

# LEASE

**6821 COWGIRL WAY, #8**

Billings, MT 59106



**FREE RENT INCENTIVE!**

**LEASE RATE REDUCED TO** \$2,300.00 per month  
**SIZE** 2,400 sf

**Nathan Matelich, SIOR, CCIM**  
(406) 781-6889

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Lease Rate  
Reduced

**\$2,300.00 PER  
MONTH**

## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Building Size: | 7,560 SF            |
| Available SF:  | 2,400 SF            |
| Lot Size:      | 1.479 Acres         |
| Year Built:    | 2022                |
| Zoning:        | Outside City Limits |

## PROPERTY OVERVIEW

- \*2,400 SF Shop Space
- \*New Construction
- \*1 Bathroom
- \*Small Office
- \*LED Lighting
- \*14 ft Overhead Door
- \*Shop Heater
- \*Large Wash Sink in Shop Area
- \*Small Fenced Yard Included
- \*\$9.68 PSF NNN
- \*NNN = \$1.82 PSF

## LOCATION OVERVIEW

6821 Cowgirl Way are Billings West End premier shop spaces for lease. Built in 2022, these shops boast high quality finished, energy efficient design and include the elusive fenced yard space. Property is entirely fenced to ensure maximum security.

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**Fenced Yard Included in Lease**

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# ADJACENT 1/2 ACRE YARD

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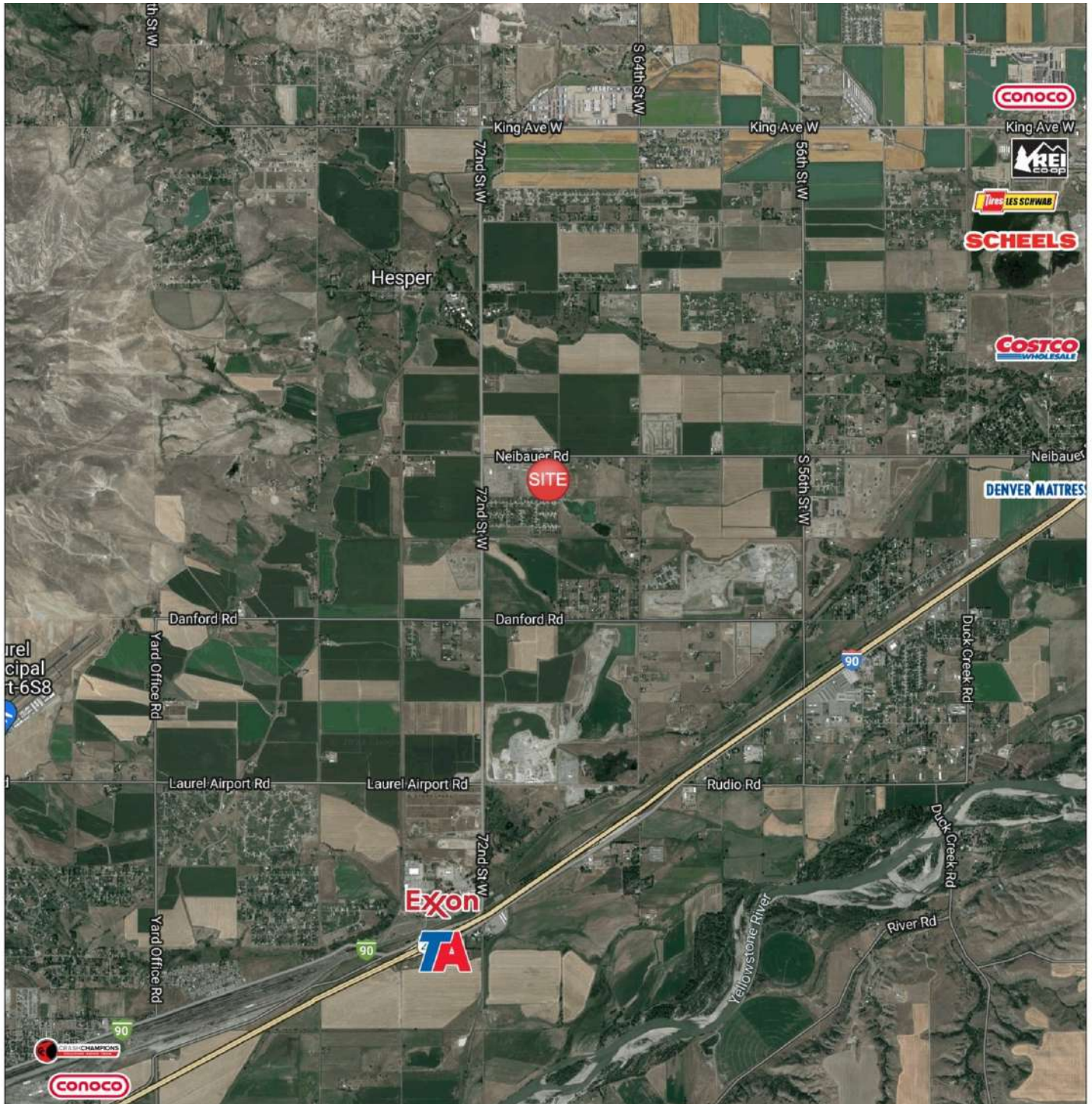


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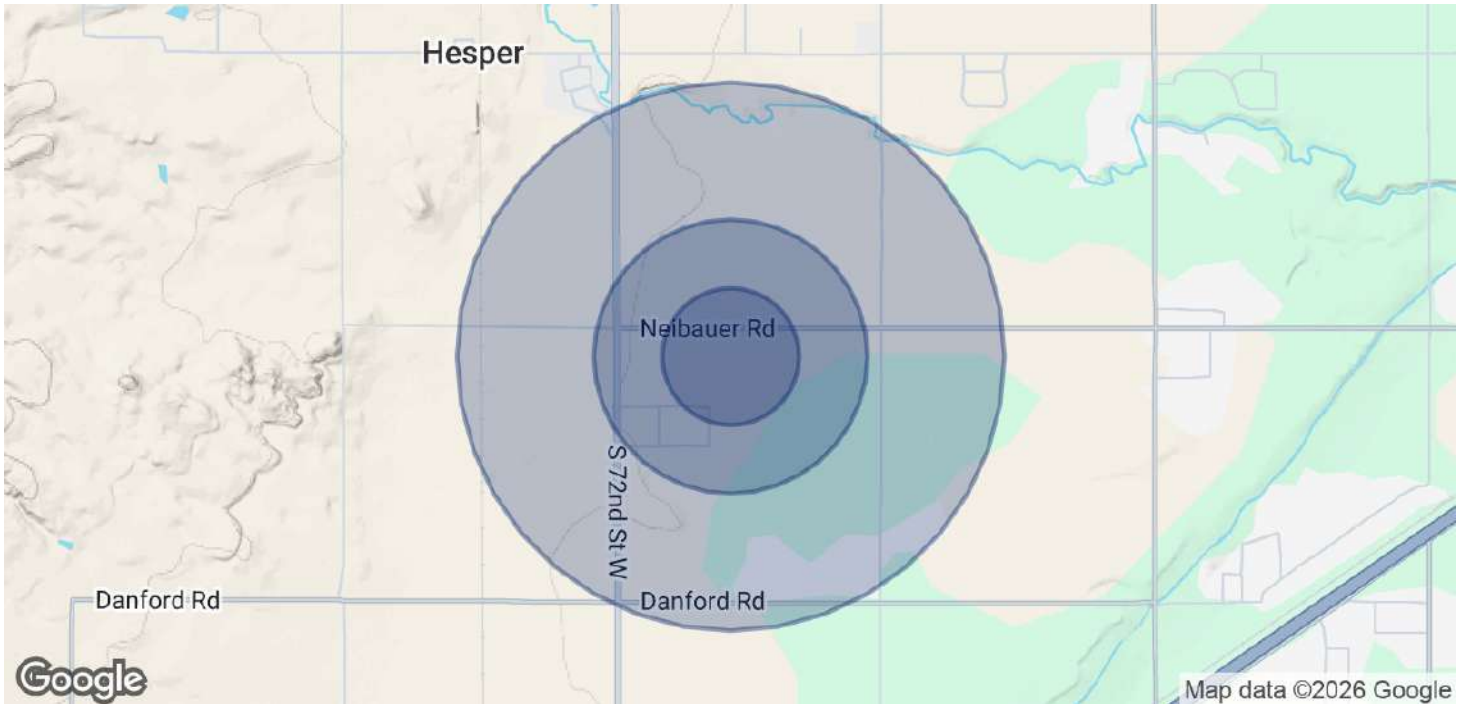


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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                      |      |      |      |
|----------------------|------|------|------|
| Total Population     | 20   | 82   | 472  |
| Average Age          | 43.1 | 42   | 38.8 |
| Average Age (Male)   | 45.7 | 44.6 | 40.2 |
| Average Age (Female) | 34.9 | 34.1 | 35.1 |

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                     |             |             |           |
|---------------------|-------------|-------------|-----------|
| Total Households    | 7           | 30          | 165       |
| # of Persons per HH | 2.9         | 2.7         | 2.9       |
| Average HH Income   | \$147,761   | \$137,910   | \$165,794 |
| Average House Value | \$1,375,636 | \$1,320,611 | \$940,095 |

2023 American Community Survey (ACS)

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