

LEASE

1319 MAIN STREET

Billings, MT 59105



LEASE RATE

\$7.95 SF/yr

George Warner, CCIM
406 855 8946
george@cbcmontana.com

Blaine Poppler
406 671 0399
blaine@cbcmontana.com

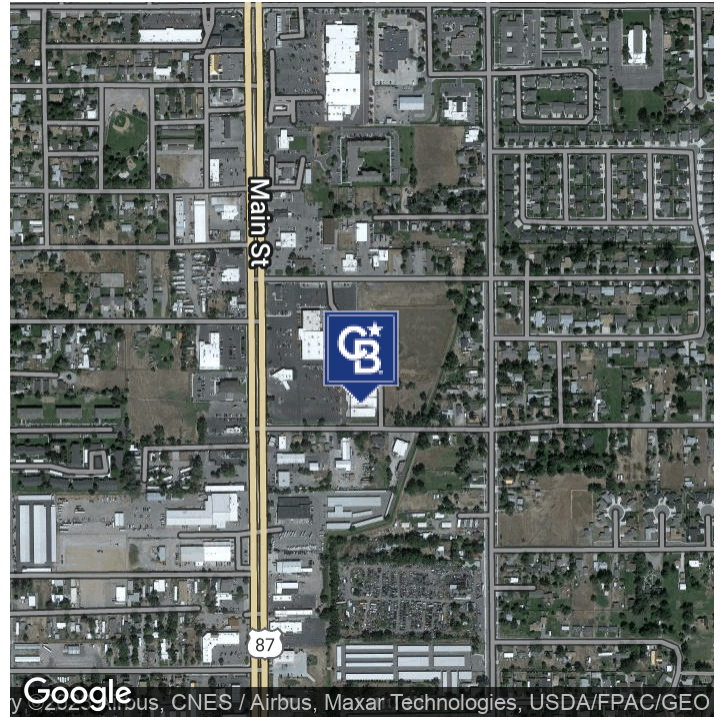


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OFFERING SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	9,304 SF
Lot Size:	4.04 Acres
Renovated:	2020
Zoning:	Highway Commercial

PROPERTY OVERVIEW

Suite located at 1319 Main St comprising of 9,304 SF located adjacent to the new Planet Fitness are available for lease.

PROPERTY HIGHLIGHTS

- 9,304 SF Retail Suite Adjacent to Planet Fitness.
- Warm Lit Vanilla Shell Finish
- New Exterior Remodeled in 2020
- Remodeled Pylon Sign
- Sprinkled
- Over 30,000 Cars Per Day
- Excellent Visibility
- Large Common Area Parking Lot

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PHOTOS

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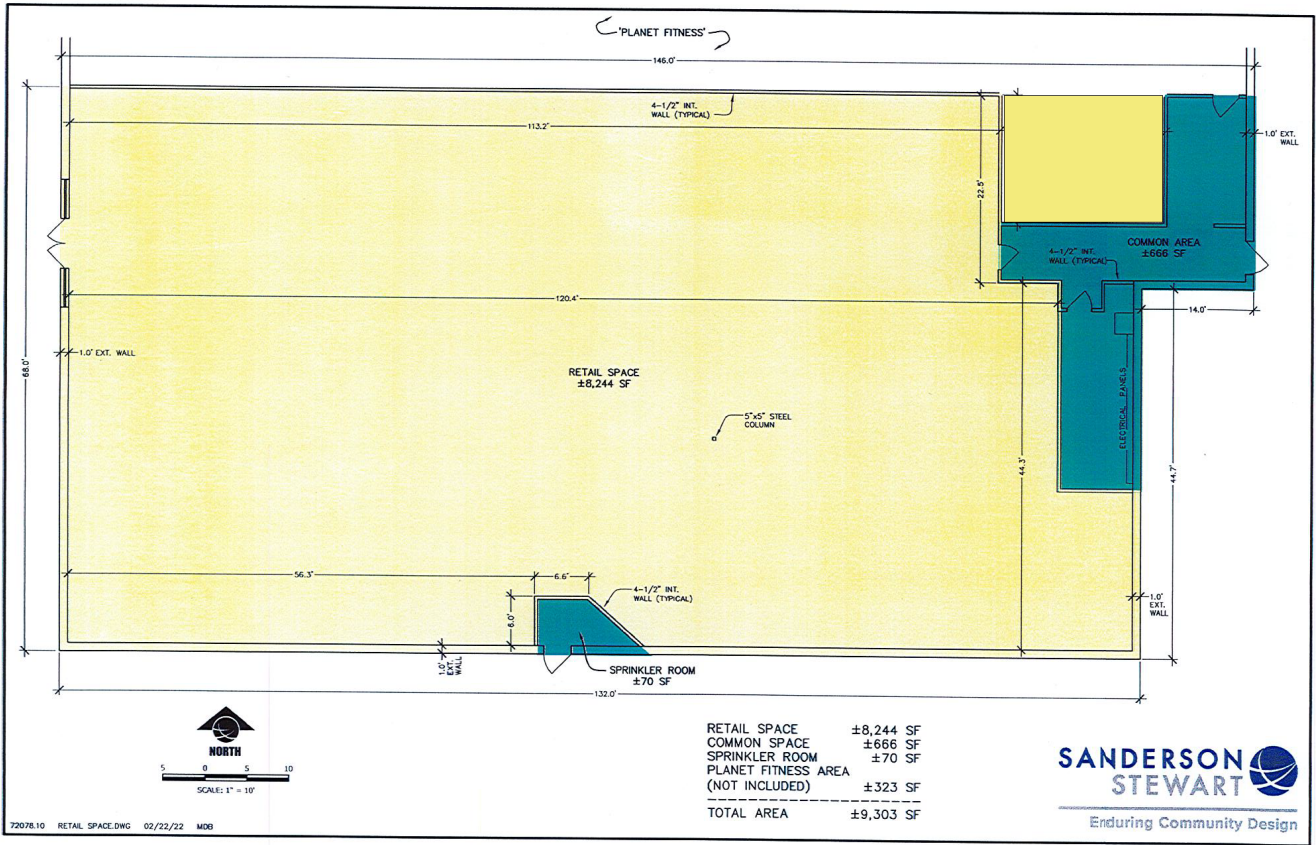


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SITE MAP

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MAP

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1319 Main Street Billings, MT 59105



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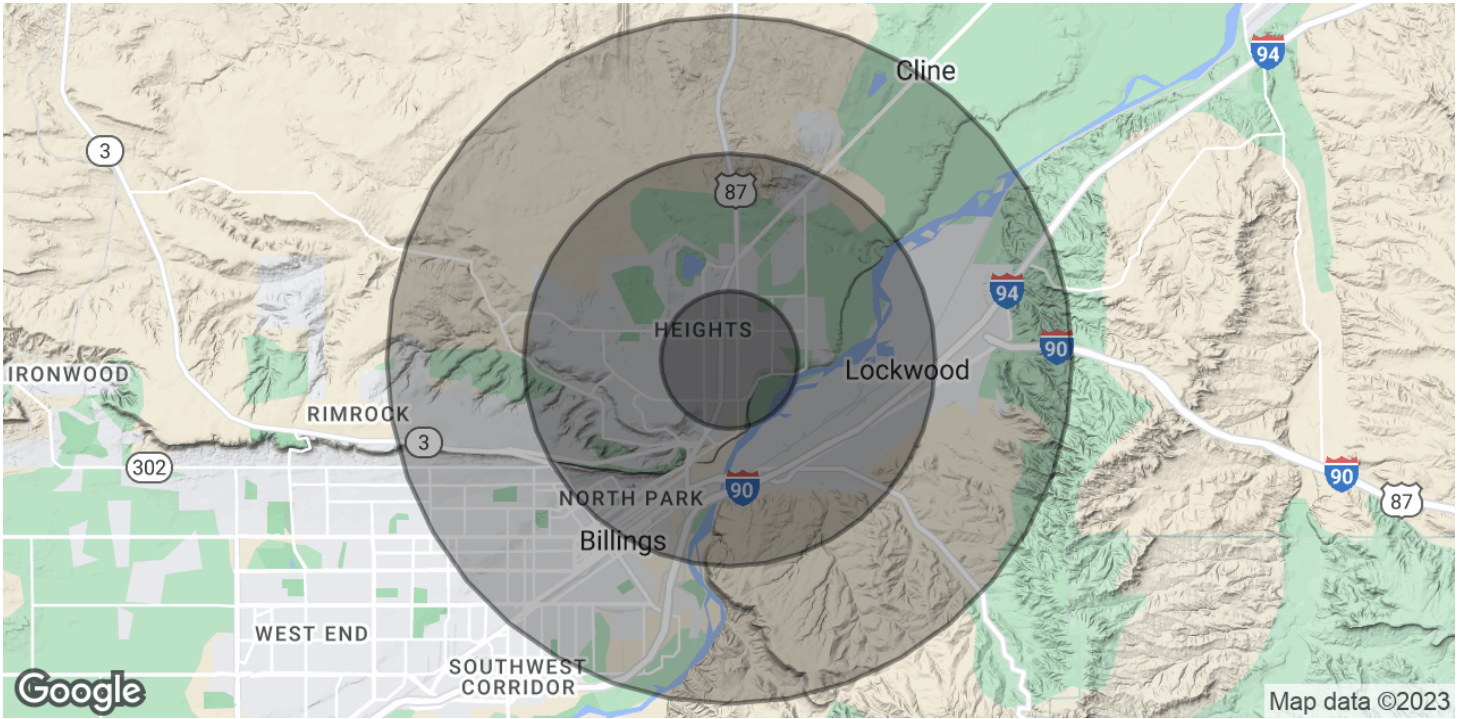


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DEMOGRAPHICS

1319 MAIN STREET

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,583	35,769	65,580
Average Age	37.6	36	35.5
Average Age (Male)	34.9	34	34.2
Average Age (Female)	39.2	37.9	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,848	14,515	26,905
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$48,558	\$57,745	\$53,563
Average House Value	\$164,604	\$153,326	\$154,642

* Demographic data derived from 2020 ACS - US Census

George Warner, CCIM
 406 855 8946
 george@cbcmontana.com

Blaine Poppler
 406 671 0399
 blaine@cbcmontana.com





GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.855.8946

MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

TRANSACTIONS OF NOTE

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

MEMBERSHIPS

- In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations.
- Board Member: Big Sky Economic Development Association
- Board Member: City of Billings Board of Adjustments
- Member: CCIM
- Member: Billings Downtown Rotary

EDUCATION

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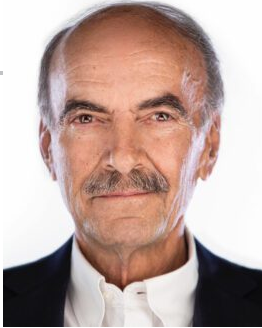
1215 24th Street Suite 240
Billings, MT 59102
406.656.2001

George Warmer, CCIM
406 855 8946
george@cbcmontana.com

Blaine Poppler
406 671 0399
blaine@cbcmontana.com



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BLAINE POPPLER

Owner, Commercial Broker

blaine@cbcmontana.com

Direct: 406.671.0399 | Cell: 406.671.0399

MT #7938

PROFESSIONAL BACKGROUND

Blaine Poppler has been with Coldwell Banker Commercial since 1995. Born and raised in Billings Montana gives Blaine a deep understanding of the history and future of commercial real estate in Billings and Yellowstone County Montana. Blaine has specialized in land sales and listings but has over 20 years of experience in all areas of commercial and investment real estate. Knowledge of zoning, subdivision, annexation and superior location have been a benefit to both Sellers and Buyers. Working with builders, developers and investors to acquire top deals in multi-family, retail and industrial tracts also requires providing the tools and experience available to the sellers of development properties. With a lifetime of relations, and knowledge, Blaine knows and understands the goals and the deep rooted relationship so many land owners have with the land that is now in the path of development. With the knowledge and experience to successfully accomplish zoning, subdivision and annexation to the best interest of all involved, both buyers and sellers come out on top and all parties can achieve their goals. Having worked with clients as diverse as churches, agricultural land owners, multi-family developers commercial site locaters and community planners, Blaine has built the relationships required for effective representation of buyers and sellers alike. With a broad inventory of development land listings and new and returning buyers Blaine's busy practice always welcomes the opportunity to discuss and inform new client's goals and opportunities.

MEMBERSHIPS

Yellowstone County Board of Adjustment
Billings Association of Realtors
Silver Circle Award Recipient

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