



PROPERTY DESCRIPTION

+/-1976sf Retail Suite at Helena Square. Located directly adjacent to the new Helena City Hall and US Steel City Center mixed use development currently under construction. Easily accessible via the paved +/- 2 Mile Hillsboro Trail system that connects to many LSV friendly neighborhoods and Old Town. Suite was formerly occupied by a specialty Dessert Shop, and is mostly open space with a half demising wall that separated the production from retail areas.

PROPERTY HIGHLIGHTS

- In Fast Growing Area
- Direct Traffic Counts over 17,000VPD
- On the Hillsboro Trail System
- LSV accessible
- Available Dec 2024 or sooner

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,976 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	584	2,271	11,331
Total Population	1,805	6,773	32,343
Average HH Income	\$143,903	\$143,773	\$125,519

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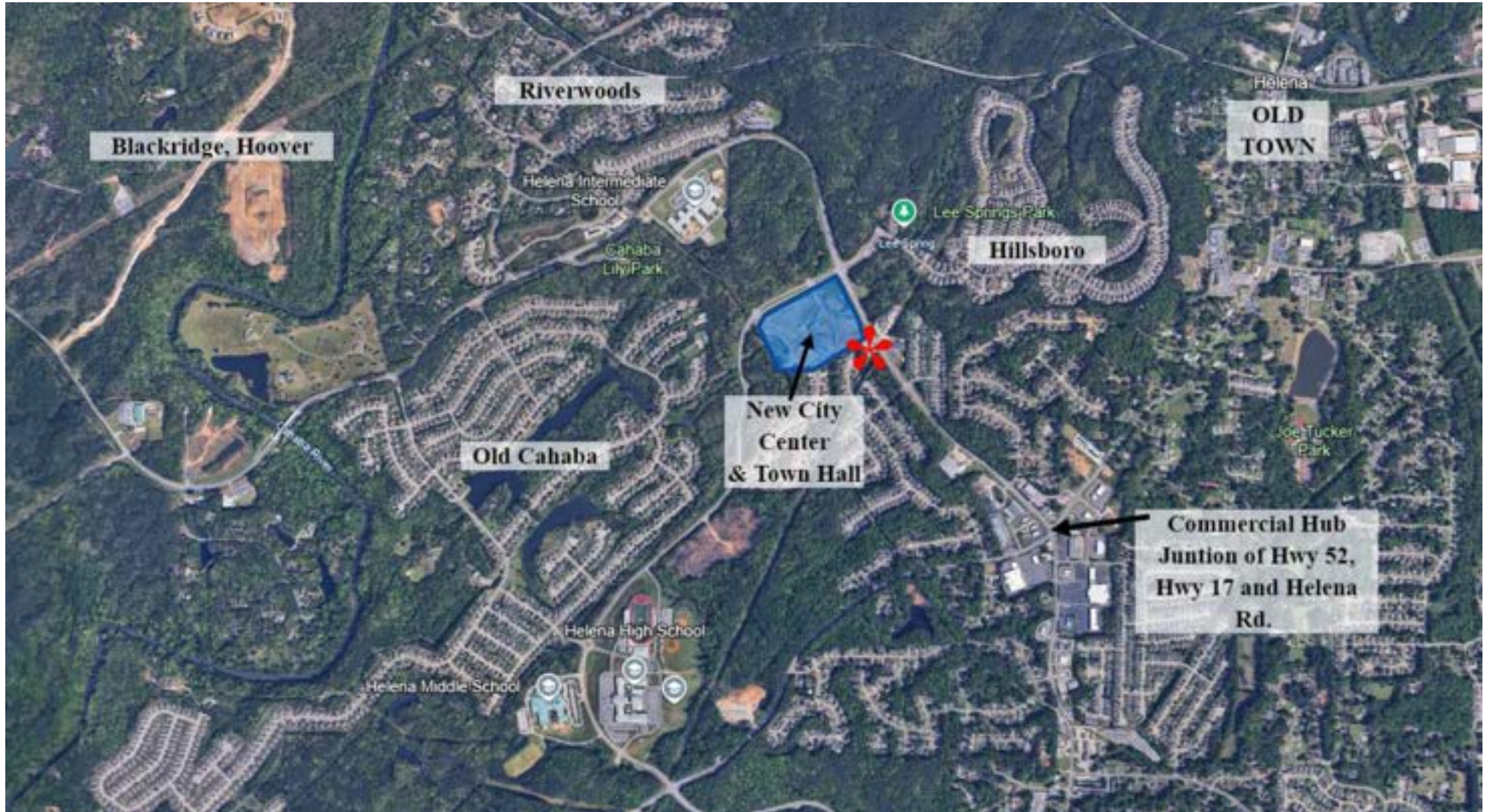
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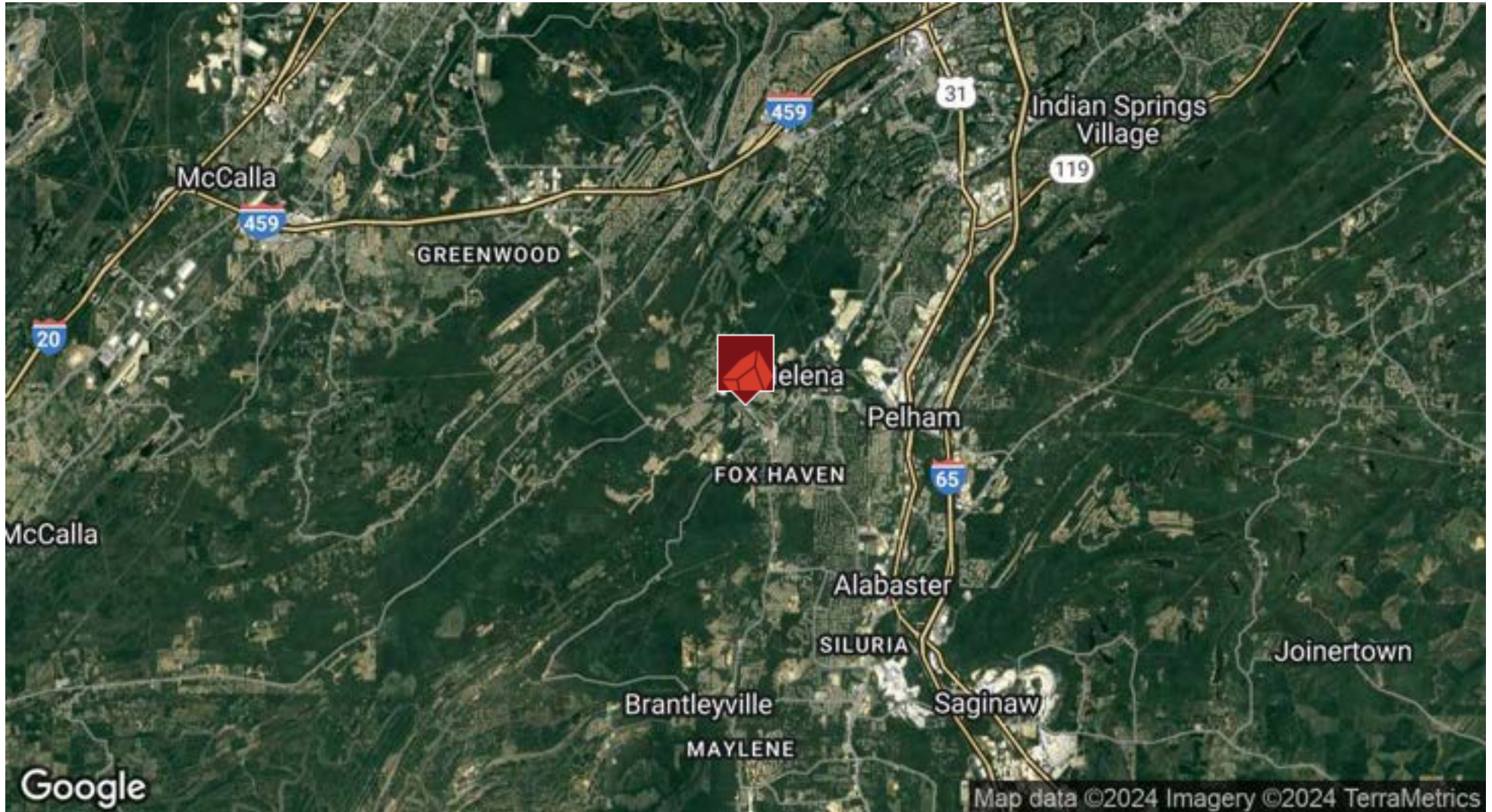
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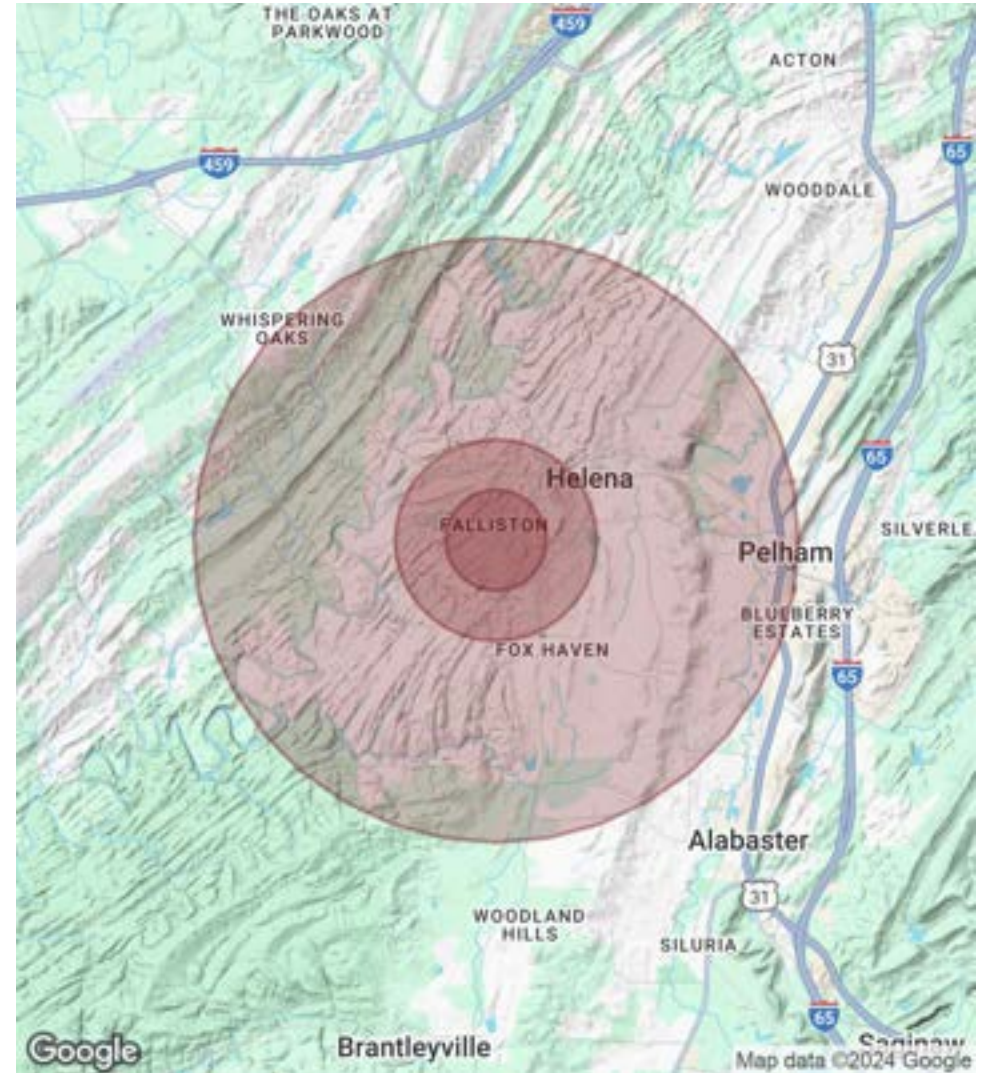
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,805	6,773	32,343
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	584	2,271	11,331
# of Persons per HH	3.1	3	2.9
Average HH Income	\$143,903	\$143,773	\$125,519
Average House Value	\$377,936	\$356,478	\$311,144

Demographics data derived from AlphaMap



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