

# Lease

**415 E Main St**

Laurel, MT 59044



## LEASE RATE

\$1,995 per month

**Nathan Matelich, SIOR, CCIM**  
(406) 781-6889

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## OFFERING SUMMARY

|                  |                               |
|------------------|-------------------------------|
| Building Size:   | 5,605 SF                      |
| Available SF:    | 2,518 SF                      |
| Lot Size:        | 11,700 SF                     |
| Number of Units: | 1                             |
| Year Built:      | 1948                          |
| Zoning:          | CBD-Central Business District |

## PROPERTY OVERVIEW

- 2,518 SF of Retail/Office
- For Lease \$1,995 + Utilities
- Large Open Retail/Showroom Space
- 1 Private Office
- 1 Bathroom
- Storage Room
- Good Retail Exposure

## LOCATION OVERVIEW

415 E Main St is an affordable retail/office space on busy Main St in Laurel, MT. It consists of a large open retail area that would work well for a physical therapy clinic, gym, thrift store, group dance classes, martial arts or any business benefitting from a large open space, private office and good retail exposure. With a new roof, paint and upgraded sidewalk in the works from the Laurel Urban Renewal Agency, this attractive building is ready for its next tenant.

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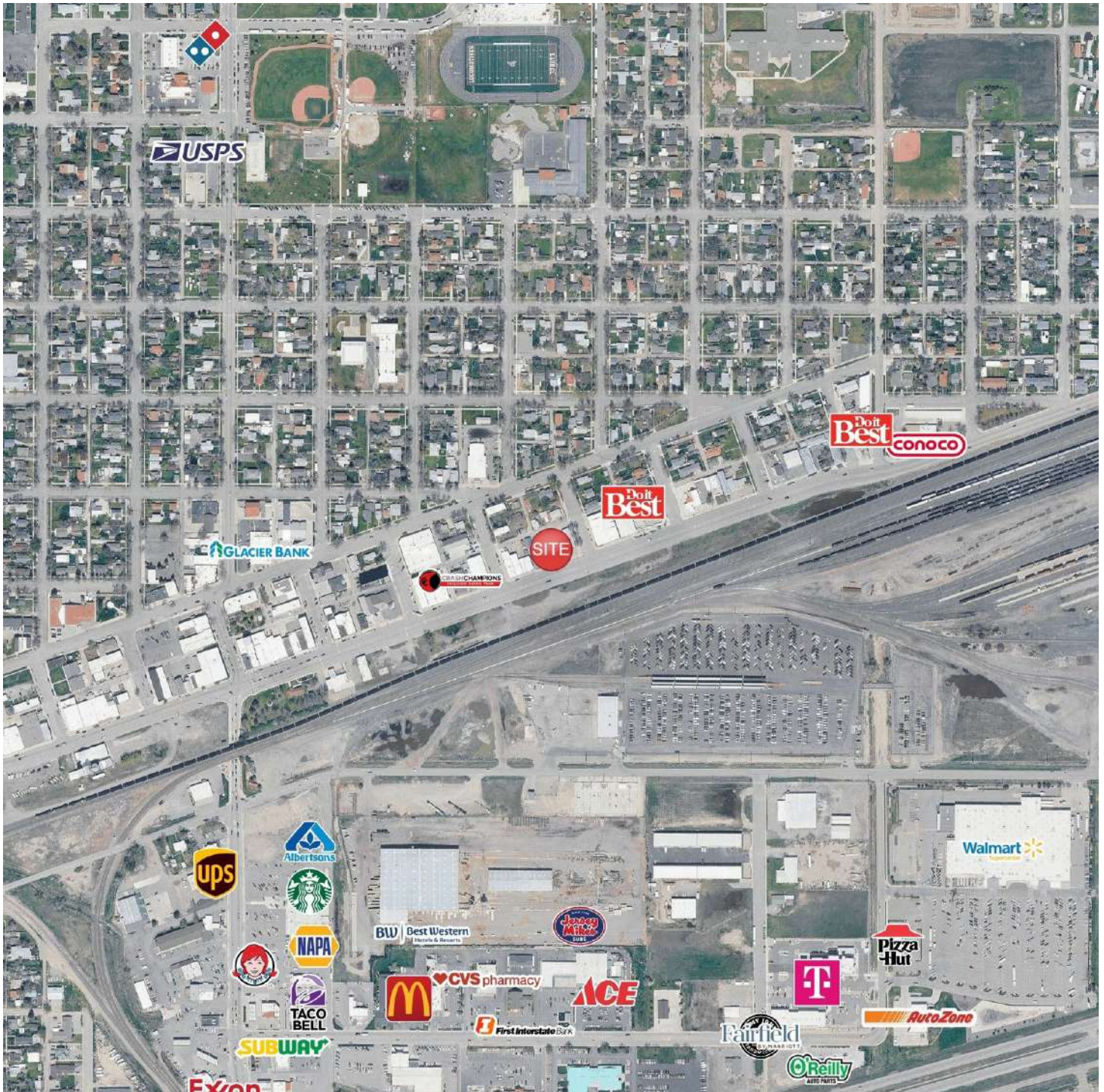


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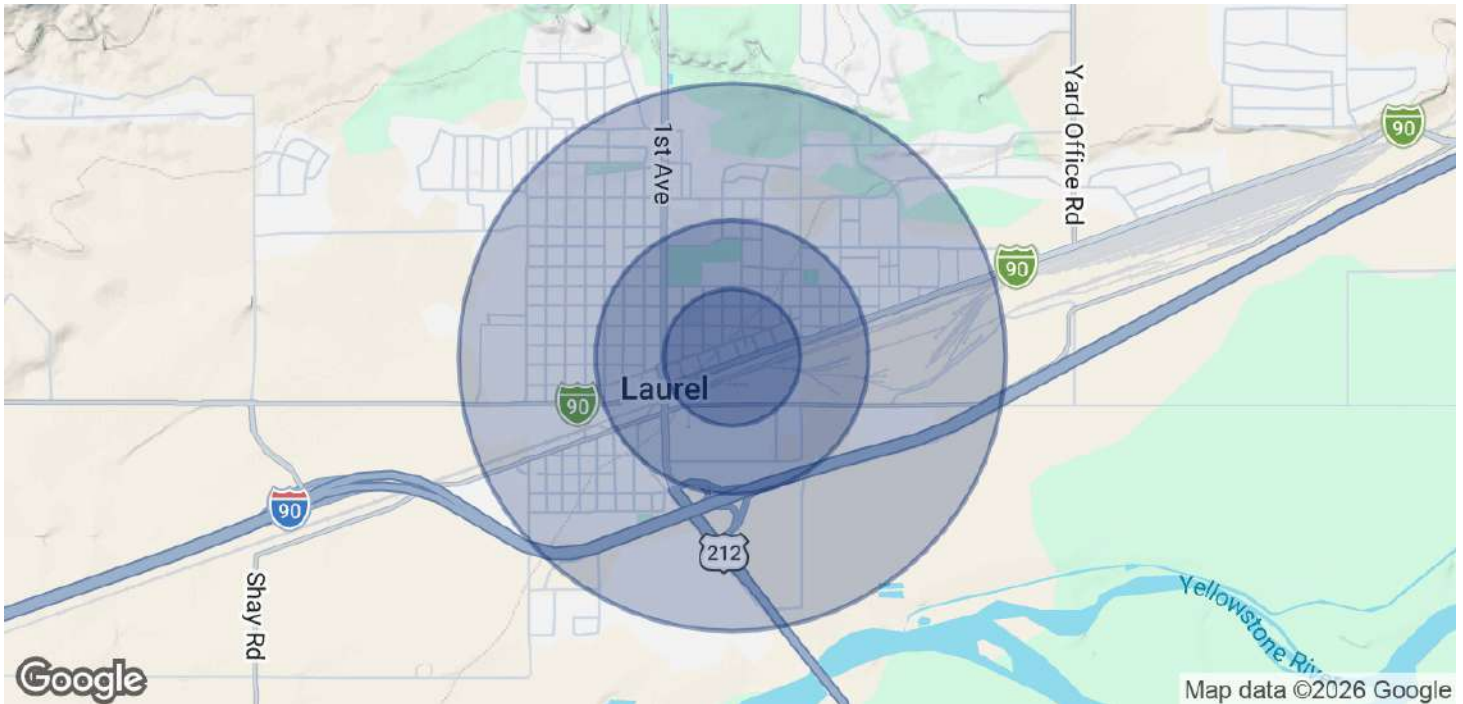
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 253        | 1,102     | 3,615  |
| Average Age          | 36.2       | 37.5      | 39.2   |
| Average Age (Male)   | 35.9       | 36.4      | 38.2   |
| Average Age (Female) | 36.7       | 40.7      | 41.9   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 108        | 498       | 1,609     |
| # of Persons per HH | 2.3        | 2.2       | 2.2       |
| Average HH Income   | \$142,818  | \$104,860 | \$88,312  |
| Average House Value | \$304,074  | \$210,235 | \$226,470 |

2023 American Community Survey (ACS)

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