

# LEASE

**2376 MAIN ST, SUITE 814**

Billings, MT 59105



**LEASE RATE**

**\$2,417/mo - \$5,667/mo**

**Todd Sherman**  
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Lease Rate

**\$2,417 - \$5,667  
PER MONTH**

## OFFERING SUMMARY

Building Size:	10,920 SF
Lot Size:	2 Acres
Zoning:	CX-Heavy Commercial
Base Rent:	\$12 NNN
NNN:	\$4 SF

## PROPERTY OVERVIEW

- 1,820 SF Retail/Office Space for Lease
- Open Retail or Reception Area
- Large Private Office or Conference Room
- Kitchenette
- Professional Space with Tasteful Finishes
- Plenty of Parking
- ADA Restroom

Note: Adjacent 79,000 SF Graveled Lot with Main St/Highway Exposure is For Lease for an Additional \$3,250/mo

## LOCATION OVERVIEW

Great retail/office location in the Billings Heights at the intersection of Main Street & Highway 87. Class A retail building with great neighboring tenants such as Santiago's Mexican Restaurant and Elite Dental. Being on the north end of the Heights, this location is great for any business looking to serve the heights, Shepherd & Huntley clients. High traffic and excellent retail exposure that will only increase with the new bypass coming. While office/retail + graveled yard was previously used for a truck driving academy, ideal tenants could include heavy equipment dealer, trailer sales, modular building or shed sales, storage container sales, used car lot, RV/Boat dealer or rental fleet leasing. Total lease rate for retail/office + graveled lot is \$5,667/mo +

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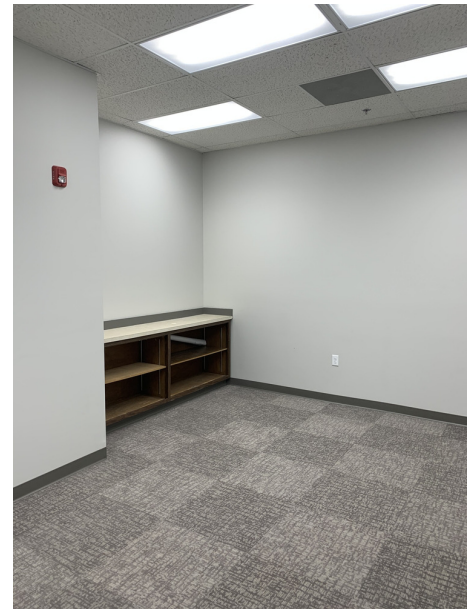
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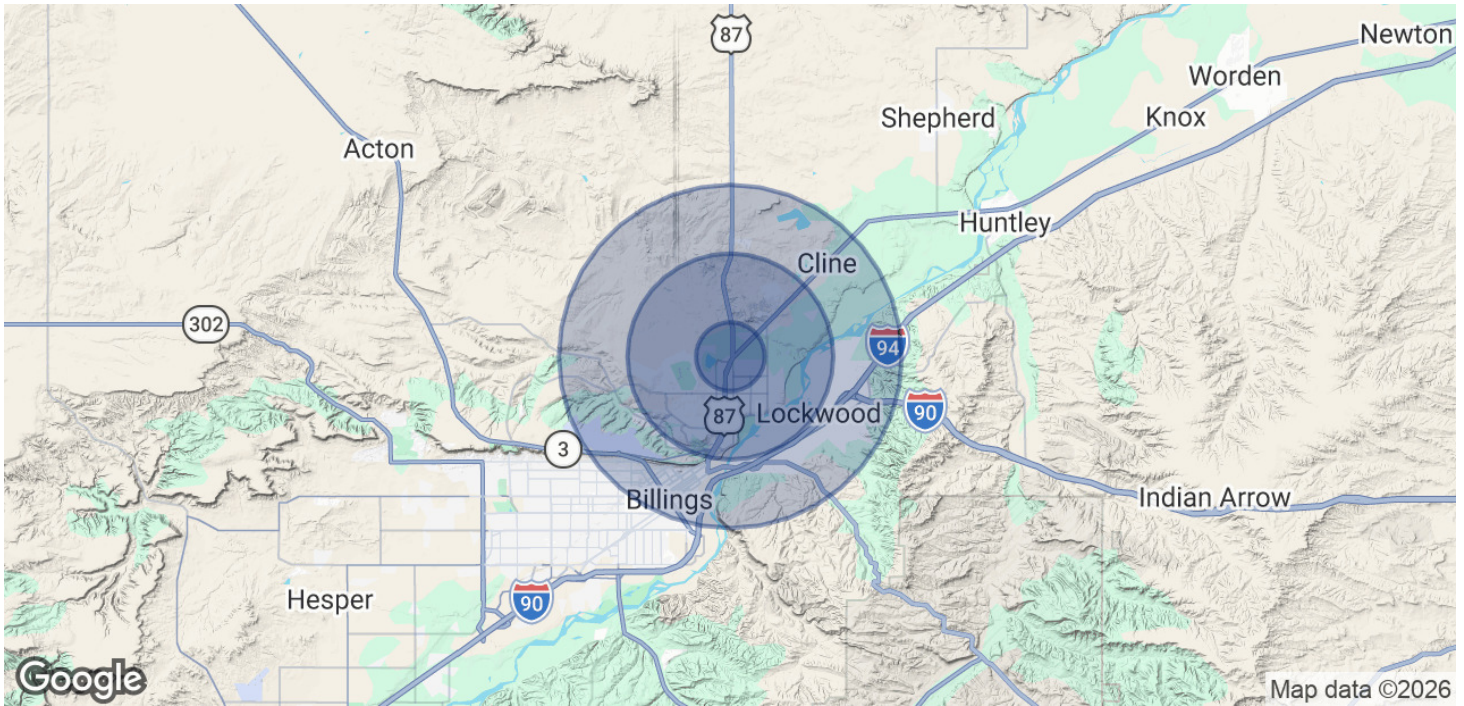


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,105	29,333	49,016
Average Age	37	36	36.1
Average Age (Male)	35.4	33.5	34.5
Average Age (Female)	38.6	38.6	37.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,511	11,752	20,026
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$66,069	\$61,255	\$55,294
Average House Value	\$165,238	\$162,134	\$153,718

2020 American Community Survey (ACS)

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