



Pads are proposed and subject to CCR approval



High Visibility Retail Pads for Lease

3101 NORTH MONTANA AVENUE

Helena, Montana

2,500+ SF | Retail Pads

Exclusively listed by:

Connor McMahon, CCIM

Connor@SterlingCREadvisors.com

406-370-6424

Opportunity Overview

Sterling CRE Advisors is pleased to present 3101 North Montana Avenue in Helena, Montana. This exceptional property offers a rare in-town opportunity for retail and commercial development in a highly visible, high-traffic location at the intersection of North Montana Avenue and Custer Avenue.

These pad sites offer excellent visibility along both Custer Avenue and North Montana Avenue, two major thoroughfares with strong traffic counts and direct access to surrounding retail, residential, and commercial developments.

Strategically located adjacent to I-15, this property sits in the heart of one of Helena's strongest retail corridors. The surrounding area benefits from strong retail co-tenancy, creating a vibrant commercial environment, while nearby residential growth continues to expand the customer base.

The site offers outstanding accessibility, convenient transportation links, and flexible development potential for a variety of retail and commercial users. Its prime positioning near I-15 ensures ease of access for both customers and businesses alike.

Visibility is a major advantage of this location, with strong frontage along both North Montana Avenue and Custer Avenue, along with signage opportunities that provide maximum exposure to passing traffic and nearby interstate access.

Don't miss this opportunity to secure a premier retail pad in one of Helena's most desirable commercial locations.

Pads are proposed and subject to CCR approval

Please contact Connor McMahon, CCIM for more details.



Address	3101 North Montana Avenue Helena, Montana 59602
Property Type	Retail Pad
Lease Rate	Flexible based on terms
Estimated NNN	TBD
Available Sites	Pad A (Drive Thru): ±25,000 SF Pad B (No Drive Thru): TBD
Total Acreage	±10.86

Property Details

Address	3101 North Montana Avenue Helena, Montana 59602
Property Type	Retail
Total Acreage	±10.86
Available Sites	Pad A (Drive Thru): ±2,500 SF Pad B (No Drive Thru): TBD
Access	East Custer Avenue & North Montana Avenue
Zoning	B-2
Geocode	05-1888-17-3-01-01-0000
Year Built	1992
Parking	On-site surface



Pads are proposed and subject to CCR approval



Site Elevation Plan Of Retail Center



SOUTH ELEVATION
SCALE 1/16" = 1'-0"



Prime retail pad opportunities located in one of Helena's strongest and fastest-growing retail corridors



Surrounded by strong national and regional retailers creating exceptional retail co-tenancy



Flexible zoning permits for a variety of uses



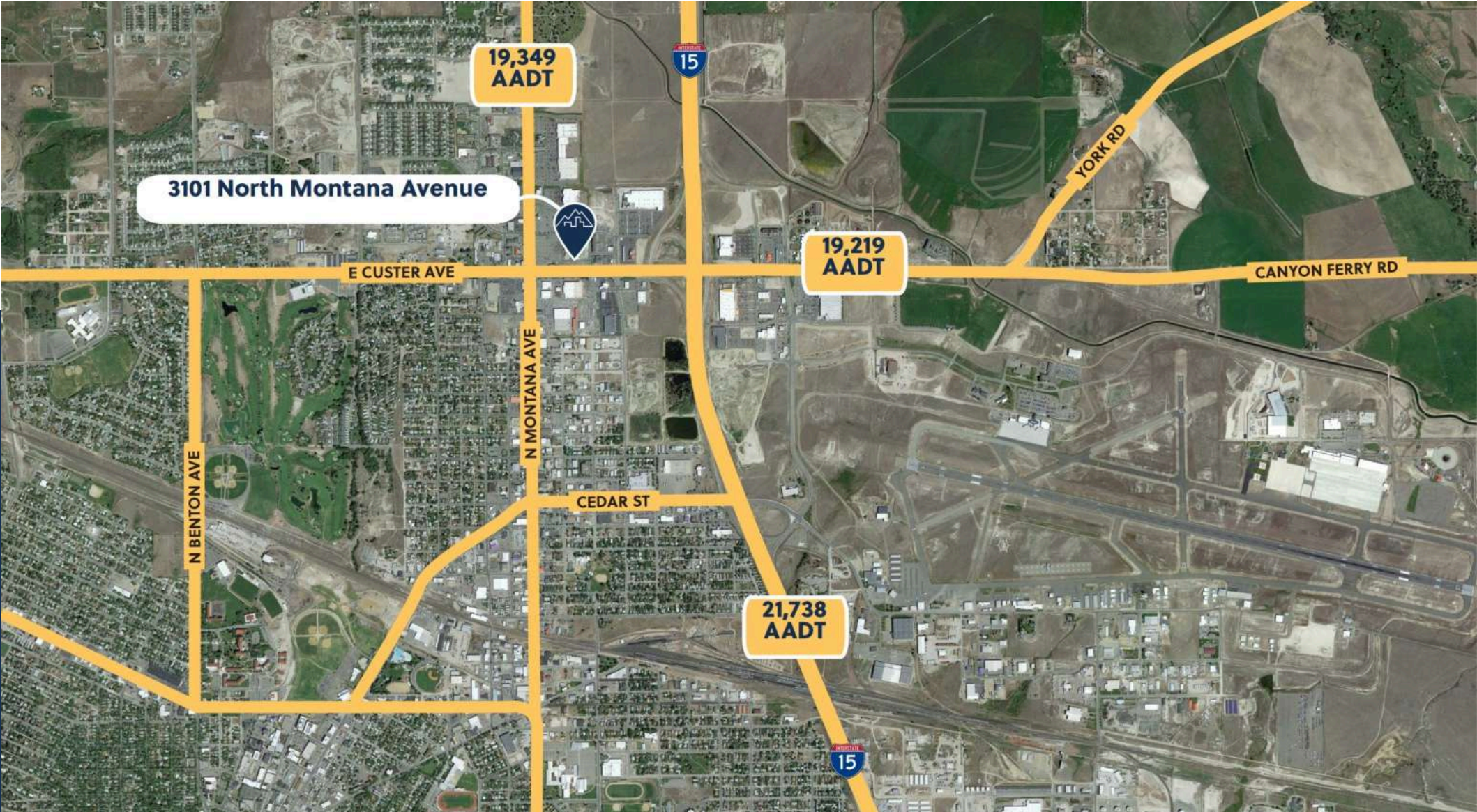
High visibility location with signage visible for Interstate 15

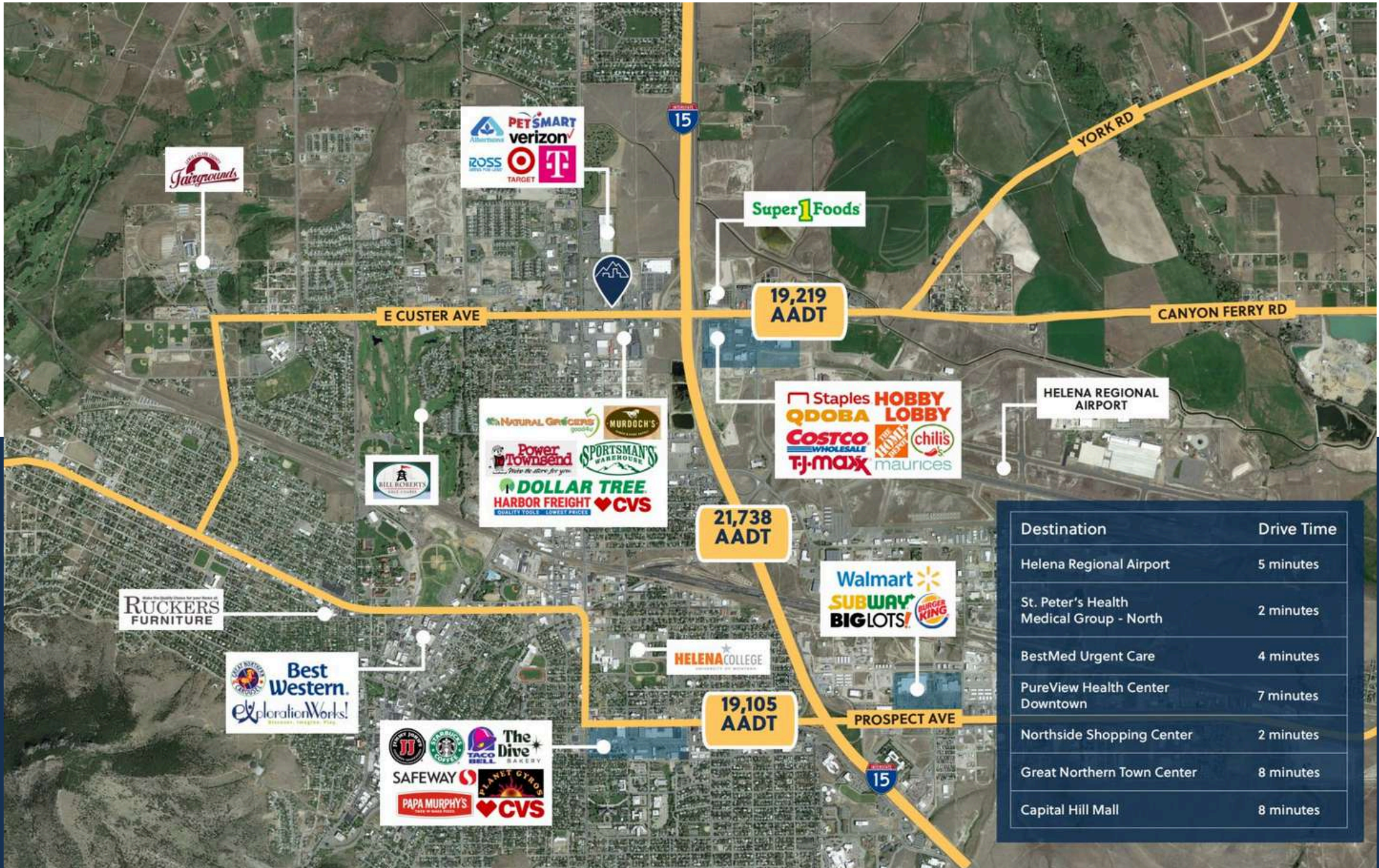


Flexible lease terms available based on tenant needs and deal structure

Centrally Located Retail Pads for Lease

Located in the heart of Helena, Montana.





Destination	Drive Time
Helena Regional Airport	5 minutes
St. Peter's Health Medical Group - North	2 minutes
BestMed Urgent Care	4 minutes
PureView Health Center Downtown	7 minutes
Northside Shopping Center	2 minutes
Great Northern Town Center	8 minutes
Capital Hill Mall	8 minutes

Area Retailer Map



Local Retailer Map



Dunham's
SPORTS

INTERSTATE
15

Pad B

Pad A

19,349
AADT

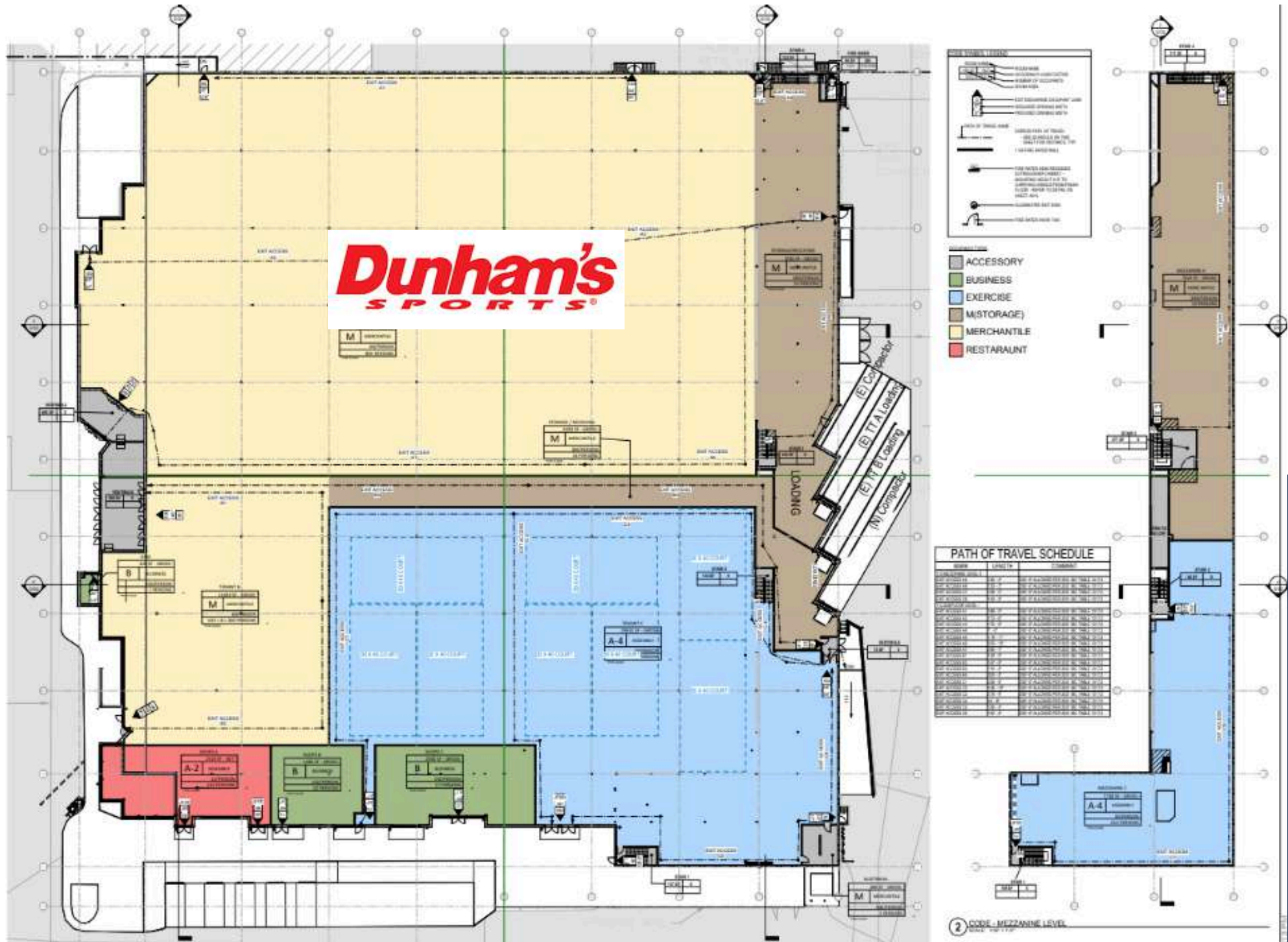
19,219
AADT

N MONTANA AVE

E CUSTER AVE



SterlingCRE
ADVISORS



Floor Plans



Brokerage Team



CONNOR MCMAHON, CCIM
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.