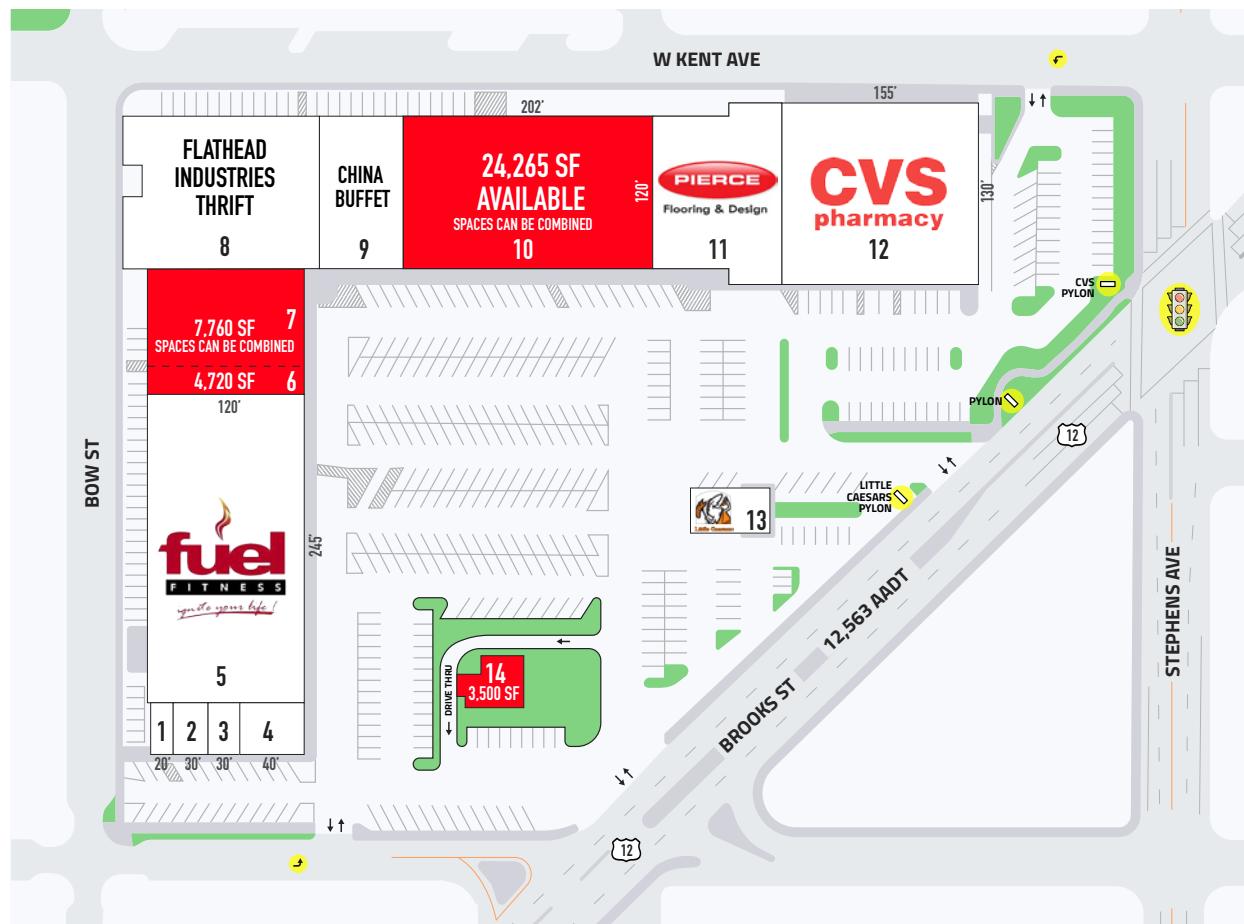


HOLIDAY VILLAGE SHOPPING CENTER

1938 BROOKS STREET, MISSOULA,
MISSOULA COUNTY, MONTANA 59801

AVAILABLE FOR LEASE



1	Salon 20'x40'	750 SF
2	Noor Lash Lounge 30'x40'	1,200 SF
3	Herbalife 30'x40'	1,200 SF
4	E-Cig Store 40'x40'	1,620 SF
5	Fuel Fitness 245'x120'	29,600 SF
6	Available 40'x120'	4,720 SF
7	Available 65'x120'	7,760 SF

8	Flathead Industries Thrift 153'x110' Irreg.	16,500 SF
9	China Buffet 54'x120'	6,480 SF
10	Available 202'x120'	24,265 SF
11	Pierce Flooring 110'x140' Irreg.	14,078 SF
12	CVS 155'x130'	21,191 SF
13	Little Caesars 50'x35' Irreg.	1,480 SF
14	Available (w/ Drive Thru)	3,500 SF

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All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.

KEY HIGHLIGHTS

- 137,190 SF Neighborhood Center on 8.65 Acres
- Located at a Traffic Signalized Intersection
- Excellent Access and Visibility with 5 ingress/egress access points, and over 1,125 Feet of Frontage spanning three streets
- 453 Parking Stalls
- Located approximately 1.5 Miles from University of Montana, and approximately 2.2 Miles from I-90
- Bus Stop within 1 Block of center, servicing the 7 Line

TRAFFIC COUNTS

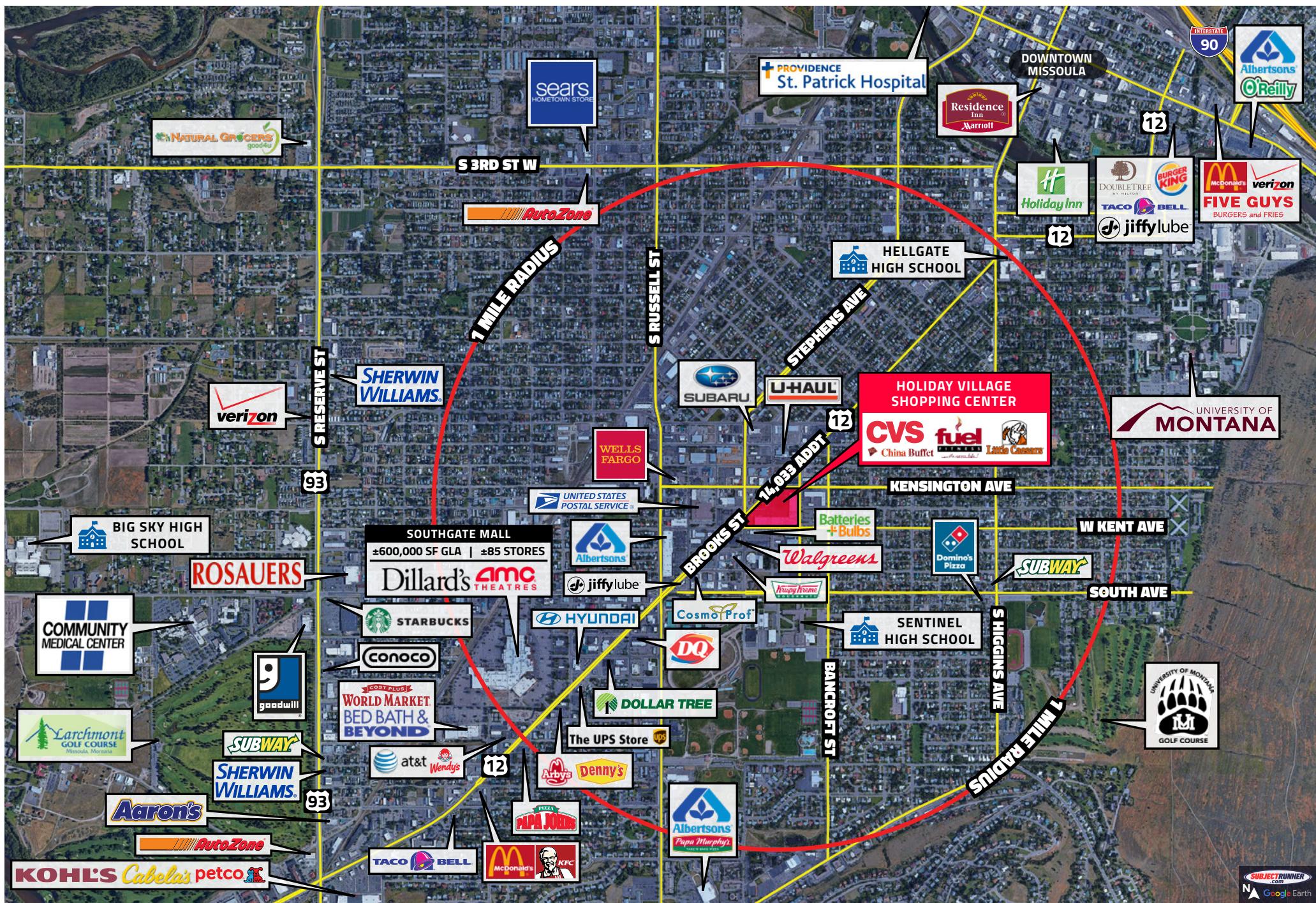
- 12,563 AADT on Brooks St

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	14,497	64,214	88,721
Avg. HH Income	\$78,461	\$83,041	\$92,965



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