

# FOR LEASE

2618 KING AVENUE

BILLINGS, MT 59102



**Rate: \$15.00 PSF NNN**

## PROPERTY DETAILS

- 9,862 SF Available
- NNN: \$5.50 PSF
- Located in the heart of Billings main retail corridor
- Traffic Counts approximately 31,207 cars/day on King Avenue
- Strong surrounding anchor mix including: Home Depot, Pet Smart, Walmart, Lowe's and Best Buy

## 2023 DEMOS

### EST. POPULATION

- 1 MILE » 4,472
- 3 MILE » 55,914
- 5 MILE » 95,524

### EST. HOUSEHOLDS

- 1 MILE » 2,037
- 3 MILE » 25,218
- 5 MILE » 41,614

### EST. MEDIAN HH INCOME

- 1 MILE » \$69,867
- 3 MILE » \$70,588
- 5 MILE » \$79,044

FOR DETAILS



**SHAYLEE GREEN CCIM**  
406 208 7723  
shayleegreenCCIM@outlook.com

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SOUTHEAST VIEW



EAST VIEW



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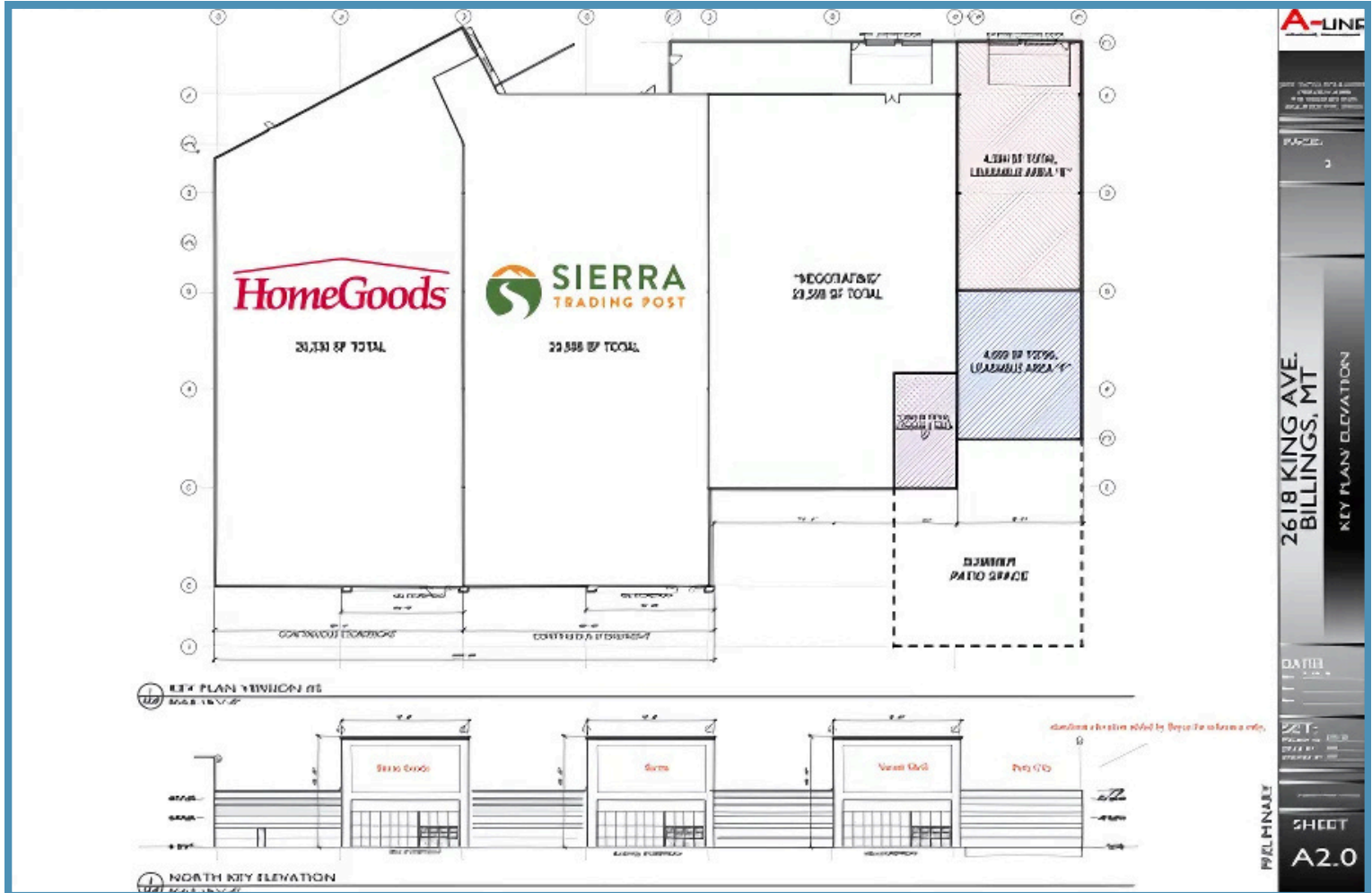


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## SITE PLAN



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## Shaylee Green, CCIM Broker/ Owner

☎ 406-208-7723

✉ [shayleegreenCCIM@outlook.com](mailto:shayleegreenCCIM@outlook.com)

### PROFESSIONAL BACKGROUND

**Shaylee** is a passionate and experienced real estate professional from Billings, MT. Raised enjoying Montana's outdoor activities—such as kayaking, rafting, snowboarding, and camping—she now brings that same energy to her work and family life, raising five children.

She is a firecracker and able to come up with creative solutions to your real estate needs.

Shaylee holds an A.A. in Christian Studies and a minor in Humanities from Yellowstone Christian College, along with studies in Elementary Education at MSU Billings. She has a strong commitment to volunteerism, including work with single mothers, elderly, and military groups.

Shaylee has successfully completed over 195 transactions, with expertise in investment properties. She manages an average of 16-20 listings each month. As a Certified Commercial Investment Manager (CCIM)—a designation equivalent to a master's in commercial real estate—Shaylee excels at maximizing ROI and minimizing risk for her clients. She is also the 2024 CCIM Montana Chapter president.

### NOTABLE ACHIEVEMENTS:

- CCIM - Oct 2022
- \$30 million+ in exclusively Commercial real estate sales and growing.
- 1.5 million+ SF leased space.
- Bronze Award (2022) – Top 10% worldwide in production while at Coldwell Banker Commercial CBS.
- Over 45 total AC of industrial land sold
  - Over 30 AC Ag land sold
- Clients include Phillips 66, Brand Safeway, Sherwin Williams, Magic City Casino, Thrivent Financial, Opal Beauty Academy, Reliable Water Services, Smittys Car Wash, Moes Smoke Shop, Rae Rae's Bakery, Lavish Salon, J Wash Car Wash, 406 Shop world, Sun Splash Tanning.

Shaylee has been a commercial specialist for 6 + years and specializes in Commercial real estate because of her passion for investments and small business owners. Shaylee is proud to be paving the way for other women to make a significant impact in their businesses and communities.

No job is too small or too hard for Shaylee !

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