



4015 1st Avenue South

Billings, Montana 59101

Property Highlights

- Exceptional visibility
- Great signage
- Open Floor Plan
- Two Private Restrooms
- Off Street Parking

Property Description

1,336 SF of retail - office space fronting 1st Ave South. The space comes with an open floor plan, small kitchenette, private restrooms and excellent frontage to First Avenue South.

Lease Rate: \$12.60 SF/yr (MG)

OFFERING SUMMARY

Lease Rate:	\$12.60 SF/yr (MG)
Number of Units:	5
Available SF:	1,336 SF
Building Size:	8,261 SF
NOI:	\$43,799.13
Cap Rate:	7.01%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,954	25,465	43,331
Total Population	11,280	59,129	101,317
Average HH Income	\$46,667	\$48,379	\$54,811

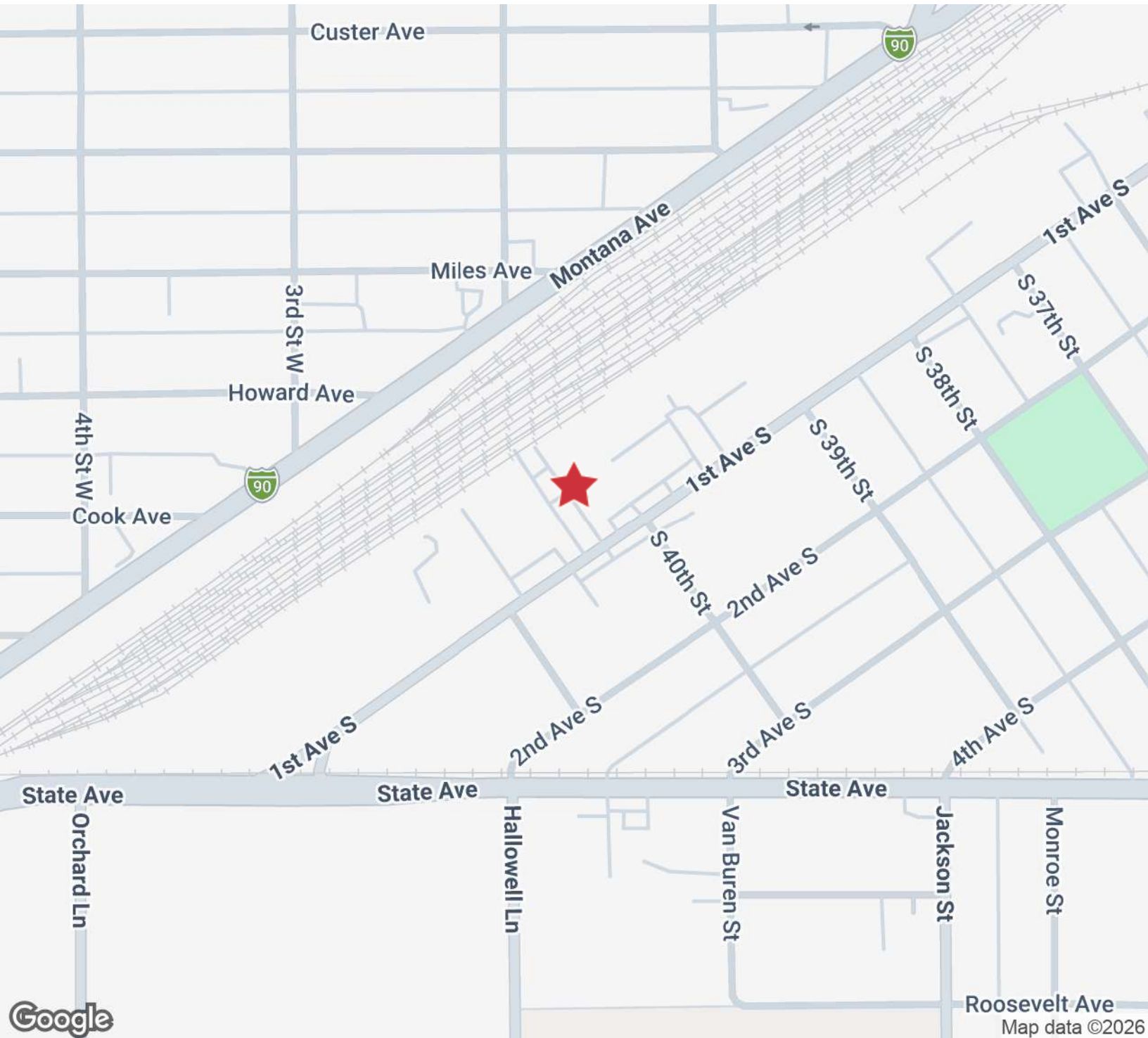




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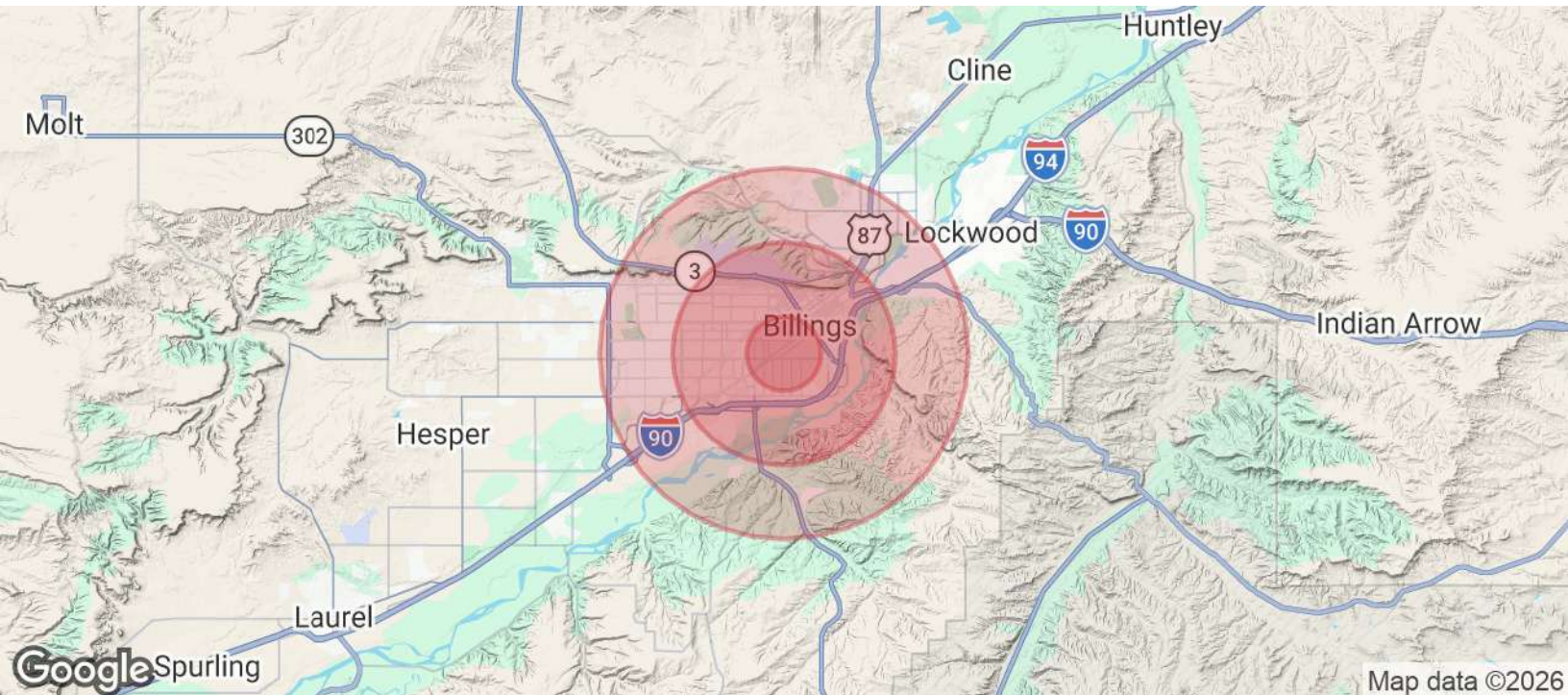




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,280	59,129	101,317
Average Age	32.8	34.6	36.5
Average Age (Male)	33.2	33.5	35.1
Average Age (Female)	32.6	37.0	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,954	25,465	43,331
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$46,667	\$48,379	\$54,811
Average House Value	\$139,799	\$152,393	\$170,566

2020 American Community Survey (ACS)

