

SALE

2970 CENTRAL AVENUE LOT 3

2970 Central Avenue Lot 3 Billings, MT 59102



SALE PRICE \$669,750
LOT SIZE 1.025 AC

David Mitchell, SIOR, CCIM
(801) 860-4299
d@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2970 CENTRAL AVENUE LOT 3

2970 Central Avenue Lot 3 Billings, MT 59102



LOCAL RETAILERS:

- Target
- Hobby Lobby
- T.J. Maxx
- King's Ace Hardware
- Rimrock Mall

OFFERING SUMMARY

Sale Price:	\$669,750
Price Per SF:	\$14.00 PSF
Lot Size:	1.025 Acres
Zoning:	CMU-1

LOCATION DESCRIPTION

This lot is 1.02 acres and located along the highly traveled Central Ave and 32nd St. The property enjoys strong exposure along Central Avenue with convenient access to nearby shopping centers, residential neighborhoods, and major traffic routes. This well-connected area continues to see steady commercial growth, making it an attractive destination for businesses seeking visibility and accessibility in one of Billings' most recognized commercial districts.

David Mitchell, SIOR, CCIM
(801) 860-4299
d@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2970 CENTRAL AVENUE LOT 3

2970 Central Avenue Lot 3 Billings, MT 59102



David Mitchell, SIOR, CCIM
(801) 860-4299
d@cbcmontana.com

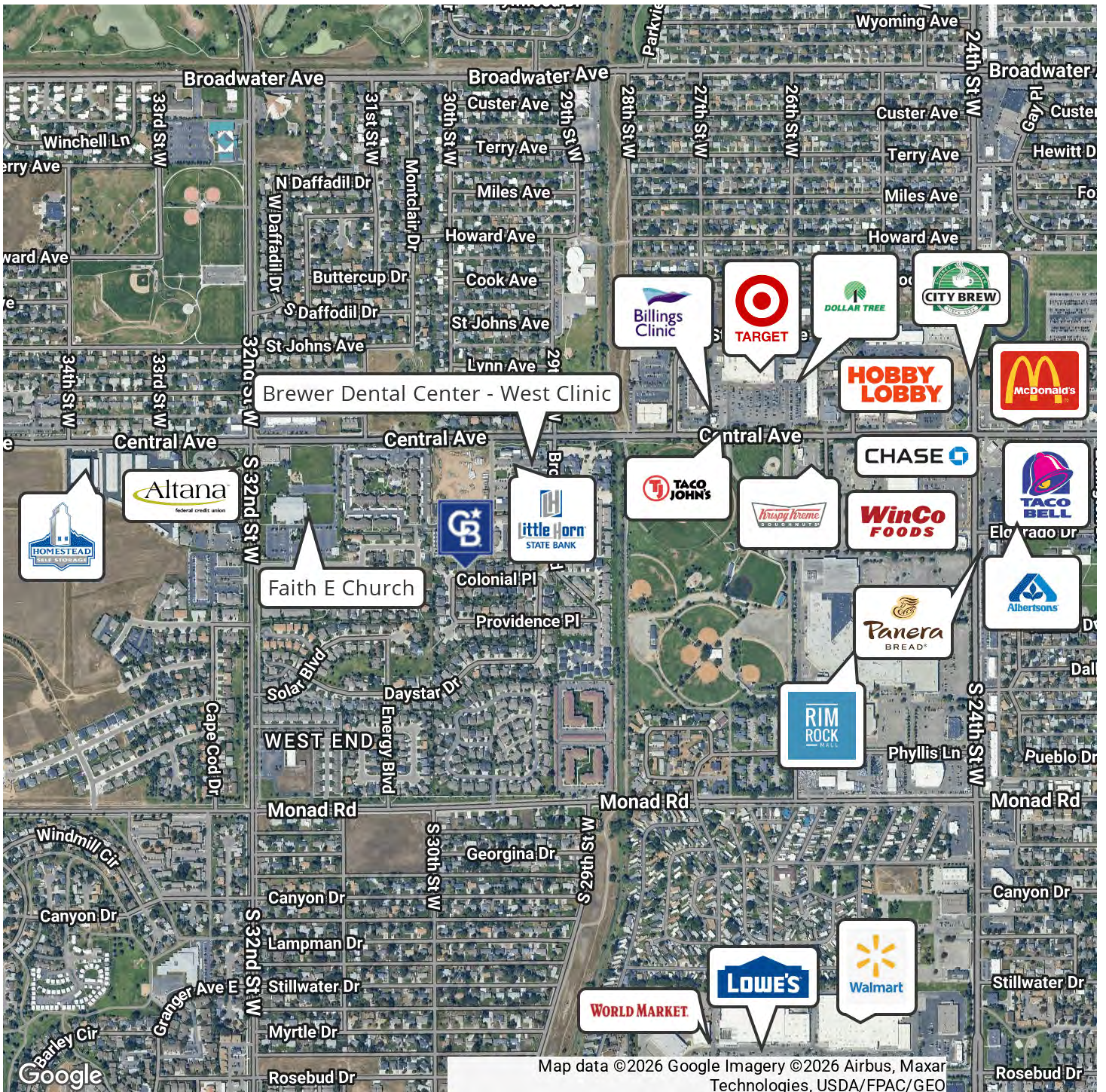


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2970 CENTRAL AVENUE LOT 3

2970 Central Avenue Lot 3 Billings, MT 59102



David Mitchell, SIOR, CCIM
(801) 860-4299
d@cbcmontana.com

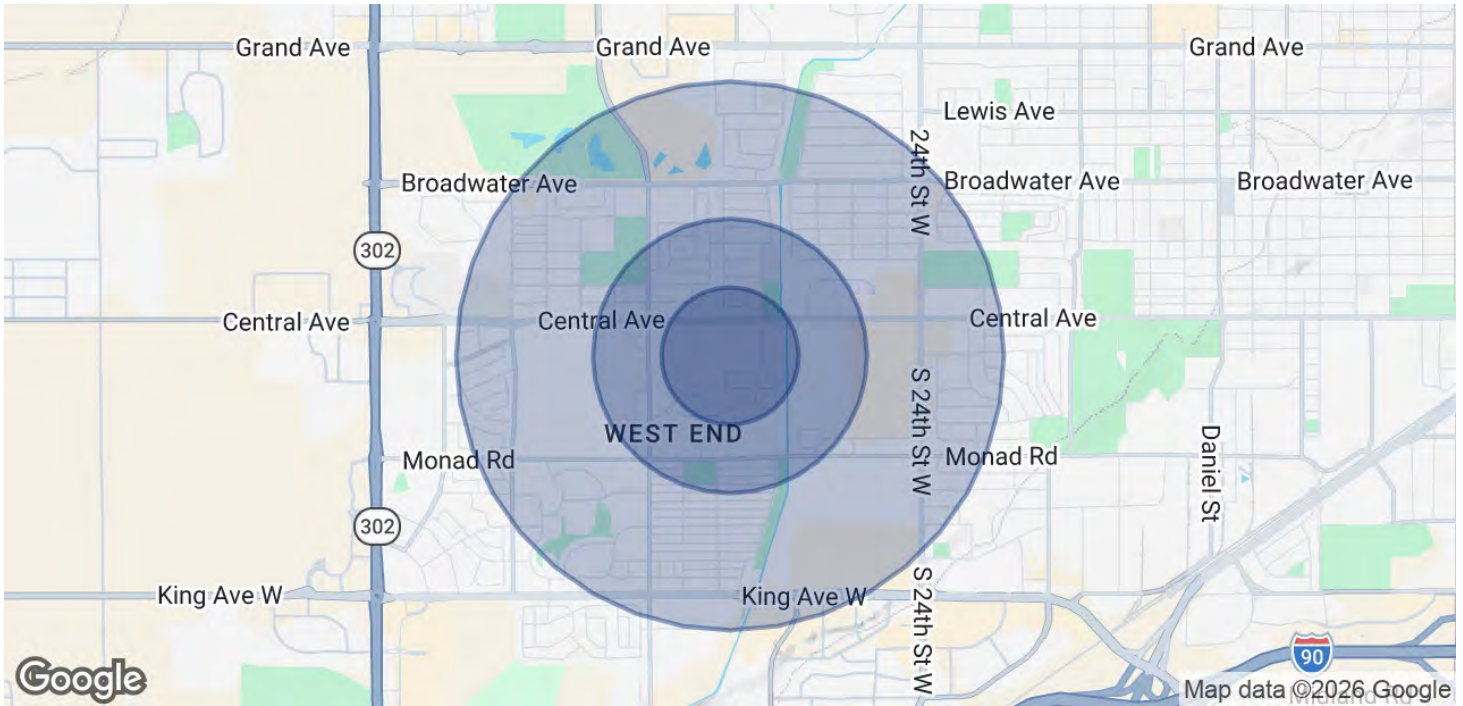


COLDWELL BANKER
COMMERCIAL
CBS

SALE

2970 CENTRAL AVENUE LOT 3

2970 Central Avenue Lot 3 Billings, MT 59102



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,106	3,255	10,610
Average Age	41	44.4	43.4
Average Age (Male)	38.2	42.5	41.3
Average Age (Female)	55.1	53.3	48.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	544	1,528	4,927
# of Persons per HH	2	2.1	2.2
Average HH Income	\$85,643	\$83,448	\$79,459
Average House Value	\$317,880	\$261,327	\$247,081

2023 American Community Survey (ACS)

David Mitchell, SIOR, CCIM
(801) 860-4299
d@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2970 CENTRAL AVENUE LOT 3
2970 Central Avenue Lot 3 Billings, MT 59102



DAVID MITCHELL, SIOR, CCIM

Principal | Broker

d@cbcmontana.com

Direct: (801) 860-4299 | Cell: (406) 794-3404

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)

CBS

3135 Meadow View Dr.

Billings, MT 59102

406.656.2001

David Mitchell, SIOR, CCIM

(801) 860-4299

d@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**

CBS