

Sale

54th & Grand

54th & Grand Billings, MT 59106



SALE PRICE **\$740,000**

LOT SIZE: **1 AC**

David Mitchell, SIOR, CCIM
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OFFERING SUMMARY

Sale Price:	\$740,000
Lot Size:	1 Acres

LOCATION DESCRIPTION

This lot is located directly north of First Interstate Bank, the available lot benefits from excellent visibility and proximity to a diverse mix of neighboring businesses. Albertsons is situated just east of the property, with numerous restaurants and retail establishments nearby to the west, generating consistent customer traffic throughout the area.

This lot is located in one of Billings' most active and growing west-end commercial corridors, the intersection of 54th Street West and Grand Avenue offer excellent visibility, strong traffic counts, and convenient access to surrounding residential neighborhoods. The area is anchored by a mix of national retailers, restaurants, medical offices, professional services, schools, and growing residential developments, creating a steady customer base throughout the day.

Grand Avenue serves as a major east-west arterial connecting the west end to downtown Billings. Ideal for businesses seeking a highly accessible location with strong visibility and a growing customer base.

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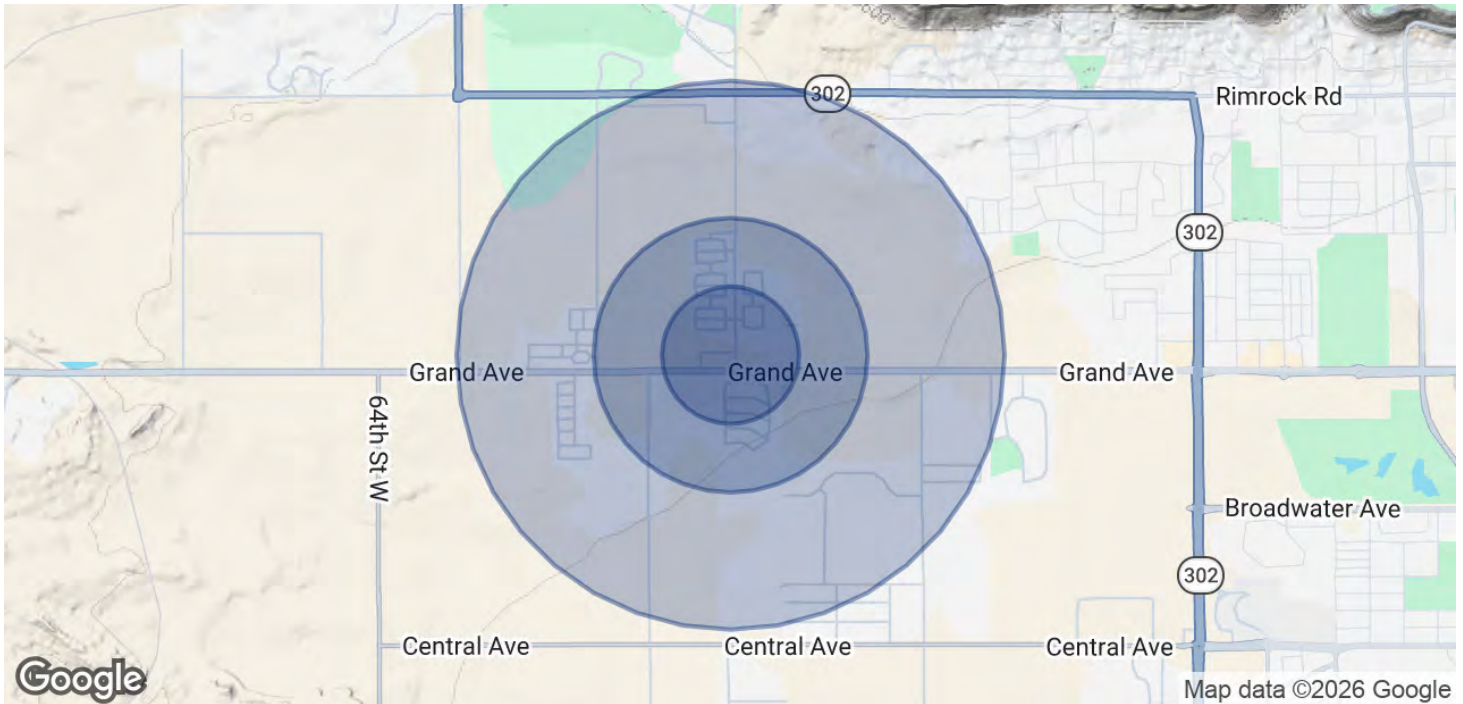
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	82	293	1,129
Average Age	30.8	31.3	36.2
Average Age (Male)	31.4	32	36.8
Average Age (Female)	30.1	30.4	35.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	33	120	484
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$90,811	\$90,775	\$115,007
Average House Value	\$467,418	\$505,899	\$577,576

2023 American Community Survey (ACS)

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DAVID MITCHELL, SIOR, CCIM

Principal | Broker

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MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT from 2018 to 2025.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018 - 2025)

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Board of Directors, Billings Chamber of Commerce

Board of Directors, Riverstone Health Foundation

Board of Adjustments, City of Billings, MT

Eagle Scout

Silver Circle of Distinction, Coldwell Banker Commercial (2018, 2019, 2024, 2025)

Platinum Circle of Distinction, Coldwell Banker Commercial (2023)

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