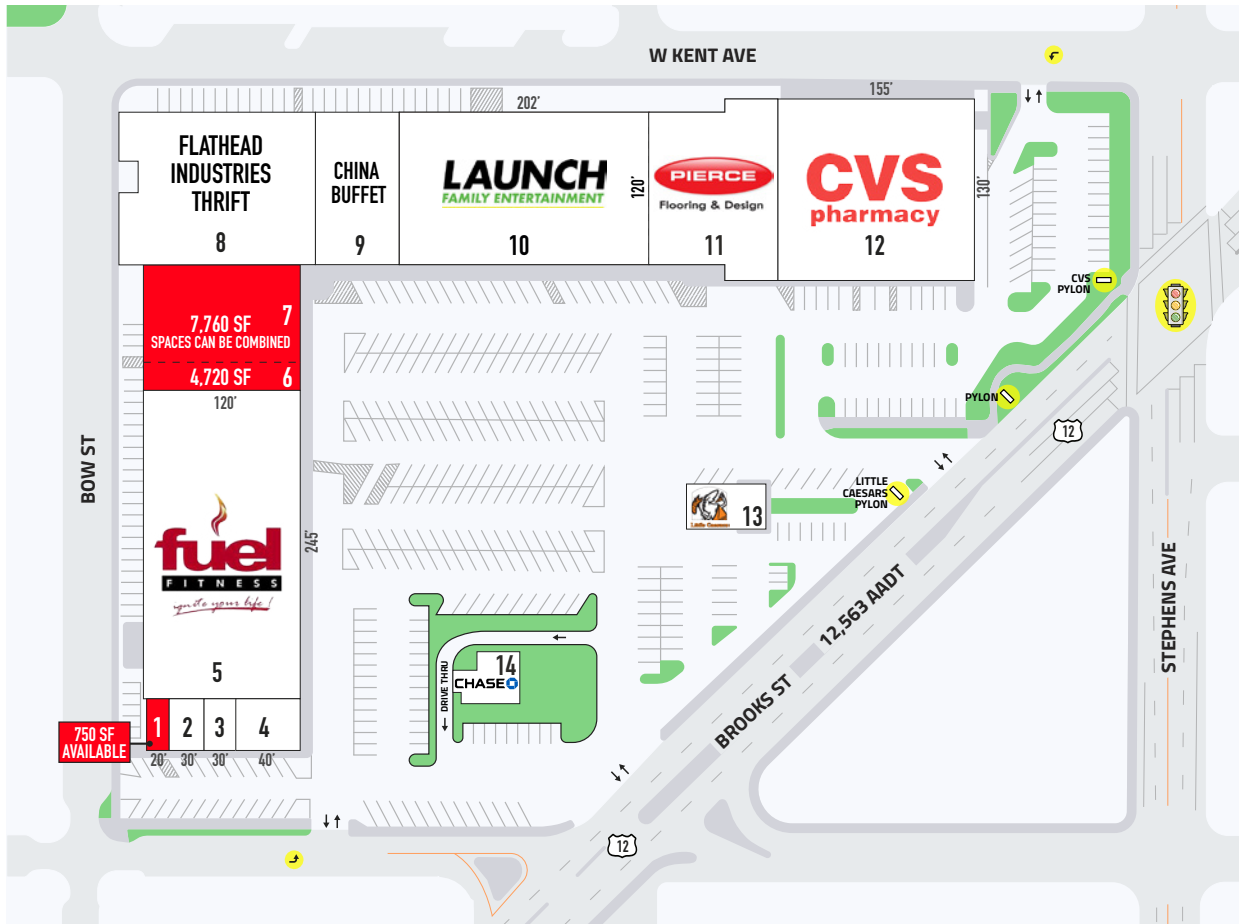


HOLIDAY VILLAGE SHOPPING CENTER 1938 BROOKS STREET, MISSOULA, MISSOULA COUNTY, MONTANA 59801

AVAILABLE FOR LEASE



KEY HIGHLIGHTS

- 137,190 SF Neighborhood Center on 8.65 Acres
- Located at a Traffic Signalized Intersection
- Excellent Access and Visibility with 5 ingress/egress access points, and over 1,125 Feet of Frontage spanning three streets
- 453 Parking Stalls
- Located approximately 1.5 Miles from University of Montana, and approximately 2.2 Miles from I-90
- Bus Stop within 1 Block of center, servicing the 7 Line

TRAFFIC COUNTS

- 12,563 AADT on Brooks St

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	14,311	63,776	88,959
Avg. HH Income	\$86,841	\$95,613	\$105,805

1	Available 20'x40'	750 SF	8	Flathead Industries Thrift 153'x110' Irreg.	16,500 SF
2	Noor Lash Lounge 30'x40'	1,200 SF	9	China Buffet 54'x120'	6,480 SF
3	Herbalife 30'x40'	1,200 SF	10	Launch Family Entertainment Centers 202'x120'	24,265 SF
4	E-Cig Store 40'x40'	1,620 SF	11	Pierce Flooring 110'x140' Irreg.	14,078 SF
5	Fuel Fitness 245'x120'	29,600 SF	12	CVS 155'x130'	21,191 SF
6	Available 40'x120'	4,720 SF	13	Little Caesars 50'x35' Irreg.	1,480 SF
7	Available 65'x120'	7,760 SF	14	JPMorgan Chase Bank	3,500 SF



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ROSEN ASSOCIATES
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