

Lease

2376 Main St - Gravelled Lot

Billings, MT 59105



LEASE RATE \$3,250/mo

Todd Sherman
(406) 570-8961

Nathan Matelich, SIOR, CCIM
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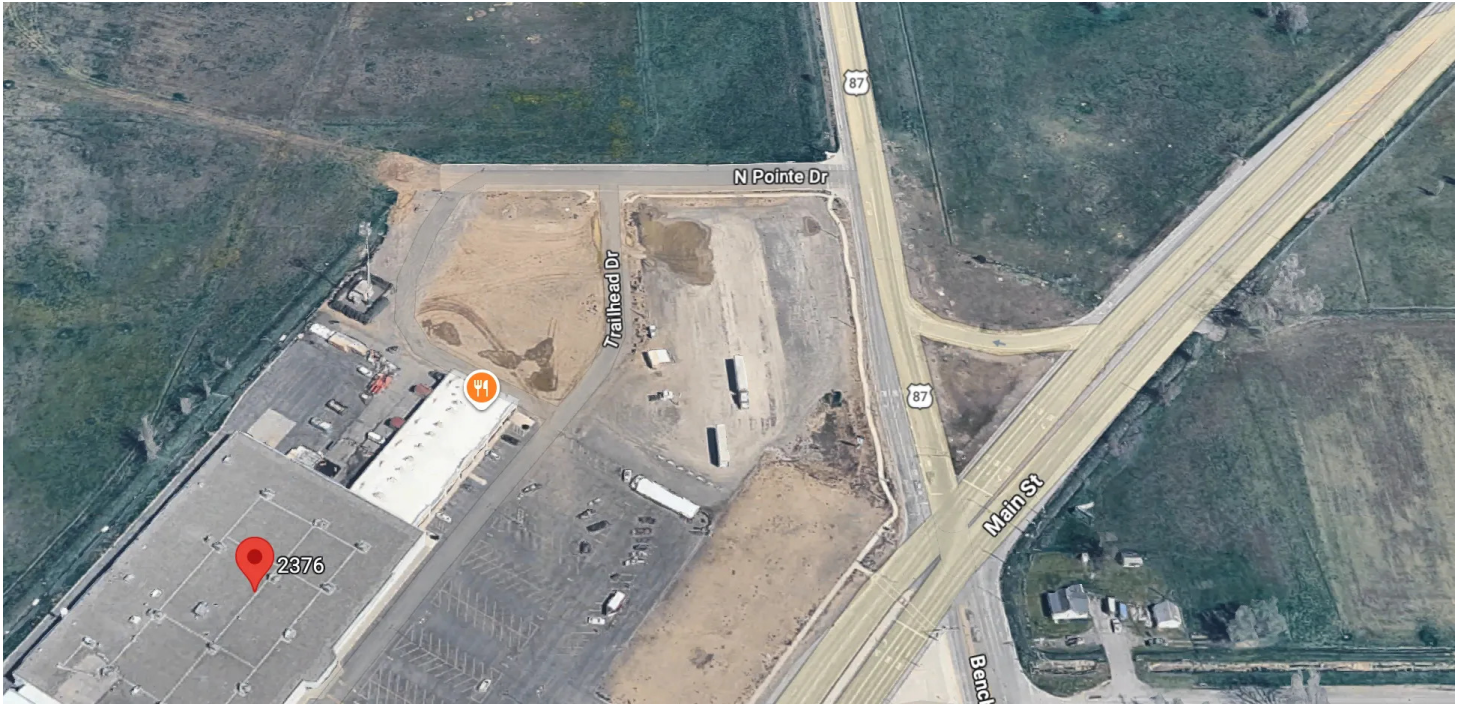


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Lease Rate

**\$3,250
PER MONTH**

OFFERING SUMMARY

Lot Size: 79,000 SF

Zoning: CX-Heavy Commercial

PROPERTY OVERVIEW

- * 79,000 SF gravelled lot
- * Main Street and Highway 87 exposure
- * For Lease \$3,250/mo

LOCATION OVERVIEW

Great location in the Billings Heights at the intersection of Main Street & Highway 87, next to great neighbors like Santiago's Mexican Restaurant and Elite Dental. Being on the north end of the Heights, this lot is ideal for any business looking to serve Heights, Shepherd & Huntley customers. High traffic and excellent exposure that will only increase with the new bypass coming. Previously used for a truck driving academy, the lot is well suited for a heavy equipment dealer, trailer sales, modular building or shed sales, storage container sales, used car lot, RV/boat dealer or rental fleet leasing.

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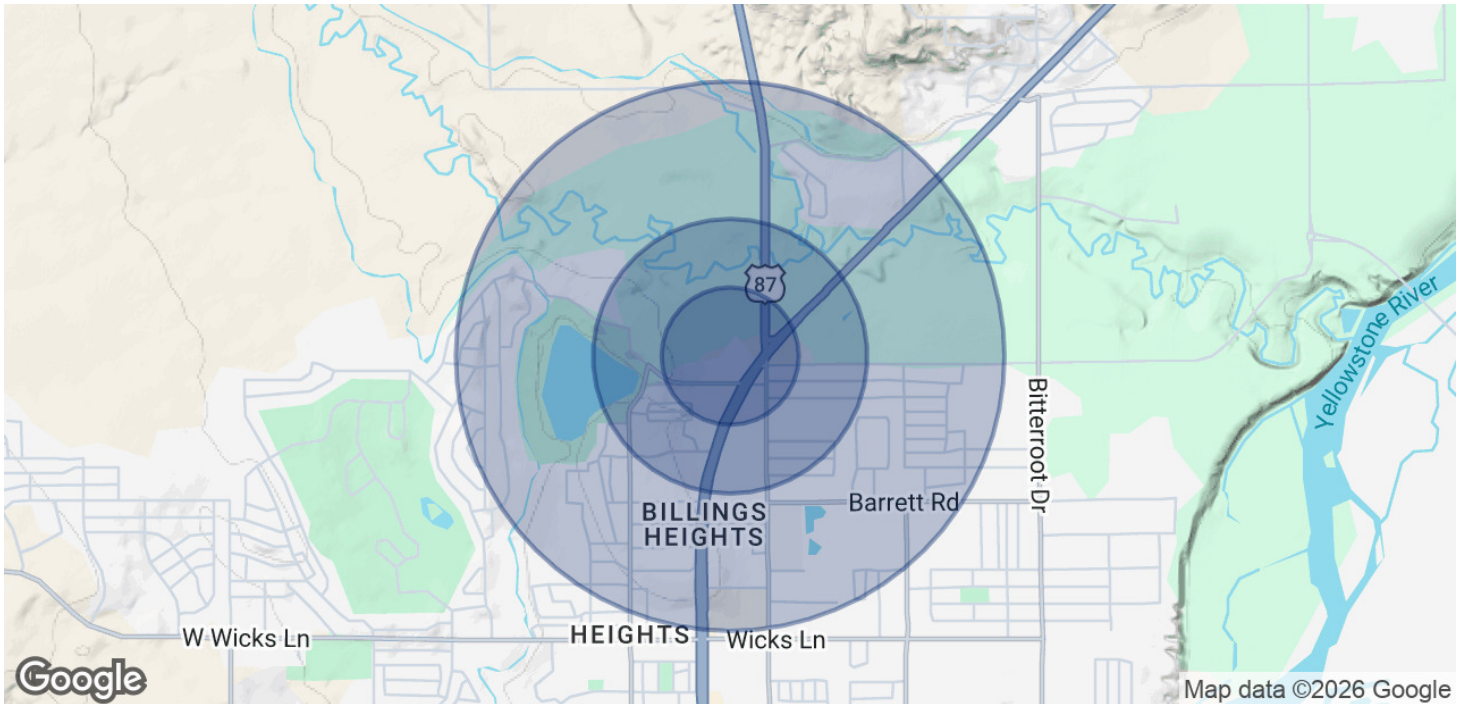


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	366	1,421	5,136
Average Age	39.2	40	40.1
Average Age (Male)	39.1	38.3	38.3
Average Age (Female)	34.5	38.1	39.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	141	567	2,019
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$89,065	\$88,366	\$102,232
Average House Value	\$258,352	\$318,780	\$384,922

2023 American Community Survey (ACS)

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