

LEASE

5421 ABBY RD
Billings, MT 59106



LEASE RATE

\$7,996 per month

Nathan Matelich, SIOR, CCIM
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360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	\$7,996 per month (NNN)
Available SF:	7,081 SF
Lot Size:	1.18 Acres
Year Built:	2015
Zoning:	Outside City Limits
Base Rent:	\$11.26 NNN
NNN:	\$2.50 PSF

PROPERTY DESCRIPTION

7,081 SF School or Daycare Facility
4 classrooms · Large multi-purpose room
Reception · Principal's office · Teacher's lounge/kitchen
Staff restroom · Kids' bathrooms
Large fenced outdoor play area

LOCATION DESCRIPTION

Located in the rapidly growing west end of Billings, 5421 Abby Rd offers a rare opportunity to lease a purpose-built educational facility in one of the city's most active growth corridors. Surrounded by hundreds of rooftops in the Mackenzie Meadows subdivision and a young, family-oriented demographic, the built-in community makes this an ideal location for a daycare, preschool, charter school, tutoring center, or other child-focused program.

Built in 2015 and purpose-designed for childcare and educational use, the turnkey layout eliminates buildout time and cost — everything needed to operate from day one is already in place. An exceptional opportunity for an operator ready to hit the ground running.

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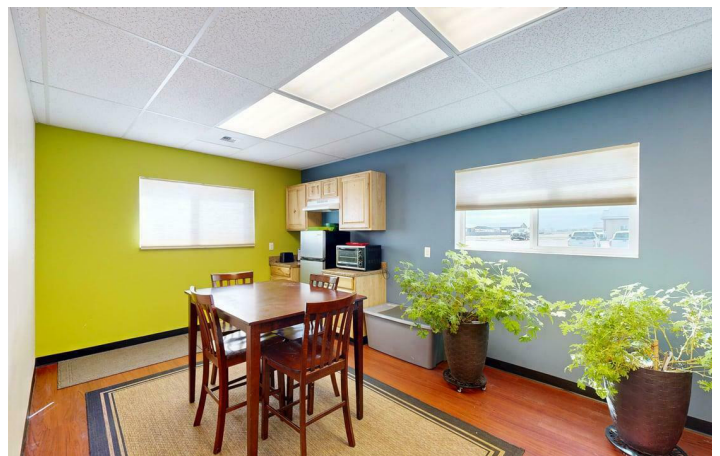
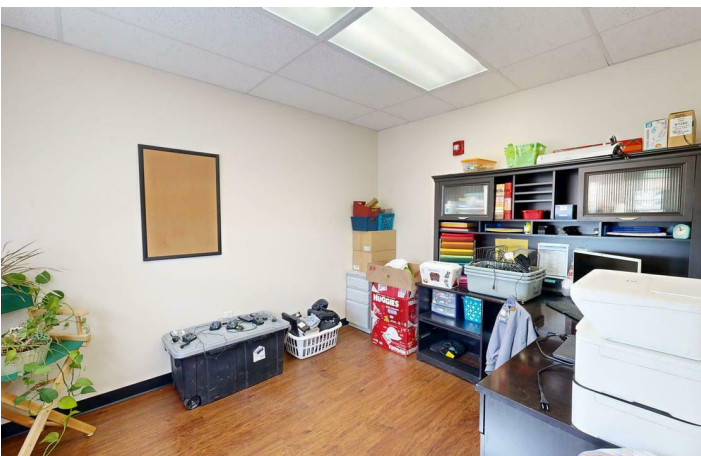
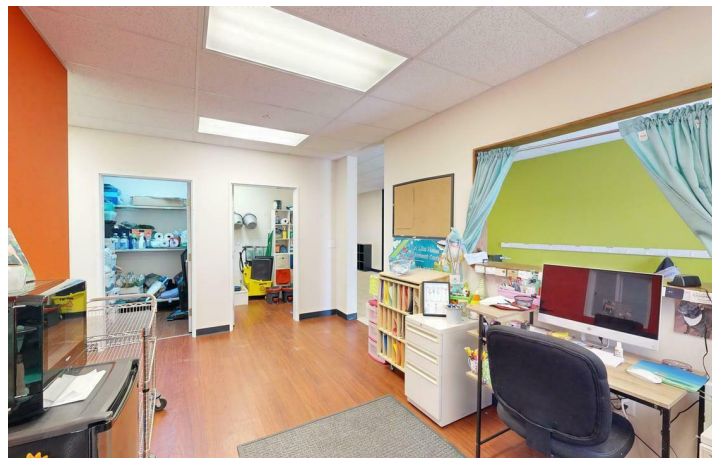
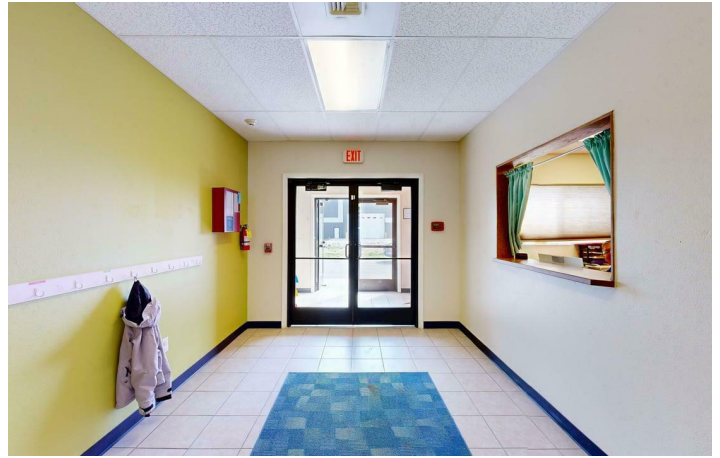


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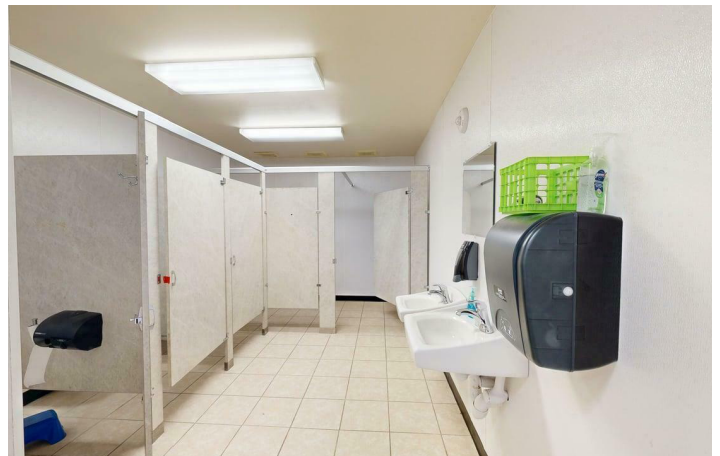
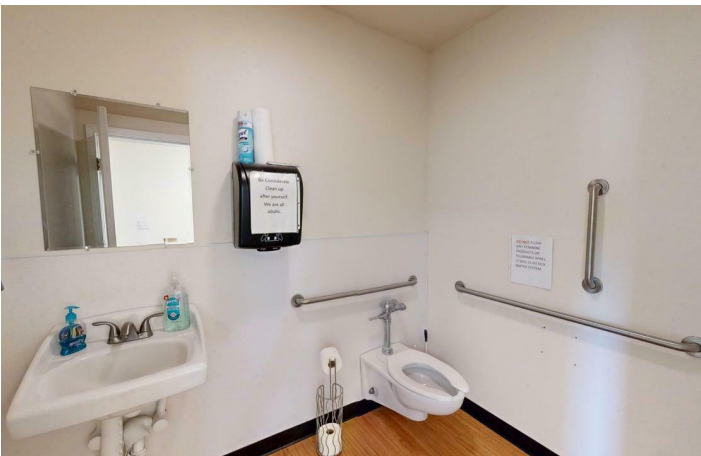
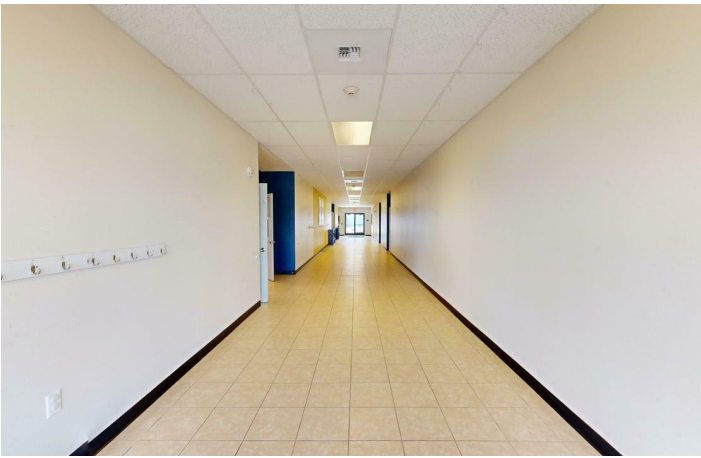


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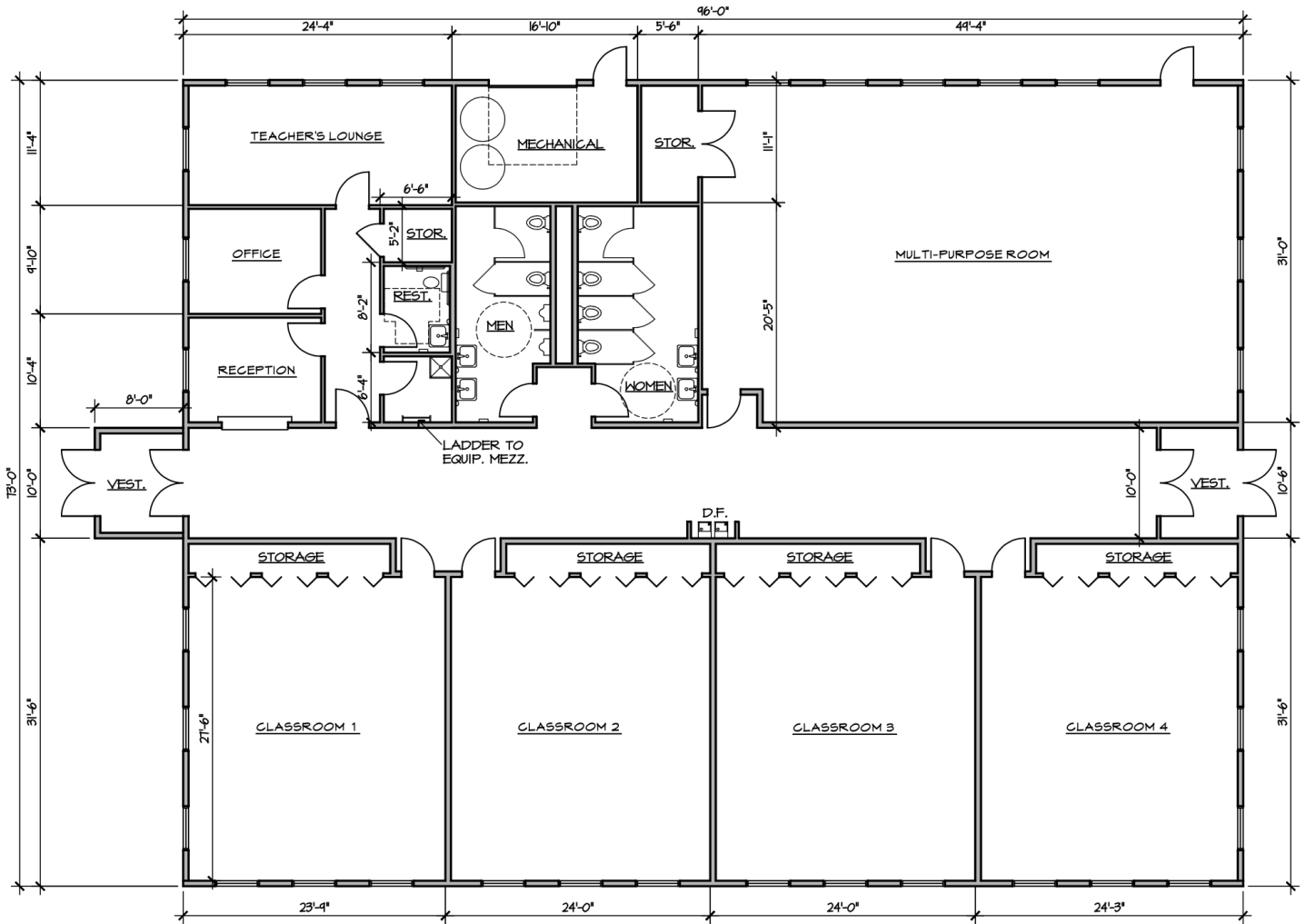
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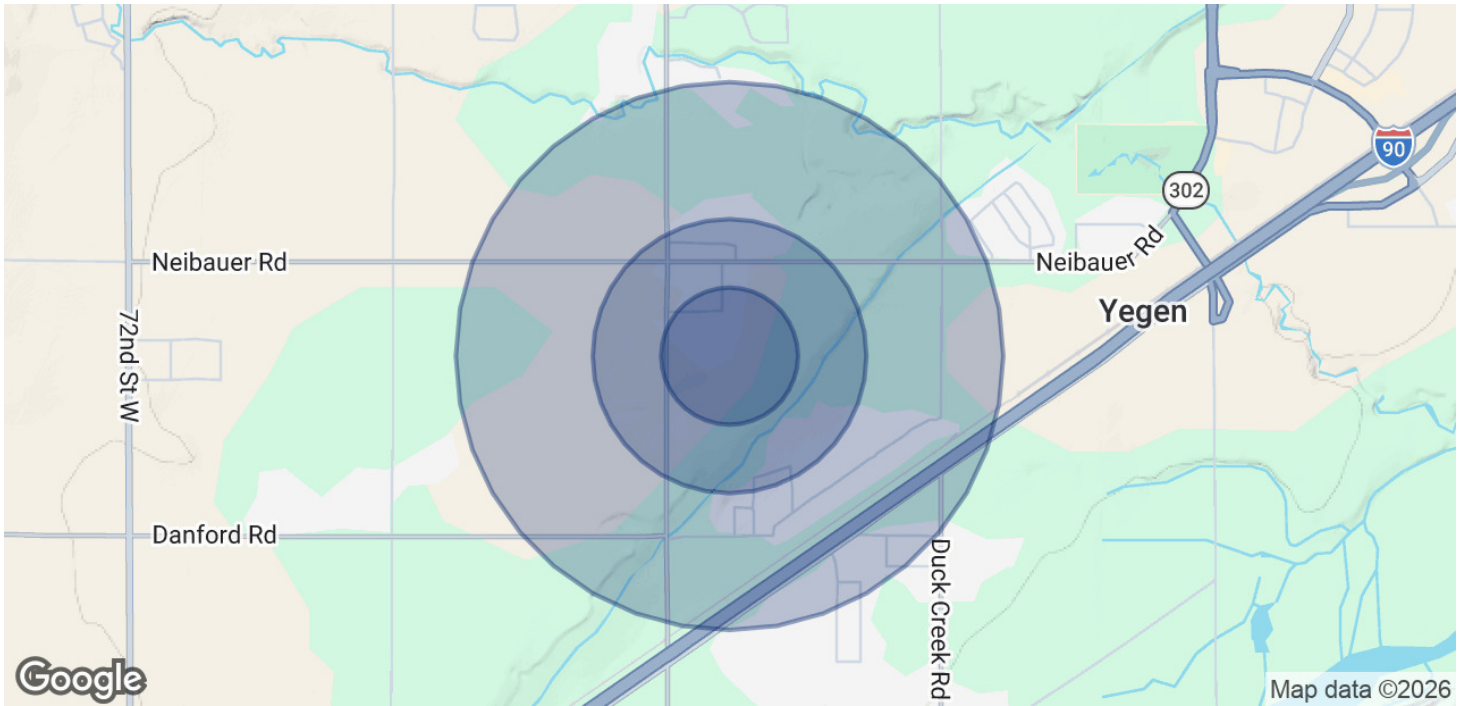


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	73	293	1,147
Average Age	35	34.8	34.5
Average Age (Male)	34.8	34.6	34.4
Average Age (Female)	37.3	37.2	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	24	96	392
# of Persons per HH	3	3.1	2.9
Average HH Income	\$211,481	\$211,481	\$197,499
Average House Value	\$479,376	\$463,573	\$458,573

2023 American Community Survey (ACS)

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