

FOR LEASE

821 North 27th Street Billings, MT 59101

\$16.00 SF/YR (NNN)



NAI Business Properties

Retail | 4,975 SF

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

- Prime location in Billings, MT
- Modern and attractive exterior
- Spacious and flexible floor plan
- Ample parking for tenants and clients
- High visibility with signage opportunities
- Professional property management
- ADA compliant facilities



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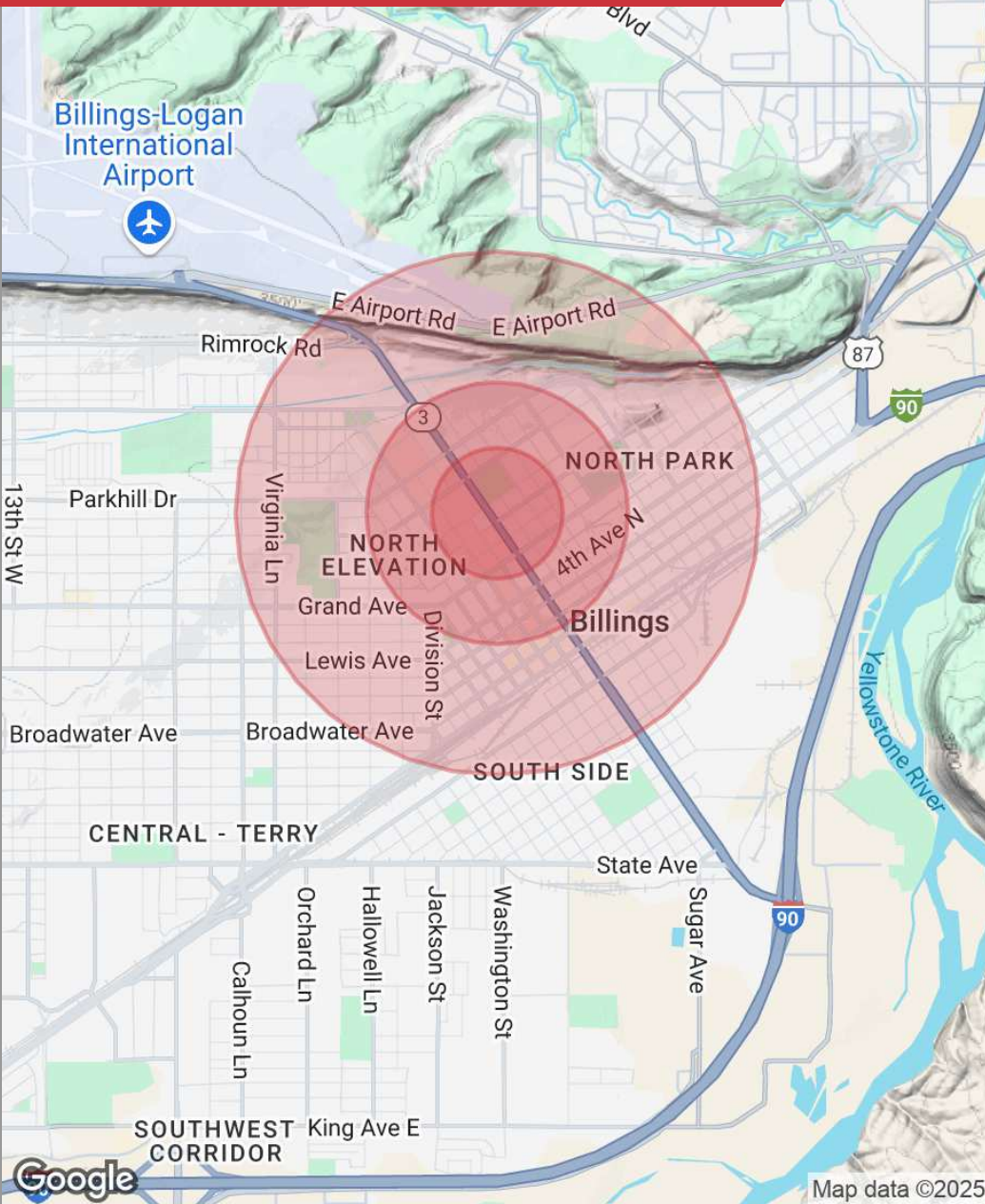
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total population	997	3,145	9,561
Median age	32.1	33.6	34.2
Median age (male)	31.3	33.0	33.1
Median 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

* Demographic data derived from 2020 ACS - US Census

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