



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1321 MAIN STREET

\$7.95 SF/yr (NNN)

1321 Main Street
Billings, MT 59105

AVAILABLE SPACE
9,304 - 26,504 SF

AREA

Located in the Four Season Shopping Center in the Billings Heights. The Four Seasons Shopping Center is home to the new Planet Fitness, Pizza Ranch & Dollar Store. This site enjoys a 30,000 CPD traffic count with superior exposure and signage

CBCMONTANA.COM



OFFICE

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**COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Available SF: 9,304 - 17,200 SF

Lease Rate: \$7.95 SF/yr (NNN)

Lot Size: 4.04 Acres

Building Size: 46,570 SF

Renovated: 2020

Zoning: Highway Commercial

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PROPERTY OVERVIEW

Two suites comprising 17,200 SF and 9,304 SF located adjacent to the new Planet Fitness are available for lease.

PROPERTY HIGHLIGHTS

- 17,200 SF Retail Suite Adjacent to Planet Fitness. Warm Lit Vanilla Shell Finish
- 9,304 SF Retail Suite Adjacent to Planet Fitness. Warm Lit Vanilla Shell Finish
- New Exterior Remodel Coming in 2020
- Remodeled Pylon Sign
- Sprinkled
- Over 30,000 Cars Per Day
- Excellent Visibility
- Large Common Area Parking Lot



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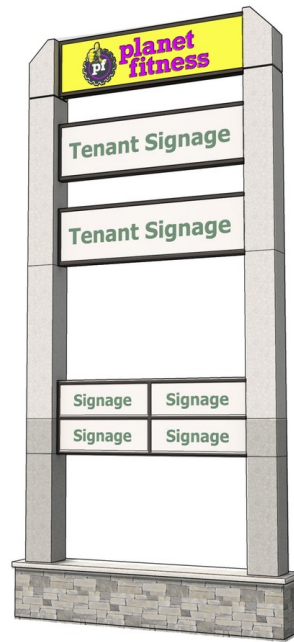
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id are the proprietary property of CJ Architecture, PC. The materials and ideas shall not be released

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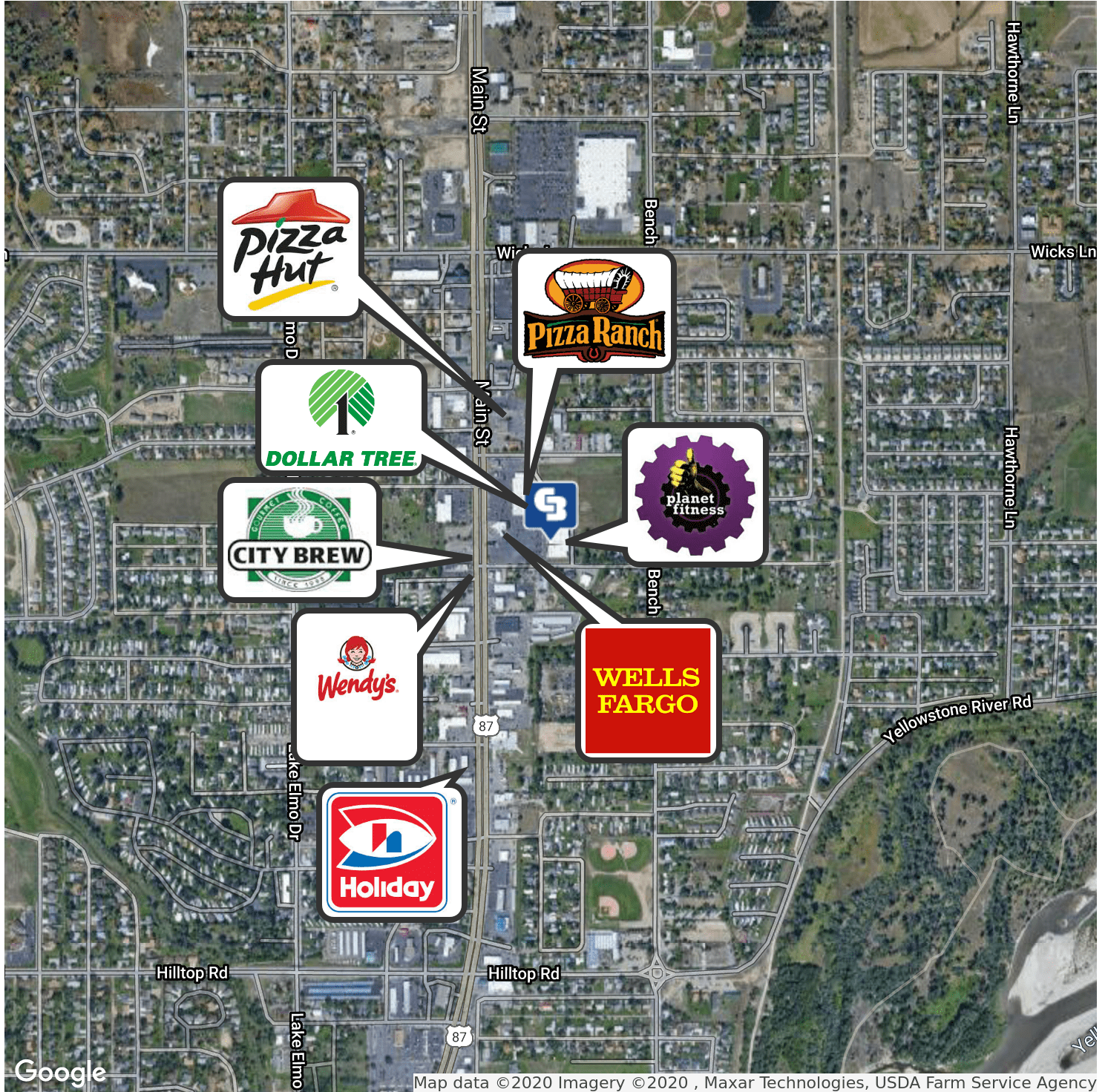
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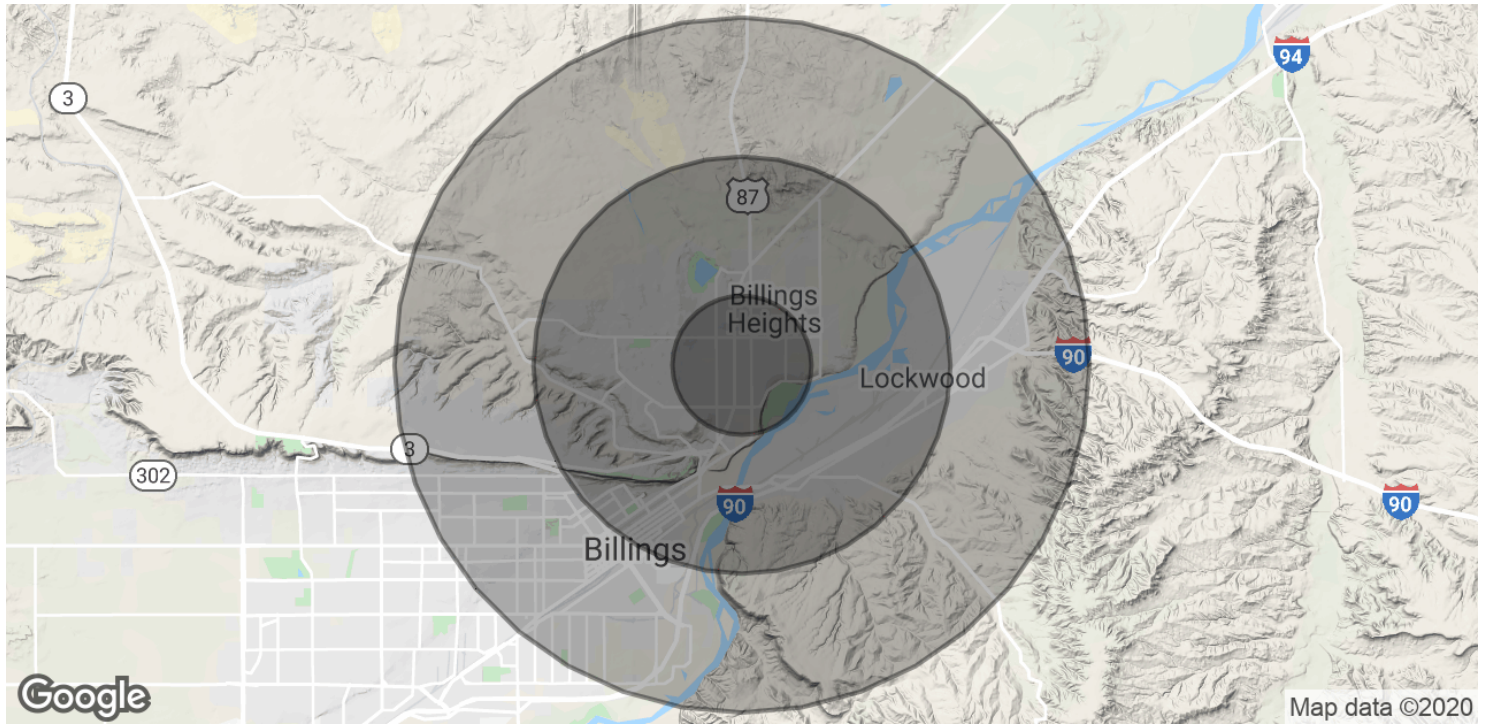
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,583	35,769	65,580
Median age	37.6	36.0	35.5
Median age (Male)	34.9	34.0	34.2
Median age (Female)	39.2	37.9	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,848	14,515	26,905
# of persons per HH	2.3	2.5	2.4
Average HH income	\$48,558	\$57,745	\$53,563
Average house value	\$164,604	\$153,326	\$154,642

* Demographic data derived from 2010 US Census

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