualifying tenants via concession agreement; terms negotiable.

Additionally, basement storage and a separate coffee bar on the first floor is available for tenant use for an additional fee, offering even more potential to expand your offerings in this prime location.



<b>Address</b>	111 North Higgins Avenue
<b>Property Type</b>	Restaurant
<b>List Rate</b>	\$20-\$28/SF + NNN
<b>Estimated NNN</b>	±10.51/SF/YR
<b>Total Square Feet</b>	± 3,834 Square Feet* <i>*Additional basement space available, please inquire for details)</i>

# Interactive Links

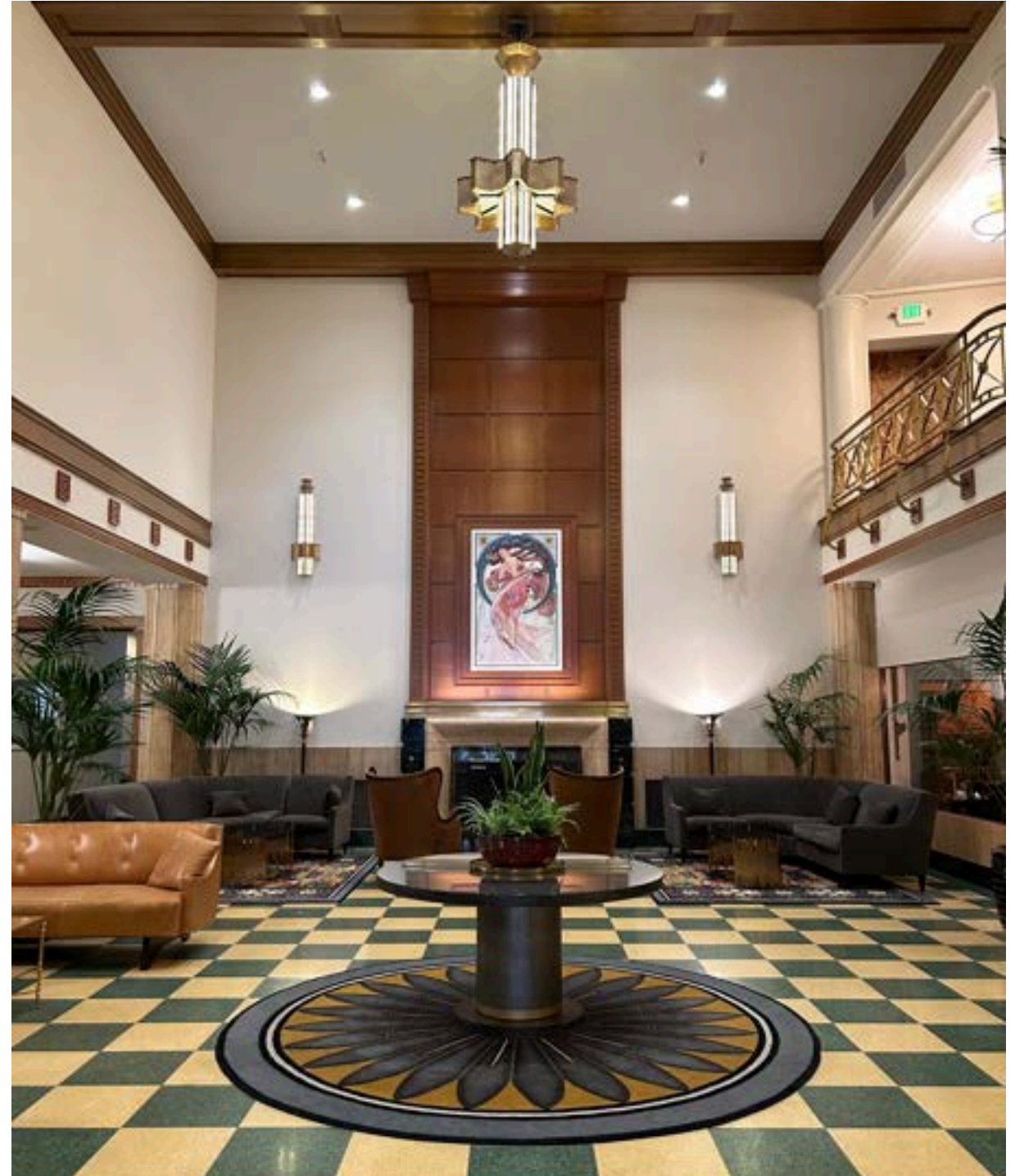
 Link to Listing

 Street View

 3D Tour

 Rendering Video

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



Interactive Links





**Prime Downtown Location – Situated in the iconic Florence Building, offering unbeatable visibility and foot traffic in the heart of Missoula**



**3,834 square feet featuring a bar, dining area, and kitchen with hood vents, coolers, and freezers ready for immediate use**



**Adjacent to an expansive lobby with ample seating, a fireplace, and Art Deco-inspired finishes, providing a welcoming atmosphere for patrons**



**Historic Landmark Appeal – Operate your restaurant in one of Missoula's most distinguished buildings, blending vintage charm with modern amenities**

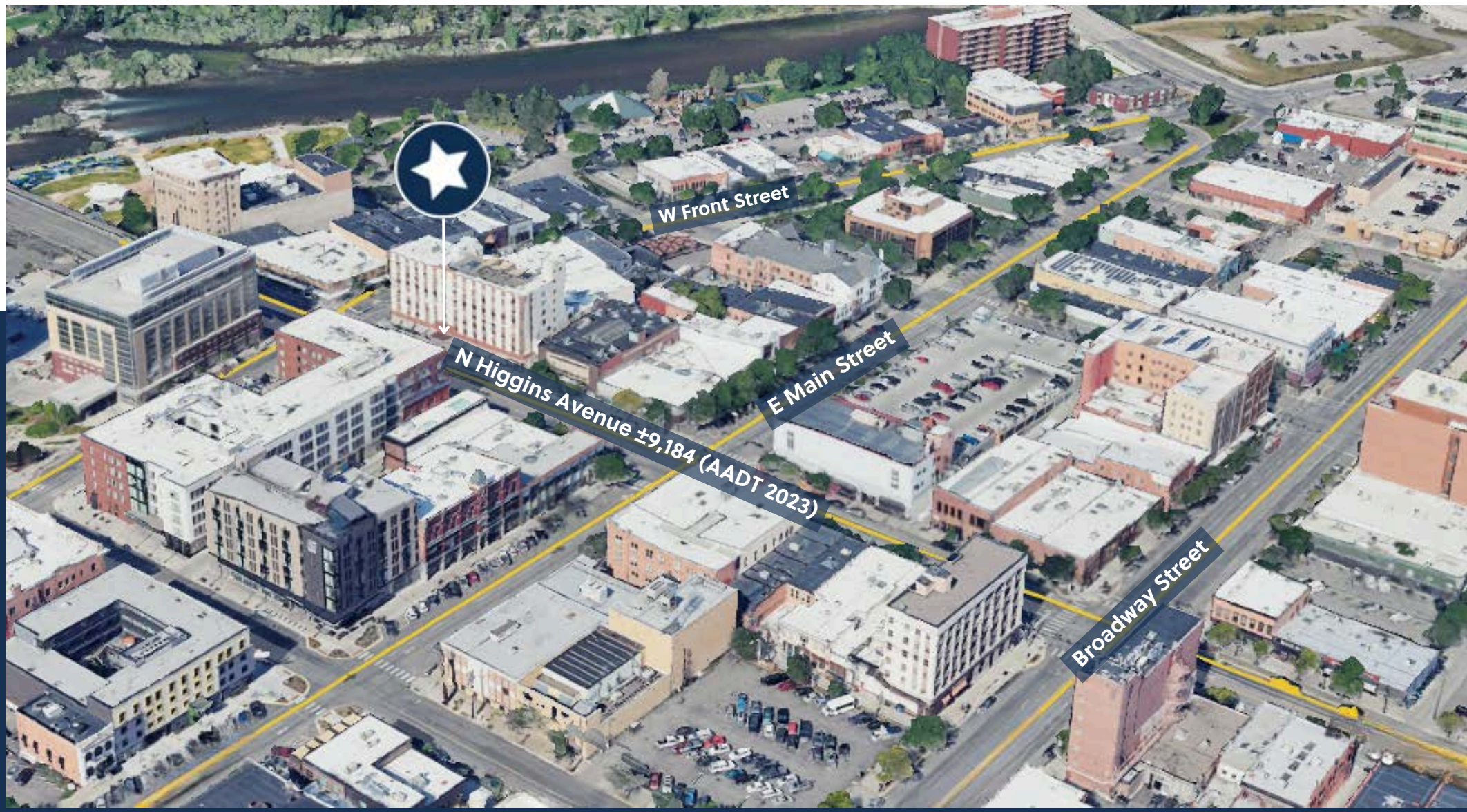


**Liquor License available via concession agreement in addition to a separate first-floor coffee bar, allowing for expanded service offerings at an additional fee**



# Restaurant Space for Lease in Iconic Florence Building

Nestled in the heart of downtown Missoula, this restaurant space offers unbeatable access to the city's vibrant downtown district. Located in the historic Florence Building, it provides both high visibility from the street and convenient interior access, making it an ideal spot for capturing the dynamic foot traffic that defines this thriving area.



Location Overview





E Main Street

Ryman Street

W Front Street

N Higgins Avenue ±9,184 (AADT 2023)



Retailer Map













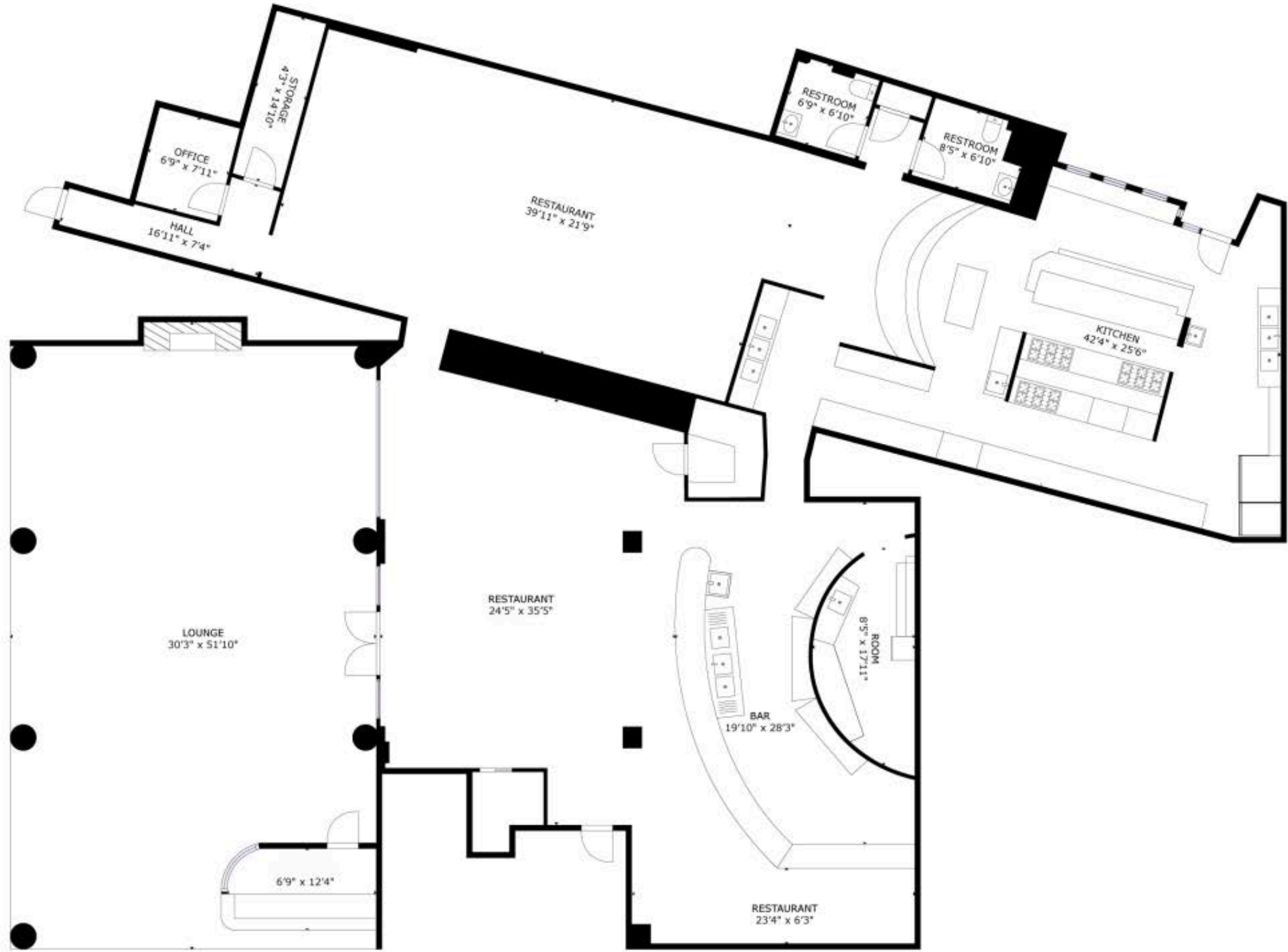
















### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info



## KEY FACTS

1 mile

12,865

Population



31.3

Median Age



1.9

Average Household Size

\$51,191

Median Household Income

1,868

2023 Owner Occupied Housing Units (Esri)

4,284

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



1,648

Total Businesses



19,672

Total Employees

## HOUSING STATS

1 mile



\$518,939

Median Home Value



\$6,556

Average Spent on Mortgage & Basics



\$879

Median Contract Rent

### 2024 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (17.6%)

The smallest group: \$150,000 - \$199,999 (4.7%)

1 mile

Indicator ▲	Value	Diff	
<\$15,000	13.4%	+6.2%	
\$15,000 - \$24,999	9.9%	+3.0%	
\$25,000 - \$34,999	9.5%	+2.9%	
\$35,000 - \$49,999	16.3%	+1.2%	
\$50,000 - \$74,999	14.6%	-0.9%	
\$75,000 - \$99,999	17.6%	+0.8%	
\$100,000 - \$149,999	9.0%	-7.1%	
\$150,000 - \$199,999	4.7%	-2.1%	
\$200,000+	5.1%	-3.9%	

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	12,865	62,453	85,856	2022 Per Capita Income	\$35,717	\$38,824	\$40,942
2022 Household Population	11,425	59,800	82,933	2022 Median Household Income	\$51,191	\$56,938	\$64,438
2022 Family Population	5,398	35,647	54,084	2022 Average Household Income	\$74,760	\$83,096	\$91,123
2027 Total Population	13,144	63,744	89,204	2027 Per Capita Income	\$42,187	\$46,313	\$48,915
2027 Household Population	11,703	61,091	86,281	2027 Median Household Income	\$60,357	\$69,972	\$78,445
2027 Family Population	5,474	36,053	56,026	2027 Average Household Income	\$87,441	\$98,197	\$108,030



# Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.



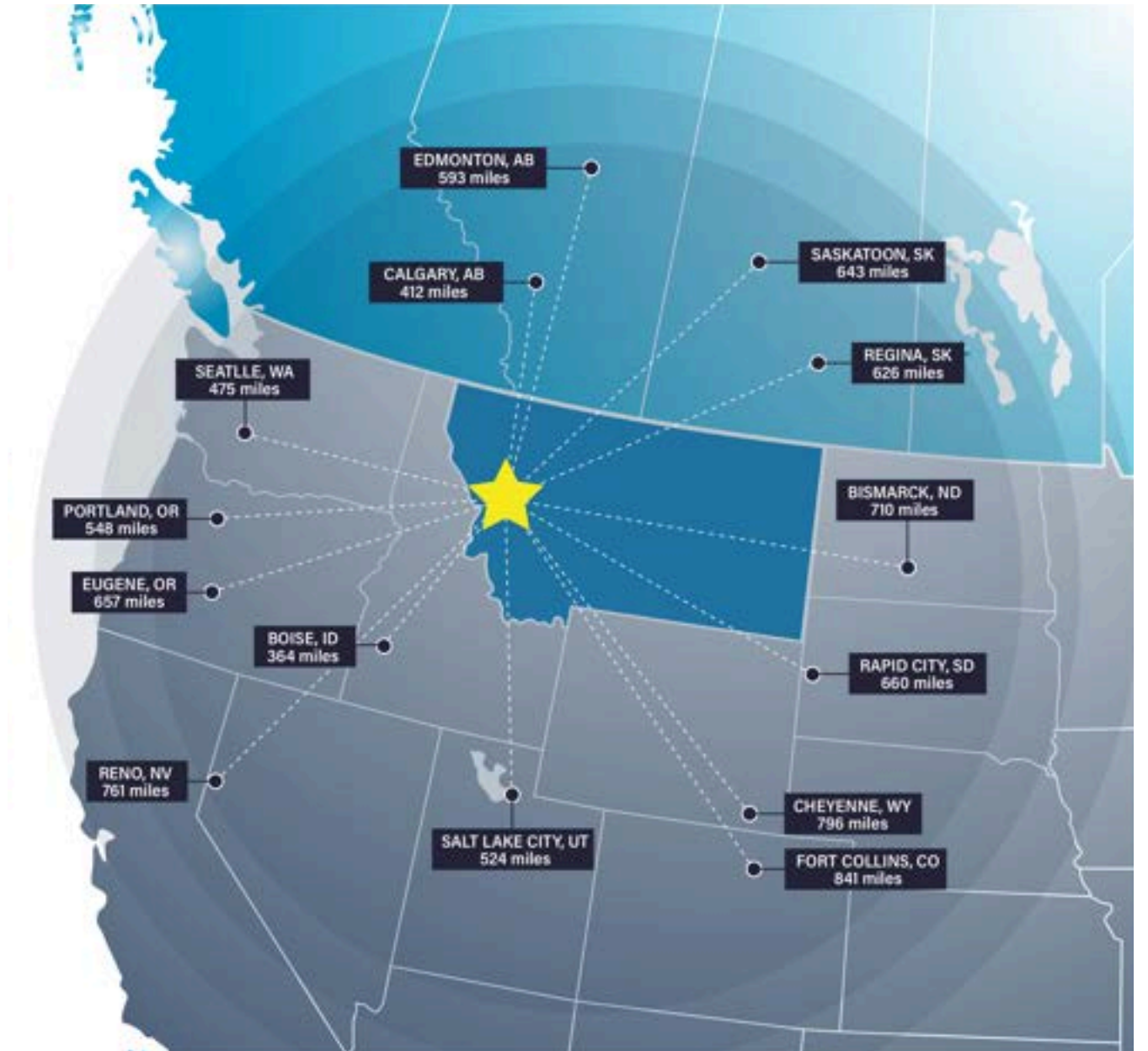


# Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.





# Top Employers

## University of Montana

3,000+ employees

## Missoula County Public Schools

3,000+ employees

## St. Patrick Hospital

1000+ employees

## Montana Rail Link

1,000+r employees

## Community Medical Center

1000+ employees

## Missoula County

500+ employees

## City of Missoula

500+ employees

## Allegiance Benefits

500+ employees

# Noteworthy

Submittable 



workiva



Pathlabs



Cognizant

PatientOne



Source: Montana Department of Labor & Industry | [lmi.mt.gov](http://lmi.mt.gov) & Zippia | [zippia.com](http://zippia.com)





# ACCOLADES

## #1 Most Fun City for Young People

Smart Assets

## #2 Best Places to Live in the American West

Sunset Magazine

## Top 10 Medium Cities for the Arts

2023 Southern Methodist University

## #4 Best Small Cities in America to Start a Business

Verizon Wireless

## #10 Best Small Metros to Launch a Business

CNN Money

## #6 Best Cities for Fishing

Rent.com

## #1 City for Yoga

Apartment Guide

## Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

## International Public Library of 2022

The International Federation of Library Associations World Congress

# PEOPLE

## 12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

## Median Age 34 Years Old

The median age in the US is 39

## 58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

## 24.7% High Income Households

Incomes over \$100,000 a year

## 53.4% Renters

## Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation



# ACCESS

## **16 Minutes**

Average Commute Time

## **15.6% Multimodal Commuters**

Walk or bike to work

## **81 Hours Saved**

81 hours saved in commute yearly over national average

## **14 Non-Stop Air Destinations**

With a recently upgraded terminal at the Missoula International Airport

## **62 Miles**

Of bike lanes with a Gold rating from the League of American Bicyclists

## **12 Routes**

Provided by a bus network across the City of Missoula

## **11 EV Charge Stations**

Available to the public across Missoula

# ECONOMY

## **Designated as a Tech Hub**

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

## **Diversity Among Top Employers**

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

## **High Labor Participation**

Missoula consistently offers one of the highest labor force participation rates in the country.

## **Expanding Industries**

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

## **Growing Number of Technology Companies**

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula





# Brokerage Team



**CONNOR MCMAHON**  
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



**CHRIS BRISTOL**  
Transaction Coordinator  
Commercial Real Estate Advisor

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.



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