



**SterlingCRE**  
ADVISORS

## Prime Restaurant Space in the Iconic Florence Building

111 North Higgins Avenue  
Missoula, Montana

±2,272 SF | Downtown Missoula

Exclusively listed by:

**Connor McMahon**

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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 ±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	± 2,272 Square Feet* <i>*Additional basement space available, please inquire for details)</i>



# Interactive Links

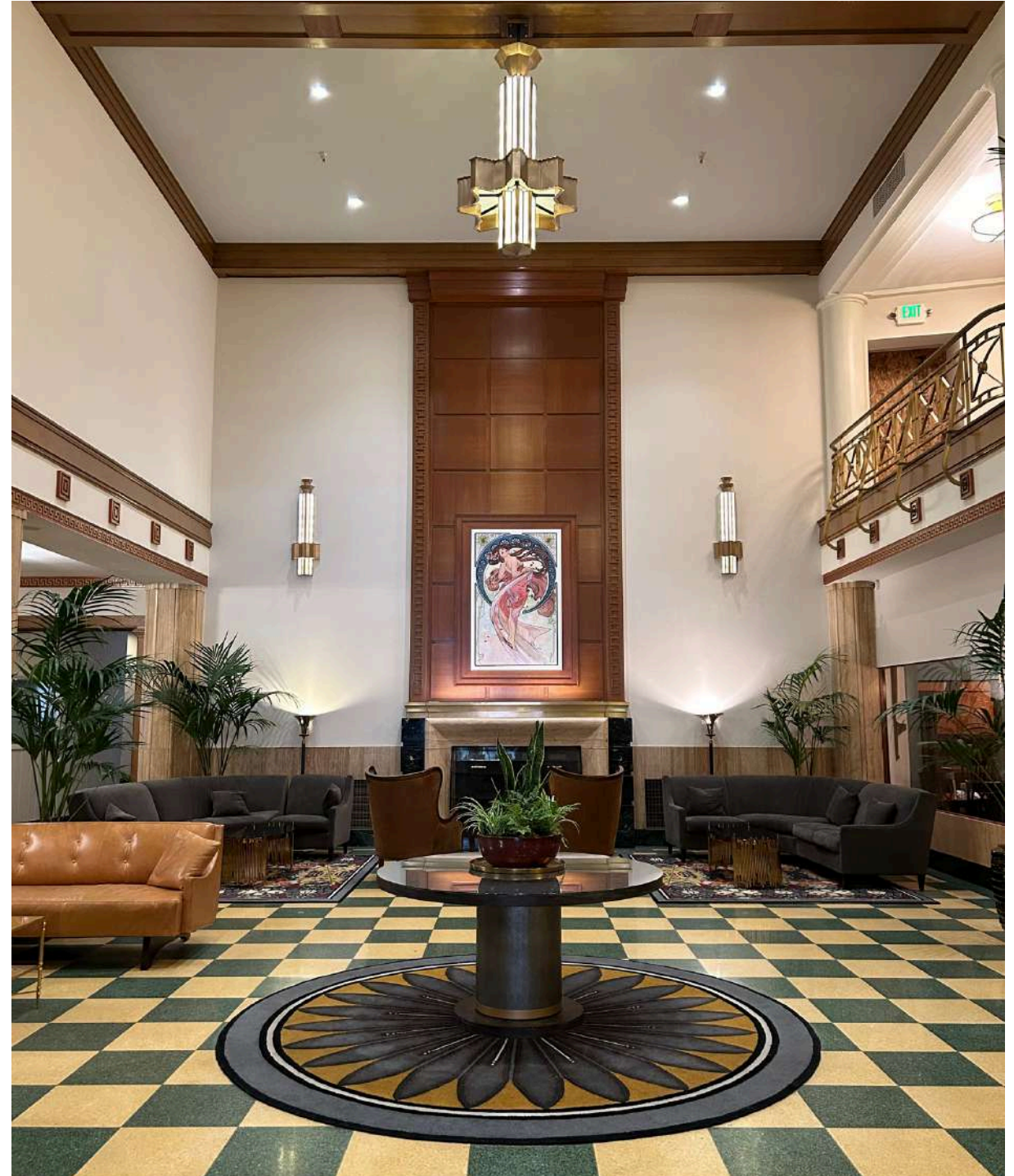
 Link to Listing

 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**



**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.























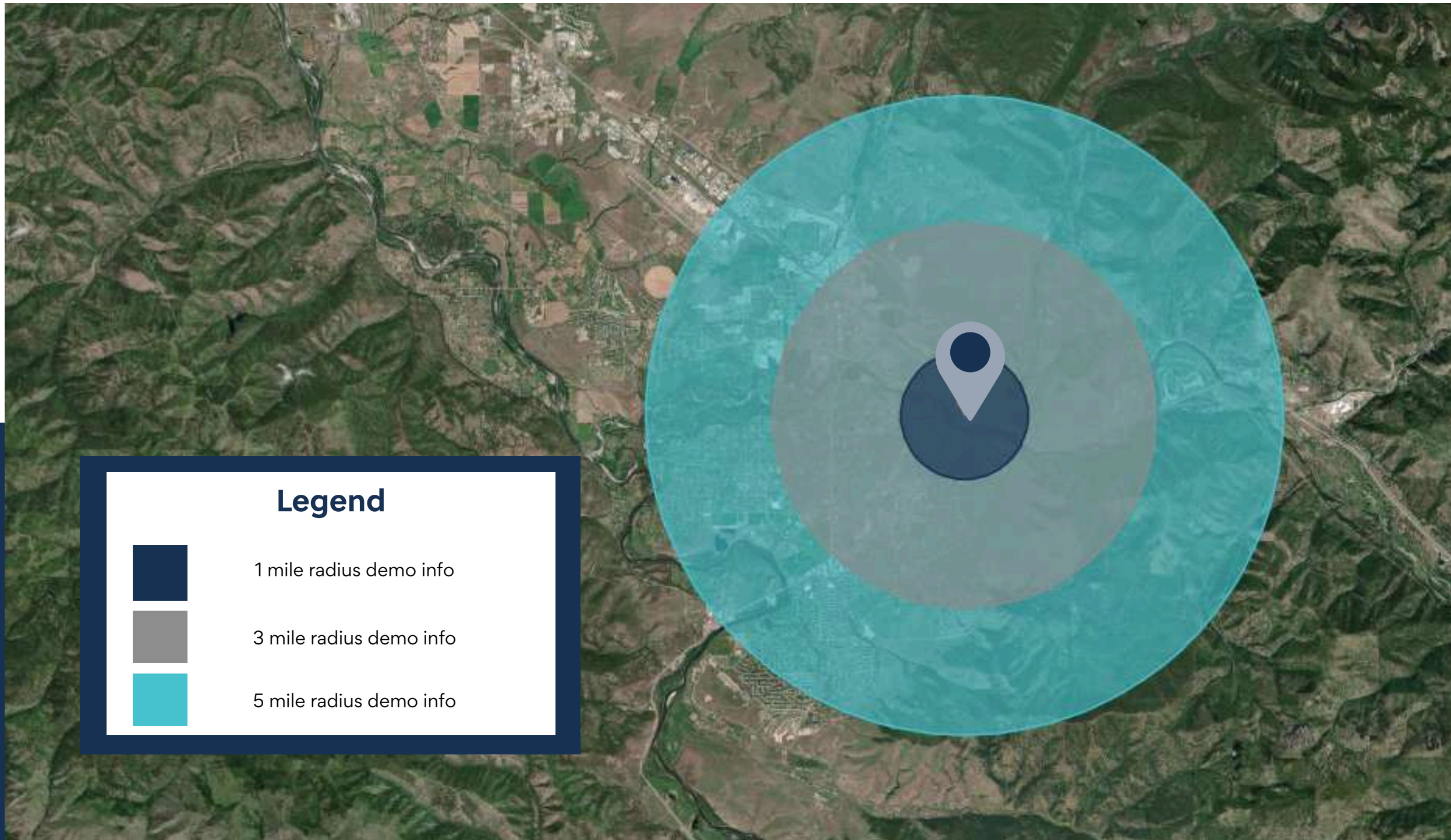












### Legend



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
2022 Total Population	12,865	62,453	85,856
2022 Household Population	11,425	59,800	82,933
2022 Family Population	5,398	35,647	54,084
2027 Total Population	13,144	63,744	89,204
2027 Household Population	11,703	61,091	86,281
2027 Family Population	5,474	36,053	56,026

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$35,717	\$38,824	\$40,942
2022 Median Household Income	\$51,191	\$56,938	\$64,438
2022 Average Household Income	\$74,760	\$83,096	\$91,123
2027 Per Capita Income	\$42,187	\$46,313	\$48,915
2027 Median Household Income	\$60,357	\$69,972	\$78,445
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.



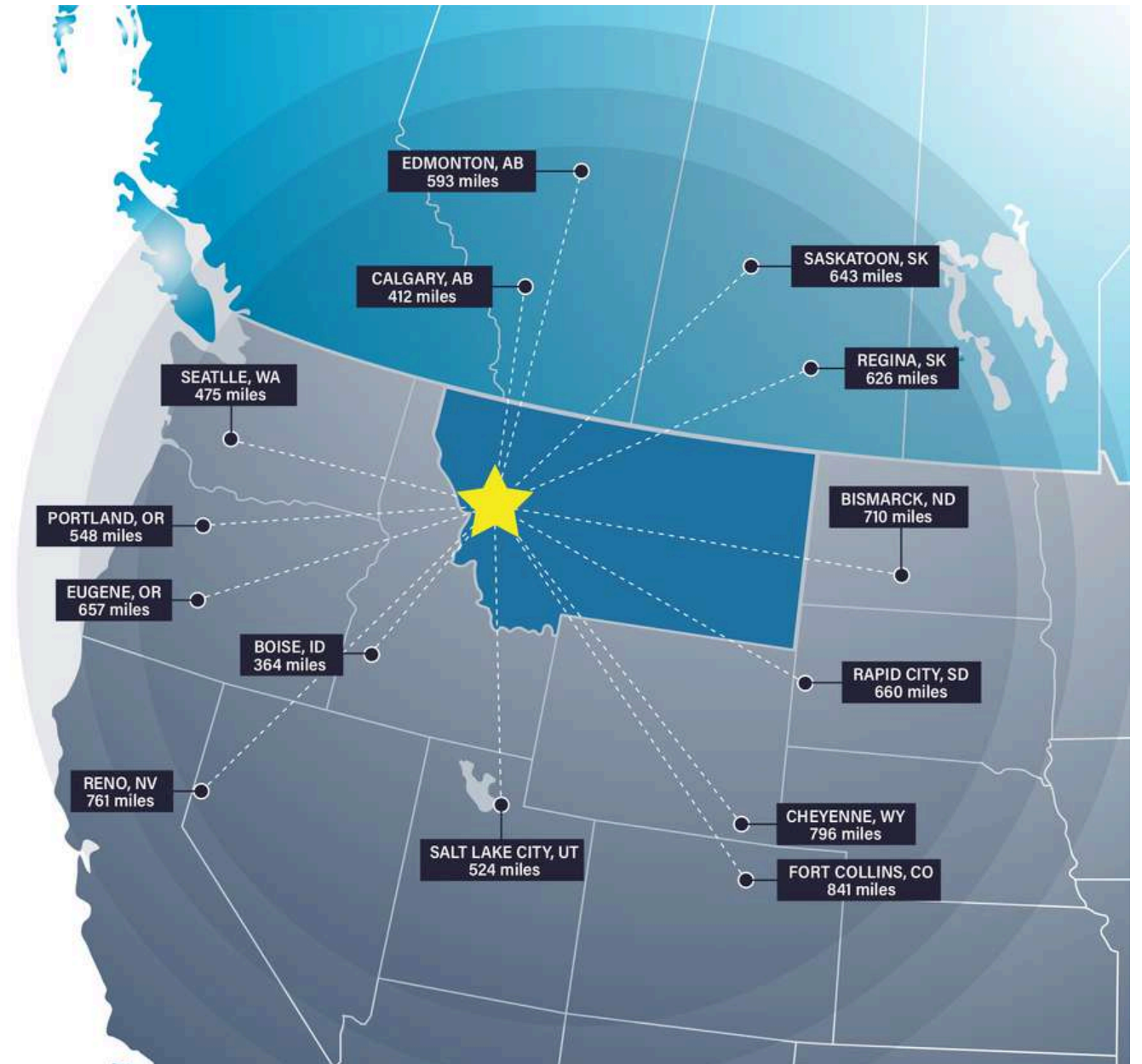


# Missoula Access

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.



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+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 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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