



# Hospital Corridor Retail

821 North 27th Street | Billings, Montana 59101

## Property Highlights

- 4,975 SF
- Prime location in Billings, MT
- Modern and attractive exterior
- Spacious and flexible floor plan
- Recently renovated interior
- Ample parking for tenants and clients
- High visibility with signage opportunities
- Professional property management
- ADA compliant facilities
- NNN - \$5.59/SF

## OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	4,975 SF
Lot Size:	17,500 SF
Building Size:	6,474 SF

## DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
Total Households	602	1,891	5,243
Total Population	997	3,145	9,561
Average HH Income	\$40,669	\$40,641	\$50,712

## Property Description

The multi-tenant office building is located downtown within the hospital corridor, directly across from Billings Clinic and Dehler Park. The property offers 4,975 SF of open retail space, rear employee parking, security, excellent signage and multiple off street customer parking spaces.

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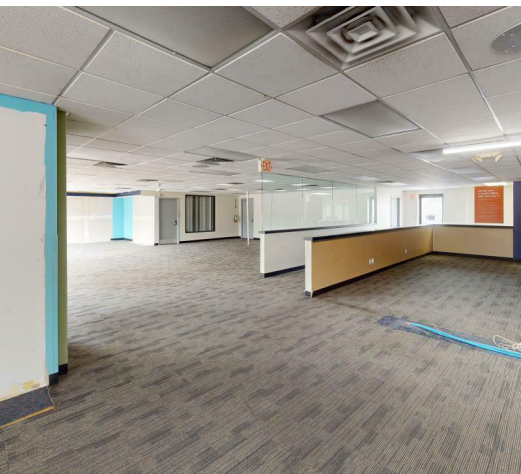
**FOR LEASE**



**STREET RETAIL**



**4,975 SF**



<https://www.naibusinessproperties.com>

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**FOR LEASE**



**STREET RETAIL**



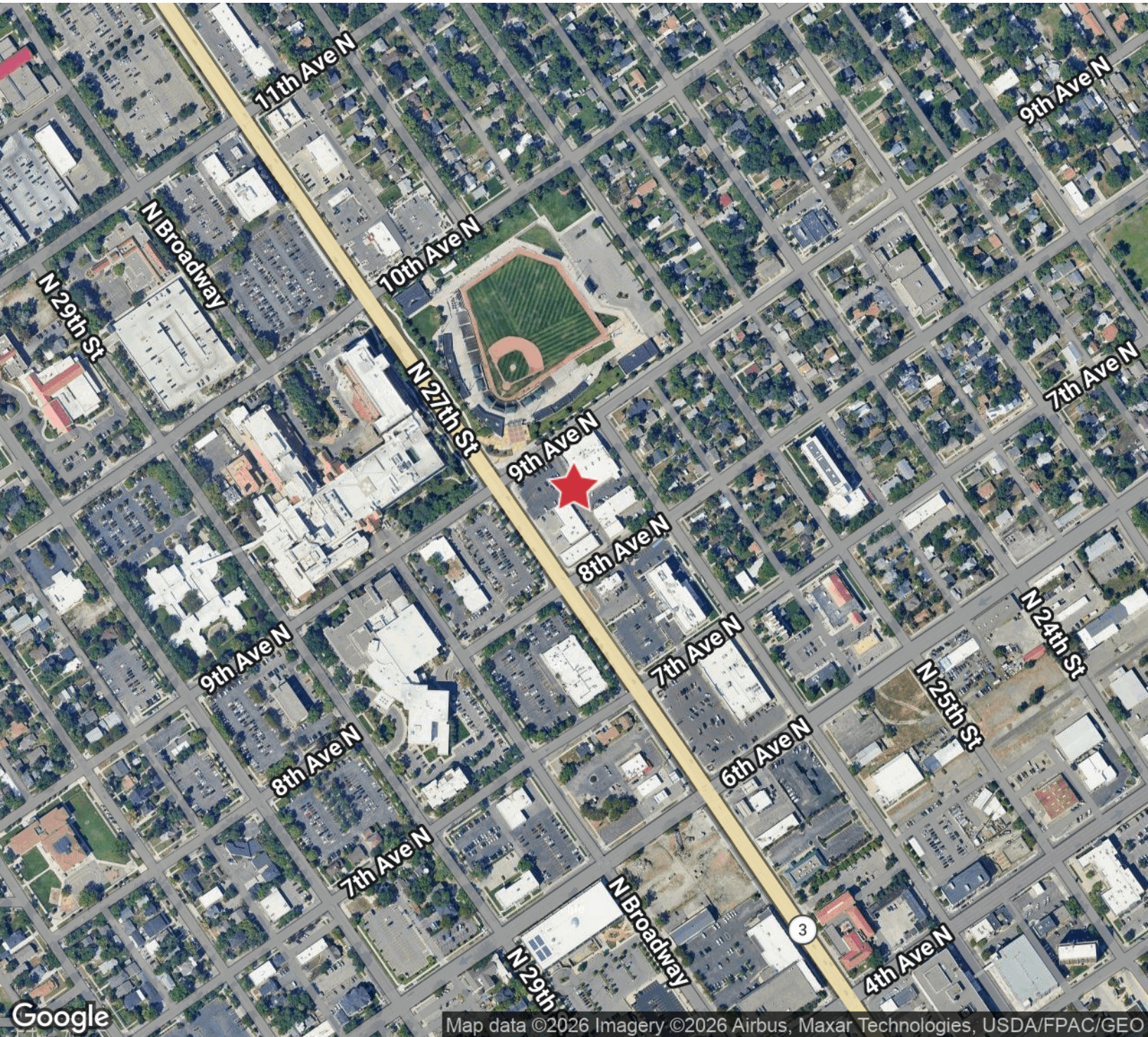
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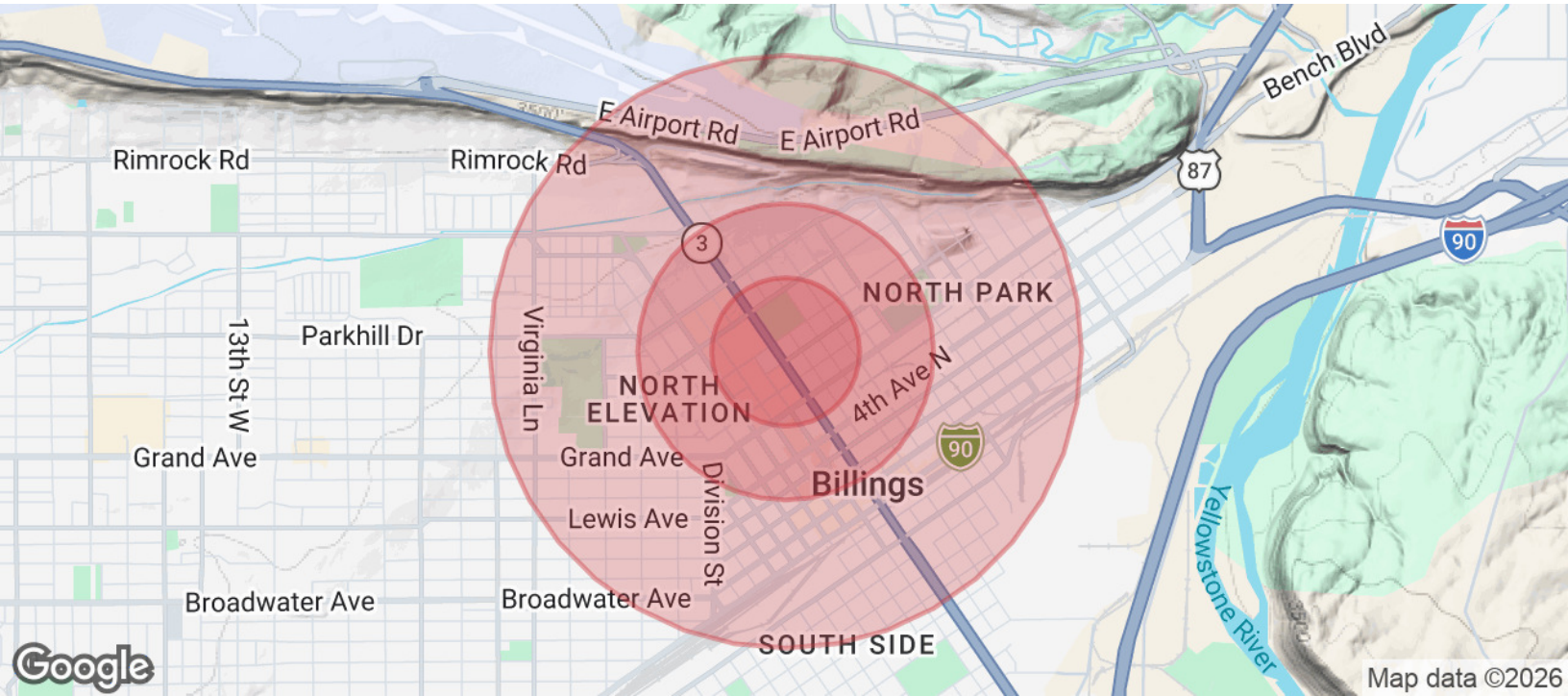


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**POPULATION**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Population	997	3,145	9,561
Average Age	32.1	33.6	34.2
Average Age (Male)	31.3	33.0	33.1
Average Age (Female)	32.7	35.1	36.7

**HOUSEHOLDS & INCOME**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Households	602	1,891	5,243
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$40,669	\$40,641	\$50,712
Average House Value	\$159,317	\$154,010	\$179,823

2020 American Community Survey (ACS)

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