



SterlingCRE
ADVISORS

**Prime Restaurant
Space in the Iconic
Florence Building**

**111 North Higgins Avenue
Missoula, Montana
±2,272 SF | Downtown Missoula**

Exclusively listed by:
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Opportunity Overview

Position your restaurant or café concept in one of Missoula's most iconic downtown buildings—The Florence Building—located at 111 North Higgins Avenue. This $\pm 2,272$ square foot ground-floor suite offers unmatched visibility and access in the heart of Missoula's thriving retail and dining district.

The available space is adjacent to the building's historic Art Deco-inspired lobby, which features generous common seating, a cozy fireplace, and elegant finishes that elevate the guest experience. The suite includes a spacious dining area and a fully equipped kitchen with hood vents, coolers, and freezers—ideal for quick startup and reduced buildout costs.

While the bar area has been leased, this offering remains highly versatile. A liquor license may still be available to qualifying tenants via a concession agreement; terms are negotiable.

Additional amenities such as basement storage and access to a separate first-floor coffee bar are available for lease, offering added flexibility to expand your brand's presence in one of Missoula's most recognizable landmarks.



Address

111 North Higgins Avenue

Property Type

Restaurant

List Rate

\$20-\$28/SF + NNN

Estimated NNN

± 10.51 /SF/YR

Total Square Feet

$\pm 2,272$ Square Feet*

*(*Additional basement space available, please inquire for details)*



Opportunity Overview

Interactive Links

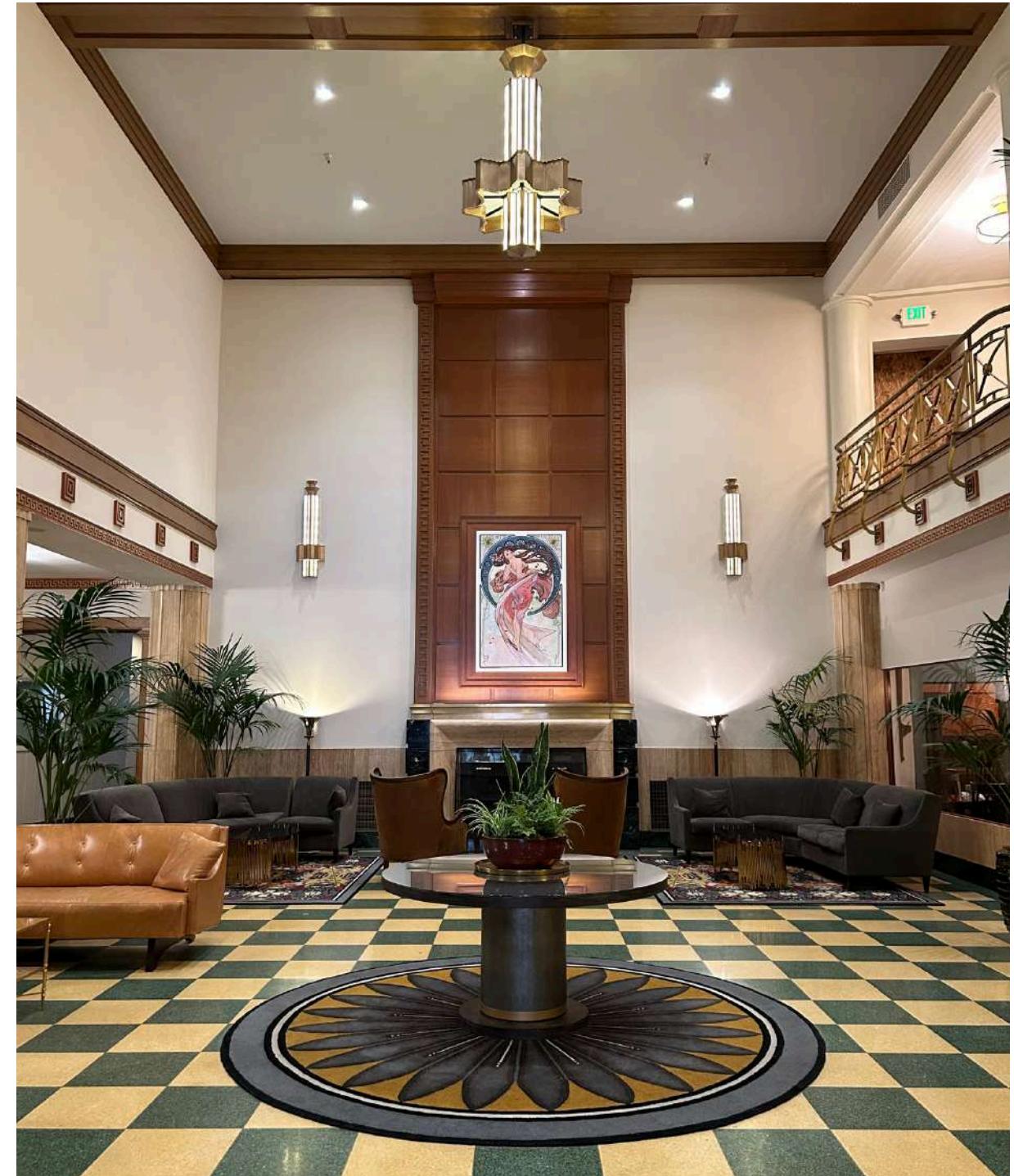
 [Link to Listing](#)

 [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



2,272 square feet featuring a 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



Retailer Map







Rendering



Rendering

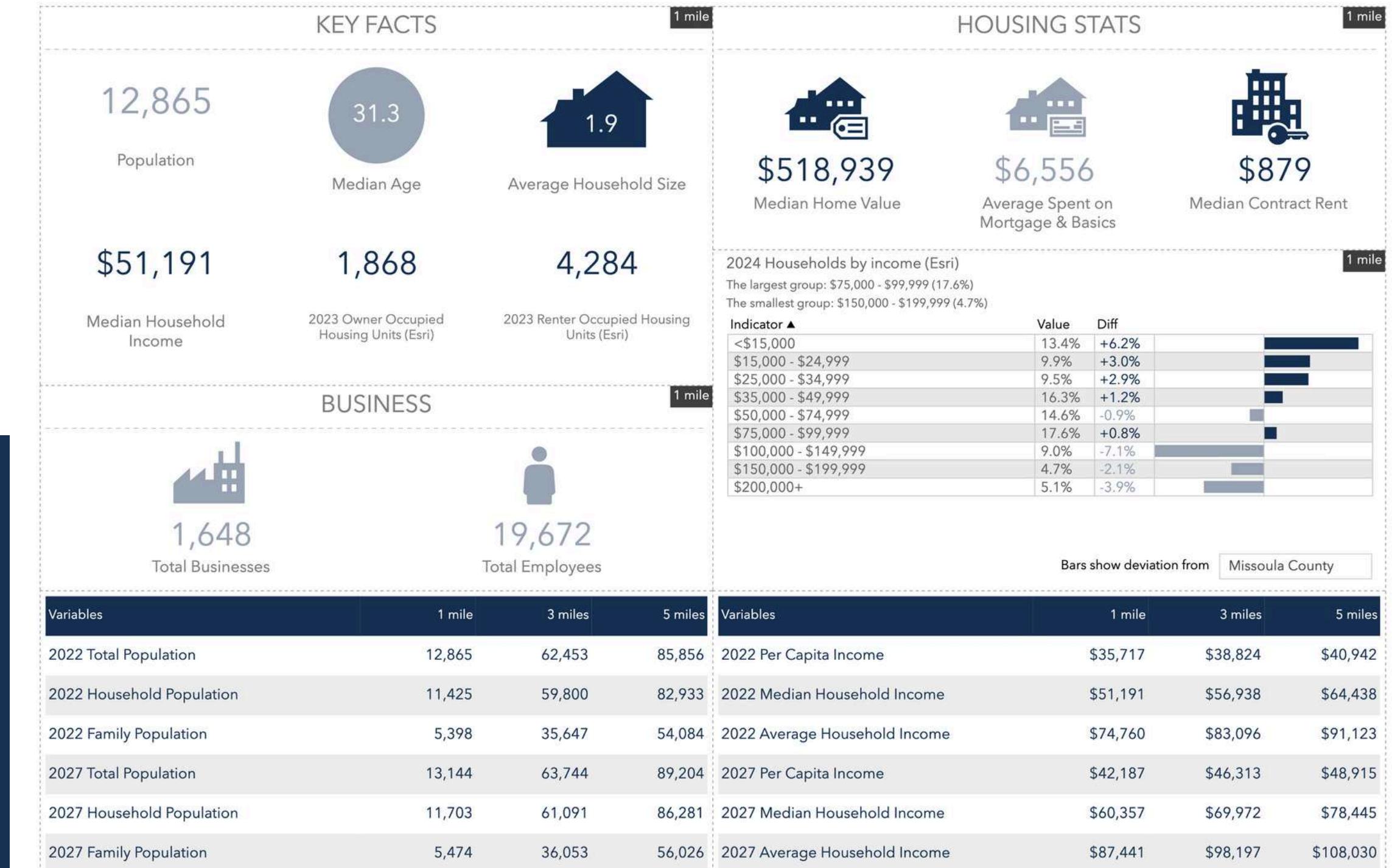


Rendering





Radius Map



Missoula Air Service

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

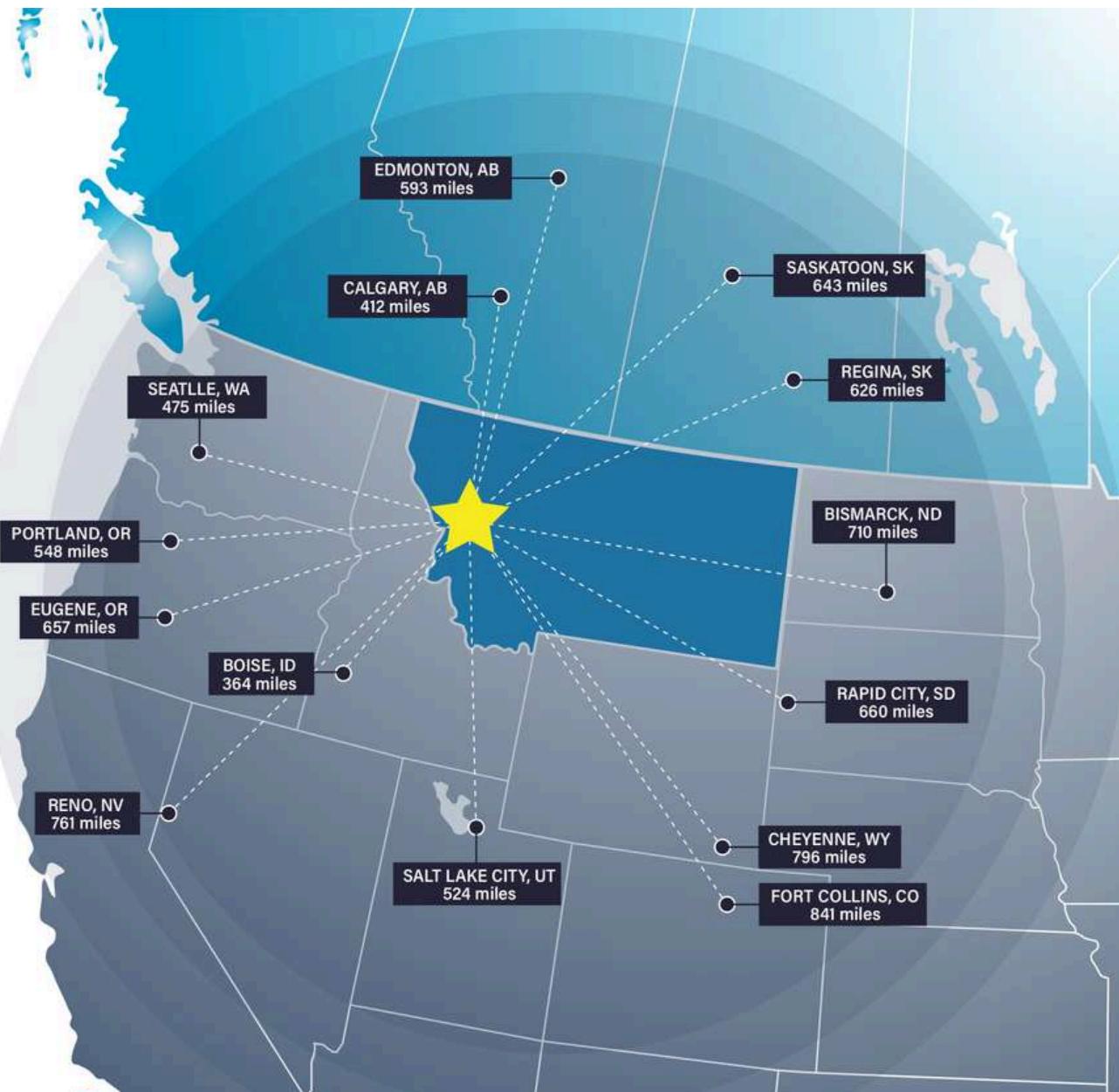


Missoula Access

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.



Access Across the Northwest

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+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable



workiva



Pathlabs



Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia.com



About Missoula

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

WE
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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 specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding \$150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.



JOE TREDIK

Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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