

Lease

2102 Grand Ave

2102 Grand Ave Billings, MT 59102



LEASE RATE \$1 SF/yr
AVAILABLE SF 41,382 SF

Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com

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41,382 SF+ GRAND AVENUE GROUND LEASE

Rare opportunity to ground lease approximately ±41,382 SF across two lots of parking lot/paved area along highly visible Grand Avenue. Additional square footage will be added through a planned lot line relocation. Located adjacent to an established commercial property and surrounded by national and regional retailers, the site offers excellent visibility, convenient access, and substantial outdoor space for a variety of commercial uses.

Build-to-suit opportunity available. Ownership is willing to construct a custom facility tailored to a tenant's layout, branding, and operational requirements, so you can focus on your business while the owner handles development.

OFFERING SUMMARY

Lease Rate:	\$1 SF/yr (NNN)
Number of Units:	1
Available SF:	41,382 SF

PROPERTY HIGHLIGHTS

- Approximately ±41,382 SF+ of surface area, with additional SF to be determined
- Lot line relocation planned to expand the available ground lease area
- \$1.00/SF/year ground lease rate
- Premier Grand Avenue frontage and visibility
- Excellent access and strong daily traffic exposure (14,633 vpd)
- Potential uses include mobile food concepts, automotive inventory, parking, equipment storage, staging, and outdoor display
- Flexible configuration for a variety of commercial uses
- Located among established national and regional retailers
- Ground lease or Build-to-Suit opportunity

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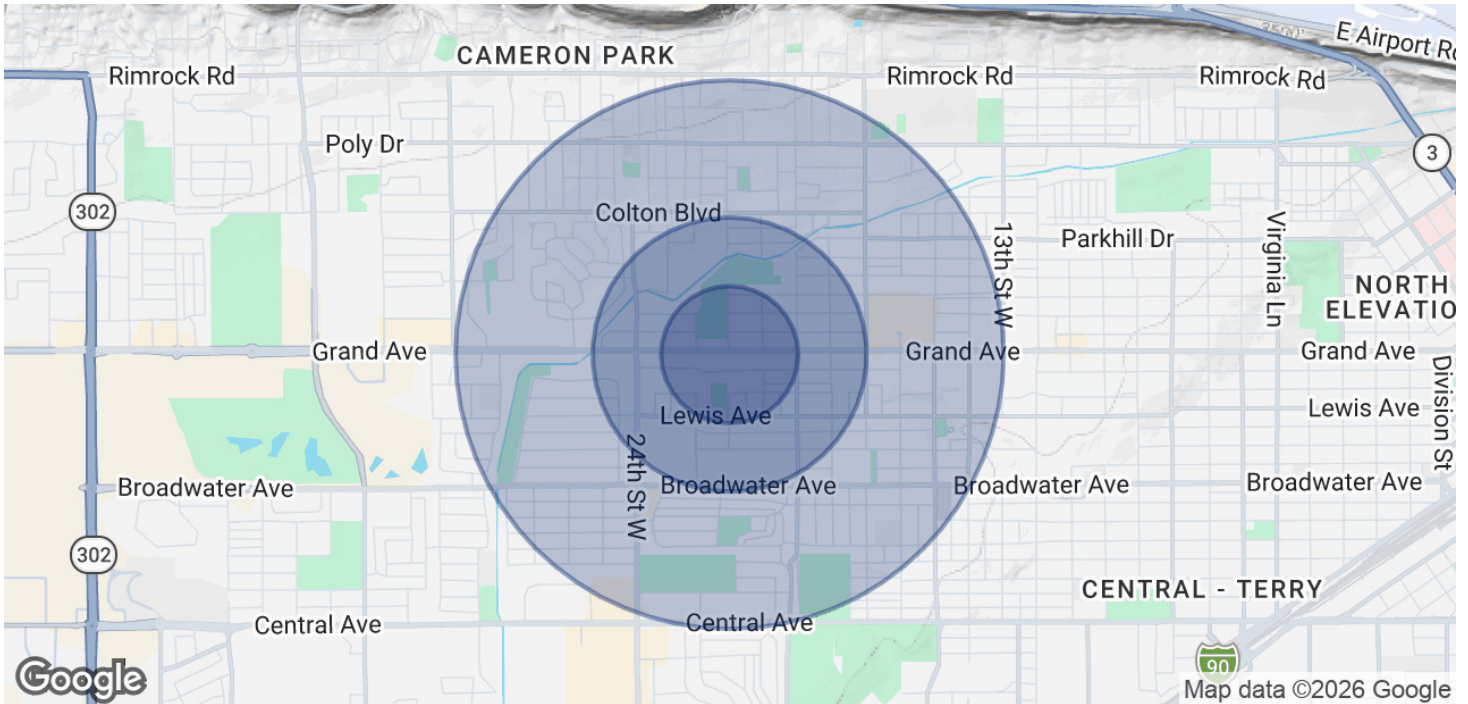


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,092	3,758	12,553
Average Age	41.3	41	43.5
Average Age (Male)	41.8	40.1	42.2
Average Age (Female)	39.4	41.5	44.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	490	1,769	5,704
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$167,913	\$136,495	\$122,535
Average House Value	\$350,643	\$345,039	\$347,210

2023 American Community Survey (ACS)

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MIKE BRUSCHWEIN

Commercial Realtor

mike@cbcmontana.com

Direct: (406) 697-6176 | Cell: (406) 697-6176

MT #RRE-RBS-LIC-92467 // MT #92467

PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziply Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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