



Retail | Drive-Thru QSR | Gas Station Development Opportunity in the Flathead Valley

2155 9th Street West
Columbia Falls, Montana

±1.13 acres | Retail

Land For Sale or Lease
Build to Suit Options Available

Exclusively listed by:

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Opportunity Overview

Welcome to 2155 9th Street West, a high-visibility commercial development opportunity in Columbia Falls. This prime site offers excellent accessibility with direct frontage on US Highway 2 — making it an exceptional location for a wide-range of retail and hospitality businesses.

Only one site remains, ideally suited for a retail, QSR, convenience store or gas station. The lot is strategically configured with traffic flow in mind, designed to accommodate high-turnover customer access. Surrounding development plans include a hotel, retail store, and drive-thru coffee shop, creating strong synergy and consistent traffic for the site.

Columbia Falls, Montana, is experiencing steady growth. As of 2024, the city's population reflects an annual growth rate of 1.92% and an 8.18% increase since the 2020 census. This upward trend presents promising opportunities for new retail and hospitality ventures. Columbia Falls’s proximity to Glacier National Park — which drew nearly 2.9 million visitors in 2022 — enhances its appeal as a strategic location for businesses targeting both residents and tourists.



This opportunity also aligns with other significant commercial growth in the area, including a multi-phase development on Nucleus Avenue and Fifth Street featuring 48 residential units, a steakhouse and bar, retail spaces, and a boutique hotel.

Options are available for build-to-suit or ground leases.

Last Site Available

Address	2155 9th Street West, Columbia Falls
Property Type	Retail; QSR; C-Store; Gas Pad
Price	Negotiable
Totale Acreage	±1.13 Acres
Total Square Feet	±49,261 Square Feet

Interactive Links

-  [Link to Listing](#)
-  [Street View](#)



Prime Location: This site offers a high-visibility commercial development opportunity directly on US Highway 2



Growing Market: Columbia Falls is experiencing steady growth, with a population increase of 8.18% since 2020 and a 1.92% annual growth rate



Tourist Appeal: The site benefits from proximity to Glacier National Park, making it ideal for retail and hospitality businesses



Thriving Development: This opportunity aligns with ongoing commercial projects in Columbia Falls, including a mixed-use development with residential, retail, and hospitality spaces



Flexible Options: Build-to-suit and ground lease options are available to accommodate various business needs

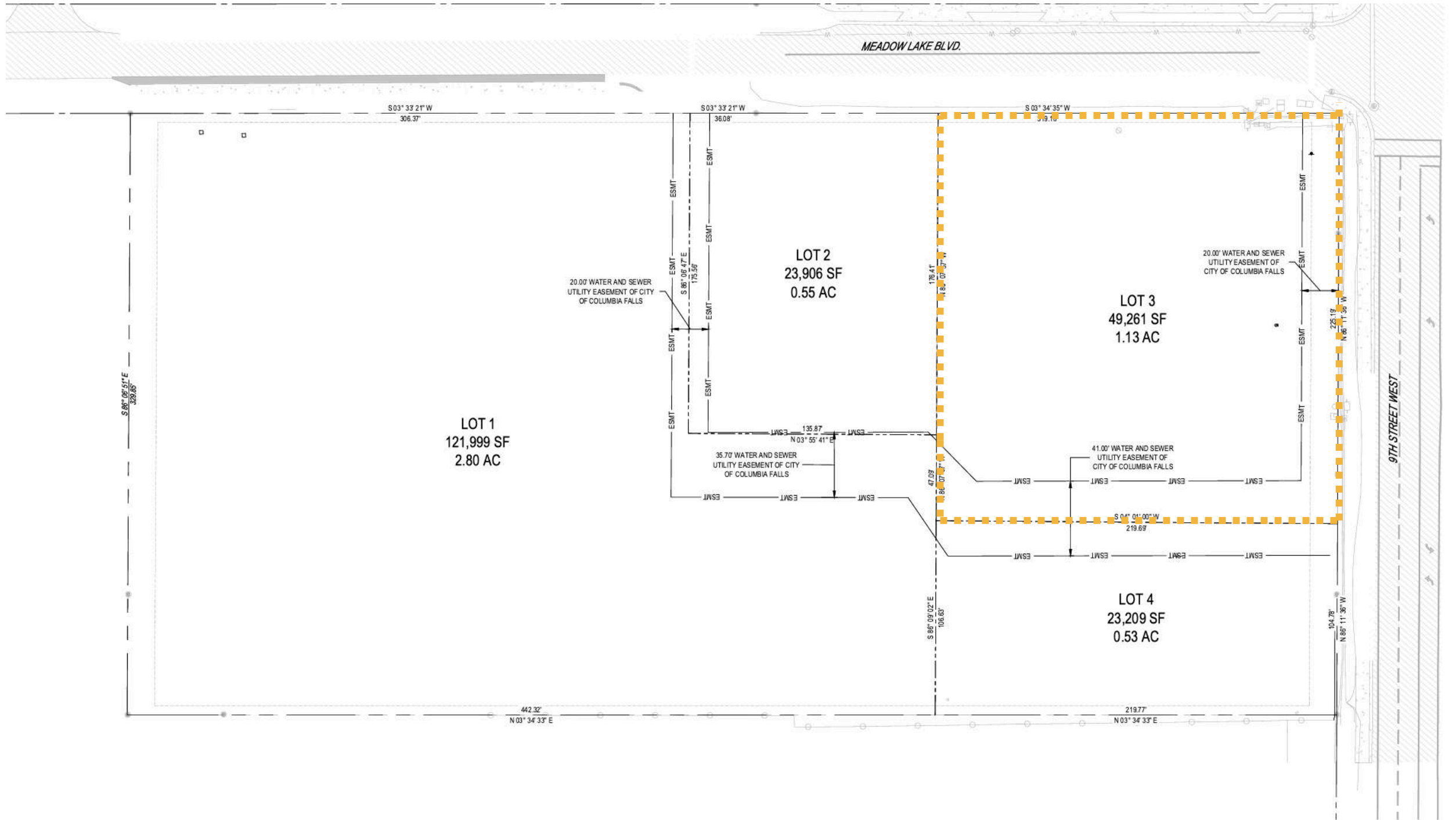
Build-to-Suit Opportunity in the Flathead Valley

Prime location along 9th Street West/US Highway 2 - excellent accessibility and visibility - an extremely attractive location for retail and hospitality businesses.





Regional Map





Available
 ± 1.13 Acres



1 SITE PLAN - OPTION 3
1" = 30'-0"



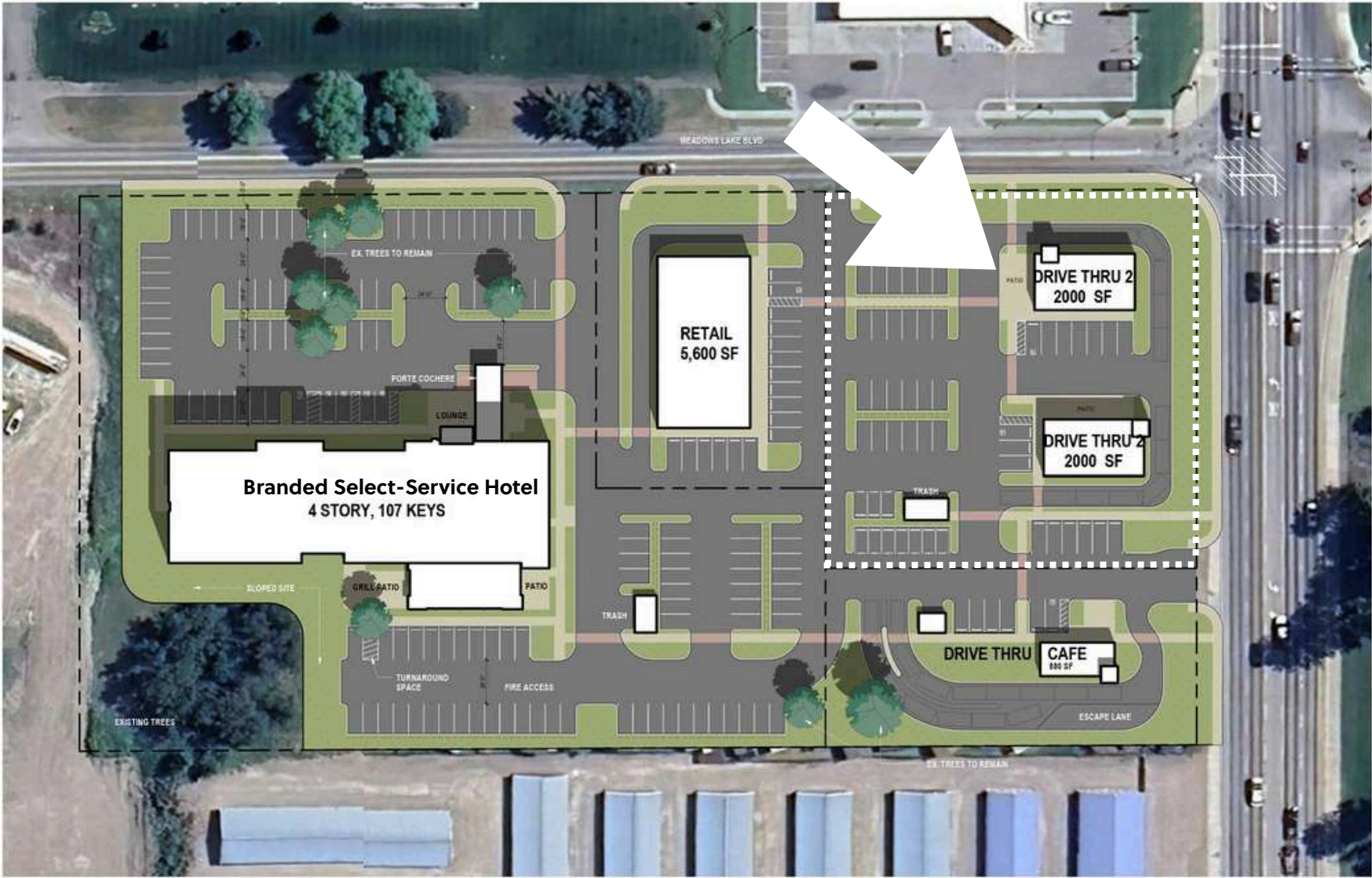
PARKING REQUIRED

USE	REQUIREMENT	SPACES REQUIRED
HOTEL	1.00 PER GUESTROOM + 1/2 PER STAFF	112
RETAIL	1 PER 300 SF	19
DRIVE-THRU	MIN. 1 PER 80 SF	84
TOTAL		215

PARKING PROVIDED OPT3

TYPE	COUNT
CAFE	
8' X 20' PARKING SPACE (ACCESSIBLE)	1
8' X 20' PARKING SPACE (TYP.)	8
DRIVE THRU	
8' X 20' PARKING SPACE (TYP.)	9
8' X 10' PARKING SPACE (ACCESSIBLE)	1
8' X 20' PARKING SPACE (TYP.)	32
HOTEL	
8' X 20' PARKING SPACE (ACCESSIBLE)	8
8' X 20' PARKING SPACE (TYP.)	107
RETAIL	
8' X 20' PARKING SPACE (ACCESSIBLE)	1
8' X 20' PARKING SPACE (TYP.)	18
PARKING SPACES IN DRIVE THRU LANES	38
TOTAL ON SITE	224





PARKING REQUIRED OPT4

USE	REQUIREMENT	SPACES REQUIRED
HOTEL	1.00 PER GUESTROOM + 1/2 PER STAFF	112
RETAIL	1 PER 300 SF	19
DRIVE THRU	MIN. 1 PER 80 SF	81
TOTAL		212

PARKING PROVIDED OPT4

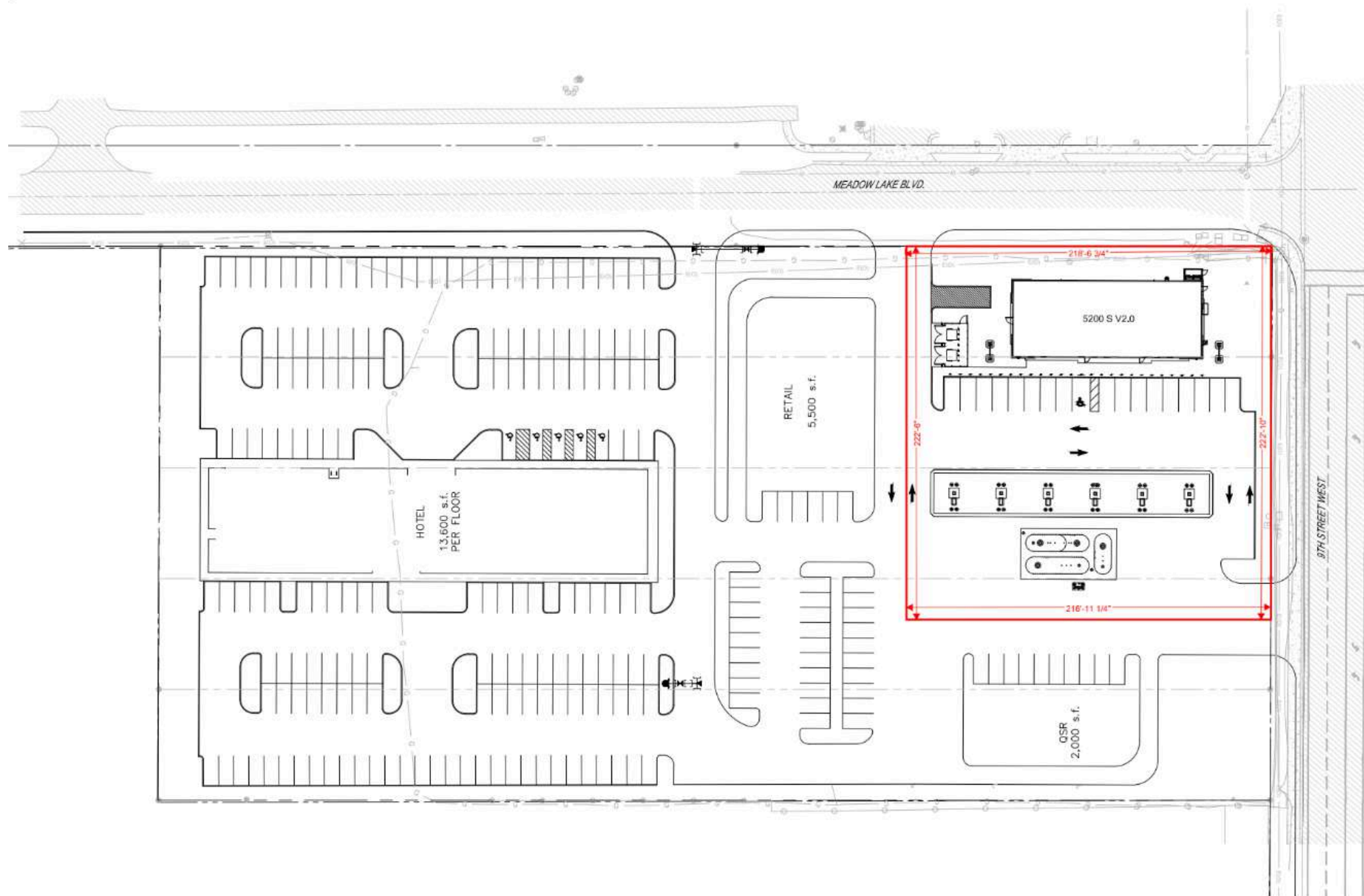
TYPE	COUNT
9' X 20' PARKING SPACE (TYP.)	1
CAFE	
9' X 20' PARKING SPACE (ACCESSIBLE)	1
9' X 20' PARKING SPACE (TYP.)	9
DRIVE THRU:	
9' X 16' COMPACT PARKING SPACE	10
9' X 20' PARKING SPACE (TYP.)	34
9' X 20' PARKING SPACE (ACCESSIBLE)	2
9' X 20' PARKING SPACE (TYP.)	2
HOTEL	
9' X 20' PARKING SPACE (ACCESSIBLE)	8
9' X 20' PARKING SPACE (TYP.)	103
RETAIL	
9' X 20' PARKING SPACE (ACCESSIBLE)	1
9' X 20' PARKING SPACE (TYP.)	18
9' X 20' PARKING SPACE (TYP.)	14
9' X 20' PARKING SPACE (TYP.)	181
PARKING SPACES IN DRIVE THRU LANE	14
TOTAL ON SITE:	289

1 SITE PLAN - OPTION 4
1" = 30'-0"

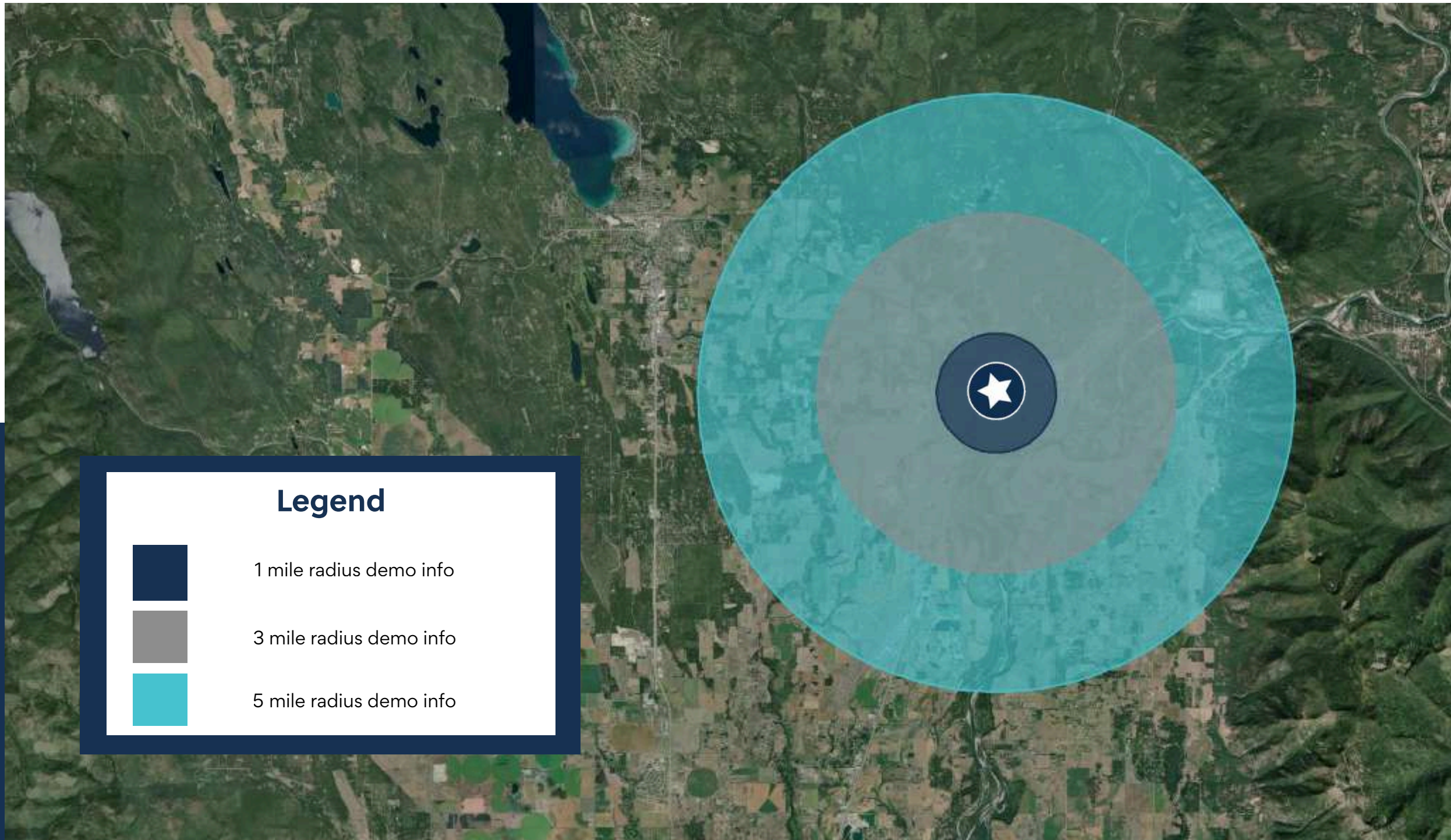




Site Option Four | Gas Station and C-Store



SITE PLAN	
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	INFILTRATION GALLERY



KEY FACTS

1 mile

3,561

Population

40.9

Median Age

2.5

Average Household Size

\$61,475

Median Household
Income

943

2023 Owner Occupied
Housing Units (Esri)

443

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile



121

Total Businesses



1,005

Total Employees

HOUSING STATS

1 mile



\$442,254

Median Home Value



\$10,636

Average Spent on
Mortgage & Basics



\$904

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.9%)

The smallest group: \$25,000 - \$34,999 (4.0%)

1 mile

Indicator ▲	Value	Diff		
<\$15,000	16.6%	+4.9%		
\$15,000 - \$24,999	10.2%	+0.4%		
\$25,000 - \$34,999	4.0%	-2.6%		
\$35,000 - \$49,999	9.8%	+1.0%		
\$50,000 - \$74,999	16.9%	+0.2%		
\$75,000 - \$99,999	14.6%	+1.9%		
\$100,000 - \$149,999	13.3%	-3.7%		
\$150,000 - \$199,999	6.4%	-1.8%		
\$200,000+	8.0%	-0.7%		

Bars show deviation from Flathead County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	3,561	11,605	16,156	2022 Per Capita Income	\$34,070	\$36,658	\$39,629
2022 Household Population	3,452	11,425	15,942	2022 Median Household Income	\$61,475	\$65,693	\$69,632
2022 Family Population	2,618	8,771	12,536	2022 Average Household Income	\$87,076	\$91,361	\$99,215
2027 Total Population	3,660	12,174	17,061	2027 Per Capita Income	\$39,636	\$42,386	\$45,953
2027 Household Population	3,551	11,994	16,848	2027 Median Household Income	\$73,054	\$76,235	\$79,624
2027 Family Population	2,684	9,173	13,205	2027 Average Household Income	\$101,724	\$106,363	\$115,956

Flathead Valley Air Service

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

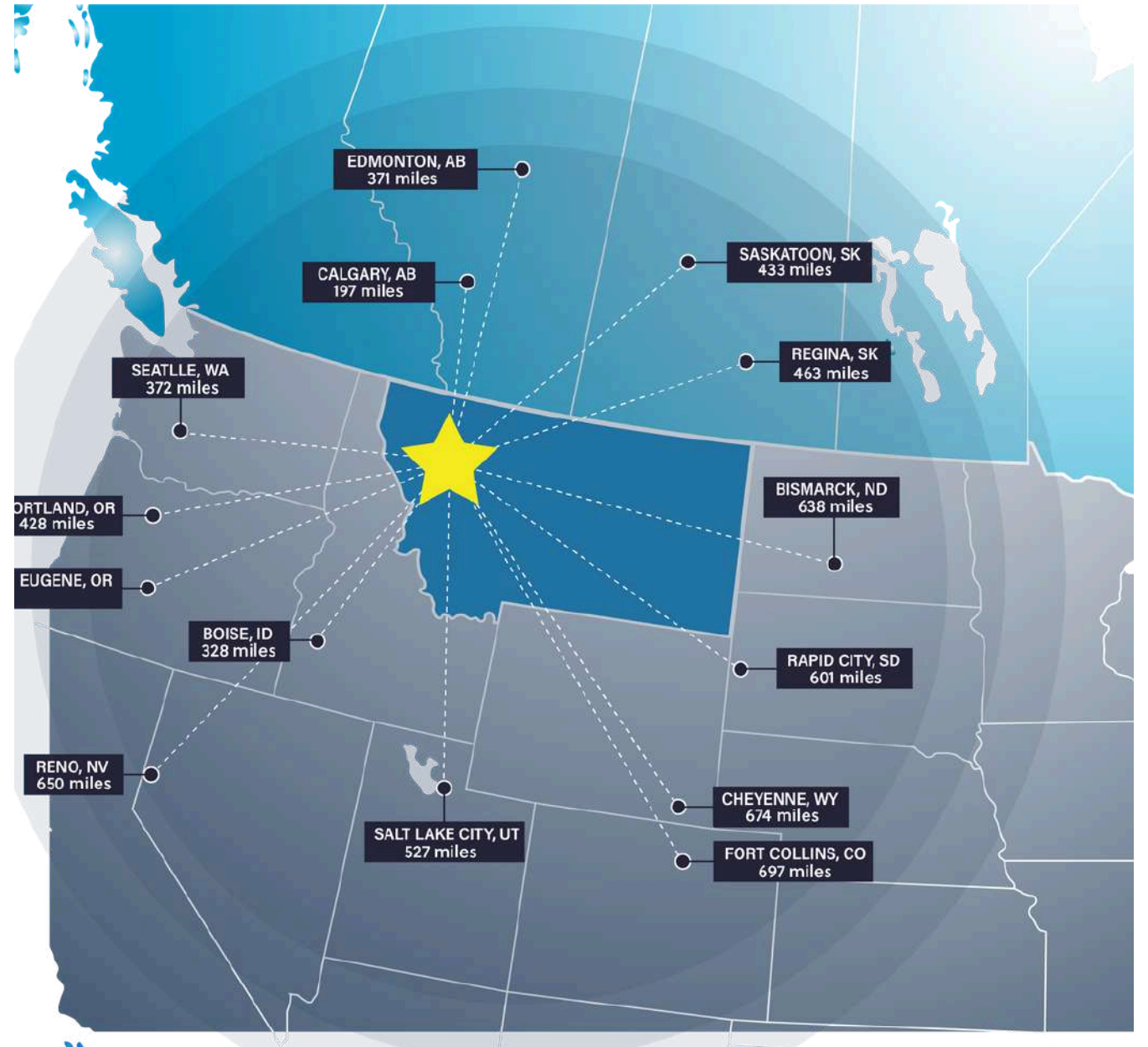


Flathead Access

The Flathead Valley offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Within a day's drive of cities across the Northwest, including major Canadian metros. US-93 provides access south to Interstate 90 and north into Canada.

Access to rail is available and runs north to an east/west route. For air service, the Glacier International Airport provides service to destinations across the US.



Access Across the Northwest

Top Employers

Logan Health

1,000+ employees

Weyerhaeuser

500+ employees

Aon Service Corporation

250+ employees

Glacier Bank

250+ employees

Teletech

250+ employees

Whitefish Mountain Resort

250+ employees

Noteworthy



Source: Montana Department of Labor & Industry | lmi.mt.gov & Montana High Tech Alliance



AMENITIES

Home to Glacier National Park

Serving over 3 million visitors yearly

World Class Skiing

Home of the Whitefish Mountain and Blacktail Mountain

Flathead Lake

One of the world's largest and cleanest freshwater lakes

Thriving Arts Scene

The region boasts several spots for live theater, multiple art museums, and is home to the Glacier Symphony and Chorale

Rich Native American Culture

Three tribes make up the Flathead Reservation, and established the Three Chief's Cultural Center to honor the Salish (Bitterroot Salish), Qlispe (Pend d'Oreilles) and Ksanka (Kootenai).

Year Round Outdoor Activities

The Flathead offers access to vast tracts of wilderness areas that can be enjoyed via hiking, skiing, horseback riding, hunting, fishing and more.

PEOPLE

22.2% Population Growth - 2012-2022

Flathead counties growth has outpaced the US and Montana consistently

Median Age 42.3 Years Old

The median age in the US is 39

34.9% Degreed

Bachelor's degree or higher

31.5% High Income Households

Incomes over \$100,000 a year

25.7% Renters

Top 5 Occupations

Management, Office & Admin Support, Food Service, Sales, Construction

Source: US Census Bureau

ACCESS

19.7 Minutes

Average Commute Time

4.1% Self-Propelled Commuters

Walk or bike to work

60 Hours Saved

60 hours saved in commute yearly over national average

15 Non-Stop Air Destinations

From Glacier International Airport

Mountain Climber

Provides on demand public transportation throughout Kalispell, Whitefish and Columbia Falls

98 EV Charge Stations

Available to the public across Kalispell, with 12 free stations

ECONOMY

A Diverse Economy

The Flathead Valley has a diverse economy that includes tourism, healthcare, technology and manufacturing. Employment has grown at a pace of 2.3% per year over the past decade.

Growing Labor Force

The labor force in Flathead County has grown at a pace of 1.6%, outpacing the growth seen in Montana and counties including Missoula, Yellowstone (Billings), and Lewis & Clark (Helena).

Cost-Effective Utilities

Utilities in the Flathead Valley are 20% below the national average. The region also has multiple internet service providers and an expanding fiber network.

Growing Number of Technology Companies

The Flathead Valley has the third largest concentration of tech companies in the state, and includes the presence of venture capital firms, banks, software, biotech, and advanced manufacturing.

Source: Montana Department of Labor & Industry | lmi.mt.gov & Montana High Tech Alliance



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.



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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