

# LEASE

**1319 MAIN STREET**  
Billings, MT 59105



**LEASE RATE** \$7.50 SF/yr  
**AVAILABLE SF** 9,304 SF

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**George Warmer, SIOR, CCIM**  
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**Blaine Poppler**  
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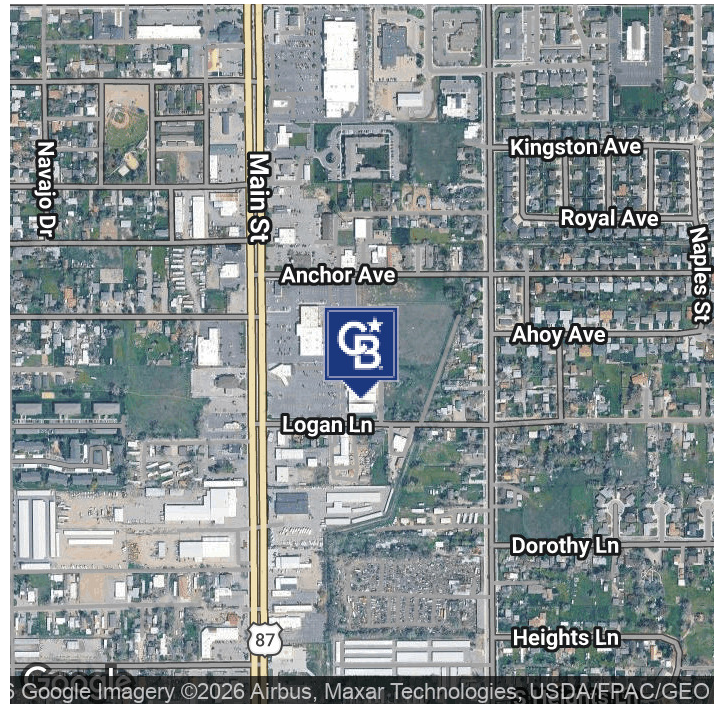


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## OFFERING SUMMARY

Lease Rate:	\$7.50 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.

<https://my.matterport.com/show/?m=tqYoiQsLPgT>

## 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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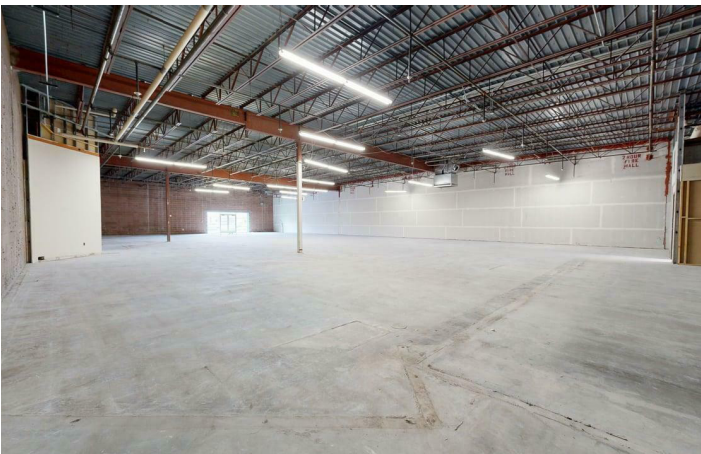
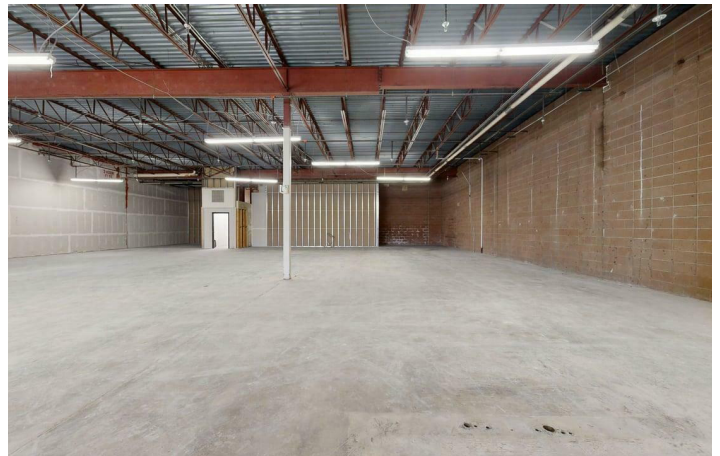
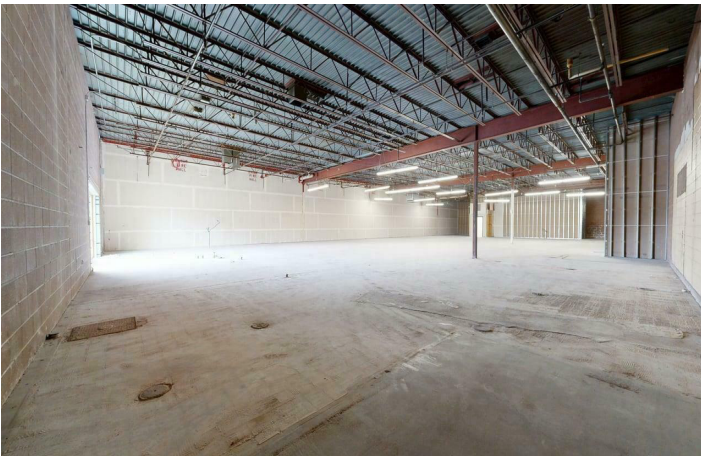


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# PHOTOS

1319 MAIN STREET

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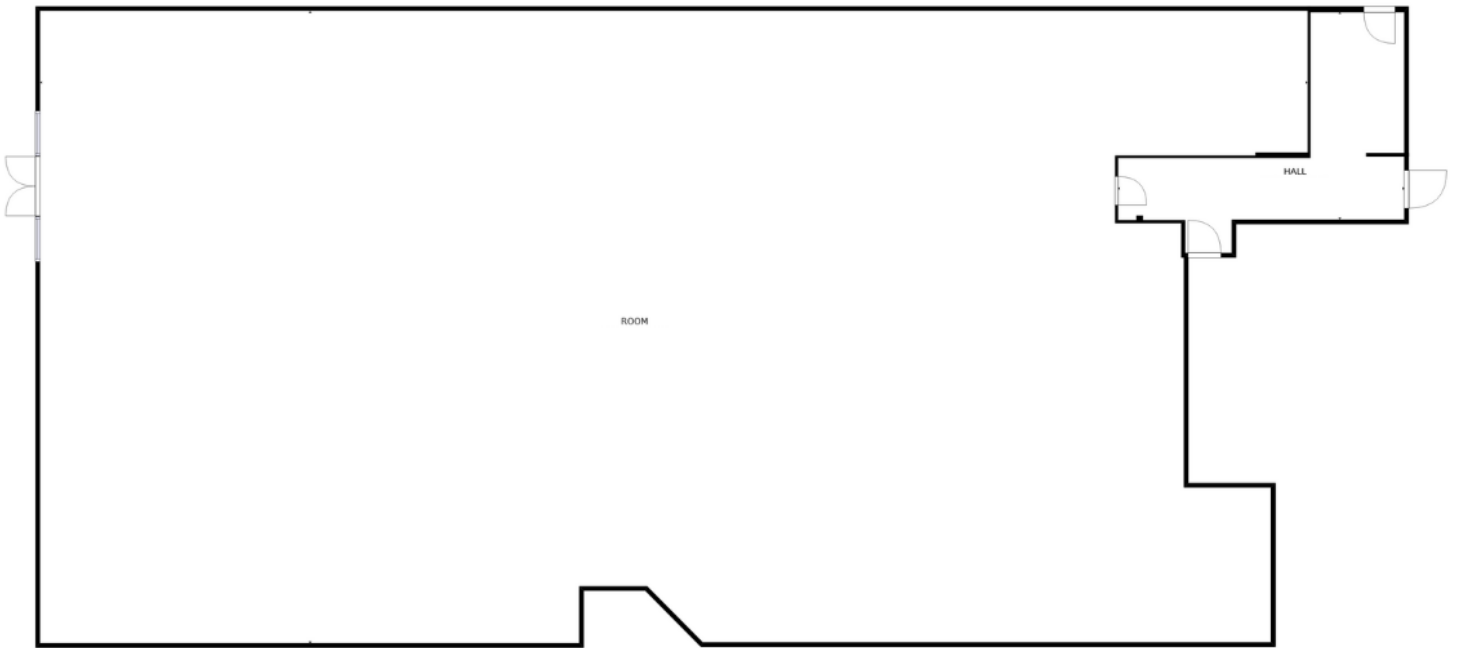
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# MAP

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1319 Main Street Billings, MT 59105



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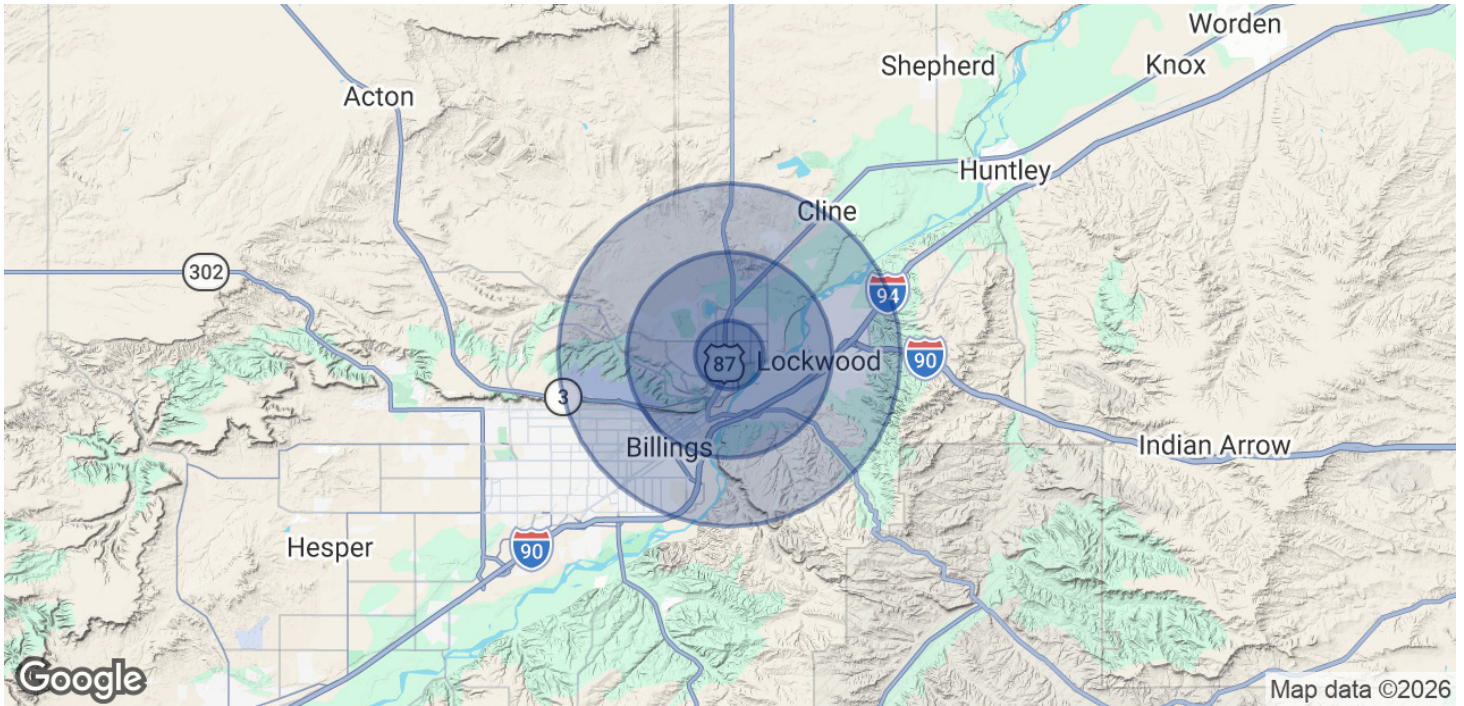


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# DEMOGRAPHICS

1319 MAIN STREET

Billings, MT 59105



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

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# BROKER BIO

1319 MAIN STREET

Billings, MT 59101



## George Warmer, SIOR, CCIM

Principal Broker

george@cbcmontana.com  
Office: (406) 656-2001 | Cell: (406) 855-8946



MT #RRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is an SIOR & 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.

### EDUCATION

George's 21 years' experience as a commercial real estate specialist, background in banking and business experience gives George a unique insight into the needs of his commercial clients. As an SIOR and CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

### MEMBERSHIPS

Member: SIOR  
Member: CCIM  
Board Member: Metra Park  
Board Member: Big Sky Economic Development Association  
Board Member: City of Billings Board of Adjustments  
Board Member: Coldwell Banker Commercial Advisory Board  
Active Member of West End Rotary

### RECOGNITION

2024 Halter Case Award Recipient  
Top 2% Producer, Platinum Circle of Distinction

## 2025 Transactions of Note

Loves TRUCKING, LAUREL MT  
LAND  
GAS STATION DEVELOPMENT

5509 KING AVE E  
INDUSTRIAL  
14,500 SF SHOP SPACE

5907 BLUFF LANE  
INDUSTRIAL  
9,443 SF SHOP SPACE

2815 S 48<sup>TH</sup> ST  
INDUSTRIAL  
STORAGE UNITS

1617 1<sup>ST</sup> AVE N  
LAND  
90,000 SF  
AVAILABLE FOR SALE!  
2 ACRE DEVELOPMENT SITE

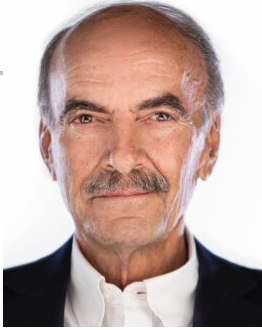
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## BLAINE POPPLER

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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