

# LEASE

## 115 SHILOH RD, STE 10

115 Shiloh Rd, Ste 10 Billings, MT 59106



**LEASE RATE** \$27.32 SF/yr

**AVAILABLE SF** 2,061 SF

**Michael Speidel**

(406) 601-9695

michael@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

**115 SHILOH RD, STE 10**

115 Shiloh Rd, Ste 10 Billings, MT 59106



## 360° VIRTUAL TOUR

### OFFERING SUMMARY

|               |               |
|---------------|---------------|
| Lease Rate:   | \$27.32 SF/yr |
| NNN's:        | \$6.43 SF/yr  |
| Available SF: | 2,061 SF      |
| Lot Size:     | 61,951 SF     |

### LOCATION DESCRIPTION

Bring your restaurant concept to one of Billings' most desirable commercial destinations with this 2,061 SF turnkey restaurant space located in the vibrant Shiloh Commons development. Currently configured as a fully operational restaurant, the space features an inviting dining area, welcoming customer entrance, spacious commercial kitchen, efficient back-of-house layout, and modern finishes throughout. Large storefront windows provide abundant natural light while creating excellent visibility along one of Billings' busiest West End corridors.

Positioned in a high-growth area surrounded by established retailers, restaurants, healthcare providers, and Montana State University Billings' City College campus, this location offers exceptional exposure, ample on-site parking, and convenient access for customers and employees alike. The thriving mix of neighboring businesses and nearby residential growth creates an outstanding opportunity for both new and expanding restaurant operators.

Whether you're launching a new dining concept, opening an additional location, or relocating an established business, this move-in-ready restaurant space offers the ideal combination of functionality, visibility, and a premier West End location.

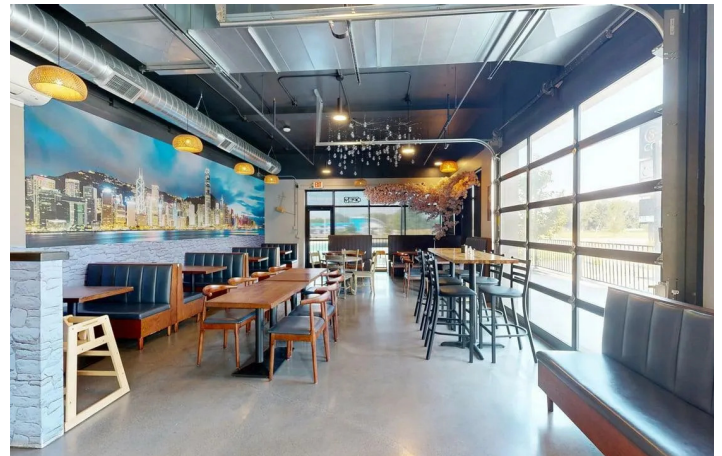
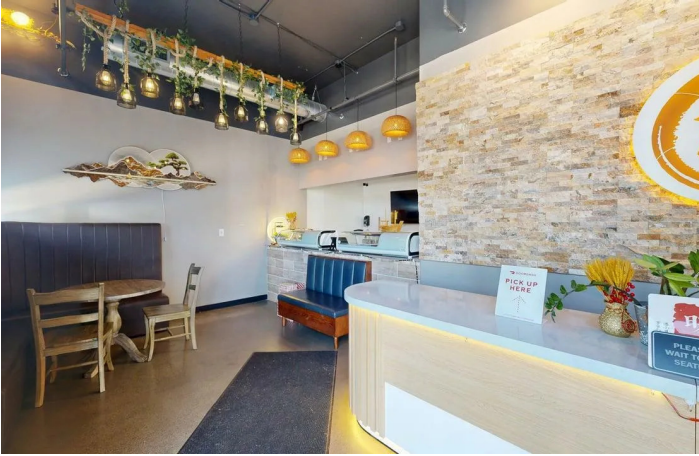
**Michael Speidel**  
(406) 601-9695  
michael@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

**115 SHILOH RD, STE 10**  
115 Shiloh Rd, Ste 10 Billings, MT 59106



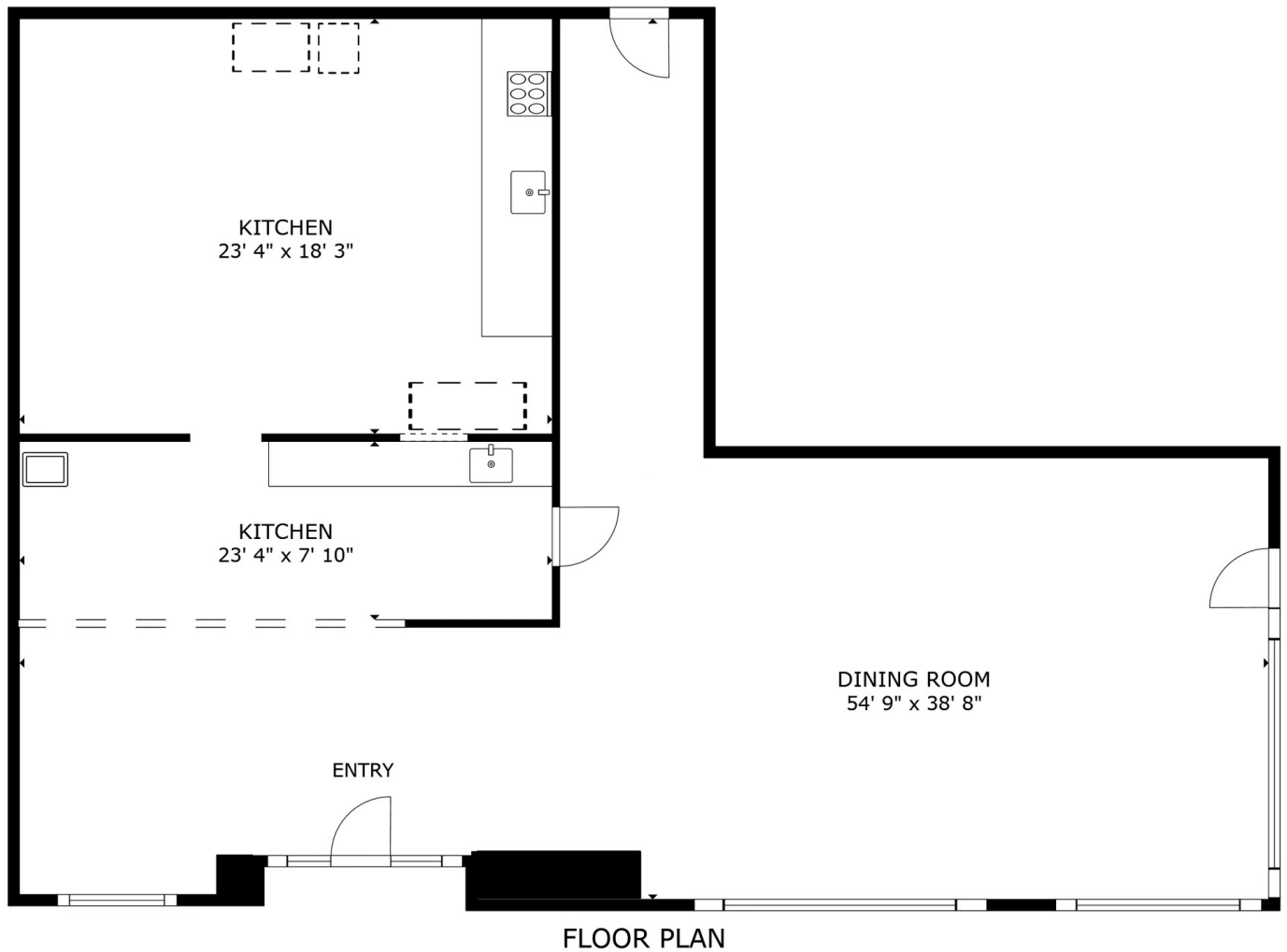
**Michael Speidel**  
(406) 601-9695  
michael@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

**115 SHILOH RD, STE 10**  
115 Shiloh Rd, Ste 10 Billings, MT 59106



**Michael Speidel**  
(406) 601-9695  
michael@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

**115 SHILOH RD, STE 10**  
115 Shiloh Rd, Ste 10 Billings, MT 59106



**Michael Speidel**  
(406) 601-9695  
michael@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

**115 SHILOH RD, STE 10**

115 Shiloh Rd, Ste 10 Billings, MT 59106



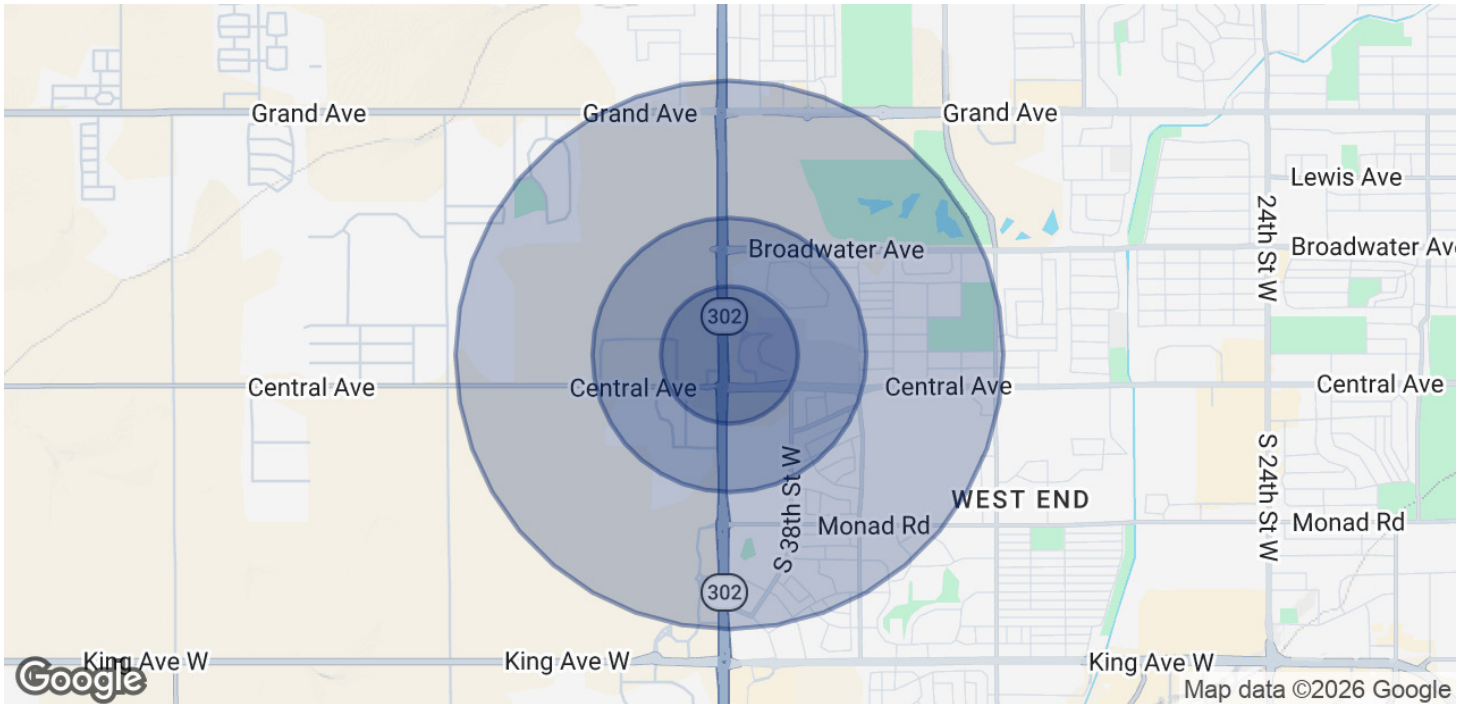
**Michael Speidel**  
(406) 601-9695  
michael@cbcmontana.com



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS

# LEASE

**115 SHILOH RD, STE 10**  
115 Shiloh Rd, Ste 10 Billings, MT 59106



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                      |      |       |       |
|----------------------|------|-------|-------|
| Total Population     | 381  | 1,513 | 6,780 |
| Average Age          | 45.1 | 47.4  | 42.6  |
| Average Age (Male)   | 39.7 | 43.3  | 40.2  |
| Average Age (Female) | 47.4 | 49.2  | 44.3  |

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 168       | 673       | 3,040     |
| # of Persons per HH | 2.3       | 2.2       | 2.2       |
| Average HH Income   | \$104,419 | \$101,935 | \$98,314  |
| Average House Value | \$242,130 | \$189,471 | \$218,638 |

2023 American Community Survey (ACS)

**Michael Speidel**  
(406) 601-9695  
michael@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

**115 SHILOH RD, STE 10**  
115 Shiloh Rd, Ste 10 Billings, MT 59106



## **MICHAEL SPEIDEL**

**Commercial Realtor**

michael@cbcmontana.com

Direct: **(406) 601-9695** | Cell: **(406) 601-9695**

MT #RRE-RBS-LIC-109468

## **PROFESSIONAL BACKGROUND**

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

### **CBS**

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

**Michael Speidel**  
(406) 601-9695  
michael@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS