



# Northside Center

3315 NORTH MONTANA AVENUE, HELENA, MONTANA 59602

## For Lease

### Property Highlights

- 5,000 SF Inline Space Available
- Asking Rate: \$22 PSF NNN
- Target Anchored Shopping Center
- National Co-Tenancy
- High Traffic Retail Corridor
- Call for more details!

### Co-Tenants



### 2025 Demos

#### EST. POPULATION

- 1 MILE - 3,533
- 3 MILE - 36,795
- 5 MILE - 49,796

#### EST. HOUSEHOLDS

- 1 MILE - 1,595
- 3 MILE - 16,794
- 5 MILE - 22,198

#### EST. AVERAGE HH INCOME

- 1 MILE - \$95,227
- 3 MILE - \$107,353
- 5 MILE - \$106,986

For information, please contact:

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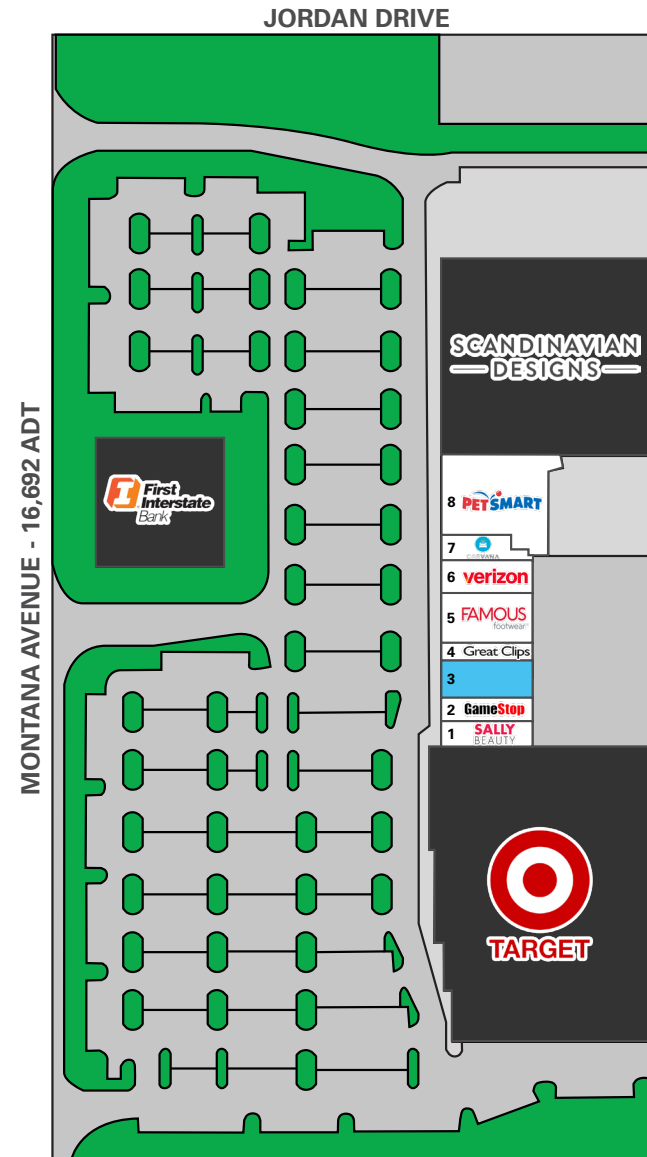
# Northside Center

## SITE PLAN



| SITE SUMMARY - 36,023 SF |           |
|--------------------------|-----------|
| 1. SALLY BEAUTY          | 1,500 SF  |
| 2. GAMESTOP              | 2,500 SF  |
| 3. AVAILABLE             | 5,000 SF  |
| 4. GREAT CLIPS           | 1,500 SF  |
| 5. FAMOUS FOOTWEAR       | 7,000 SF  |
| 6. VERIZON               | 3,500 SF  |
| 7. CARVANA               | 2,282 SF  |
| 8. PETSMART              | 12,741 SF |

- AVAILABLE
- LEASED
- NOT A PART

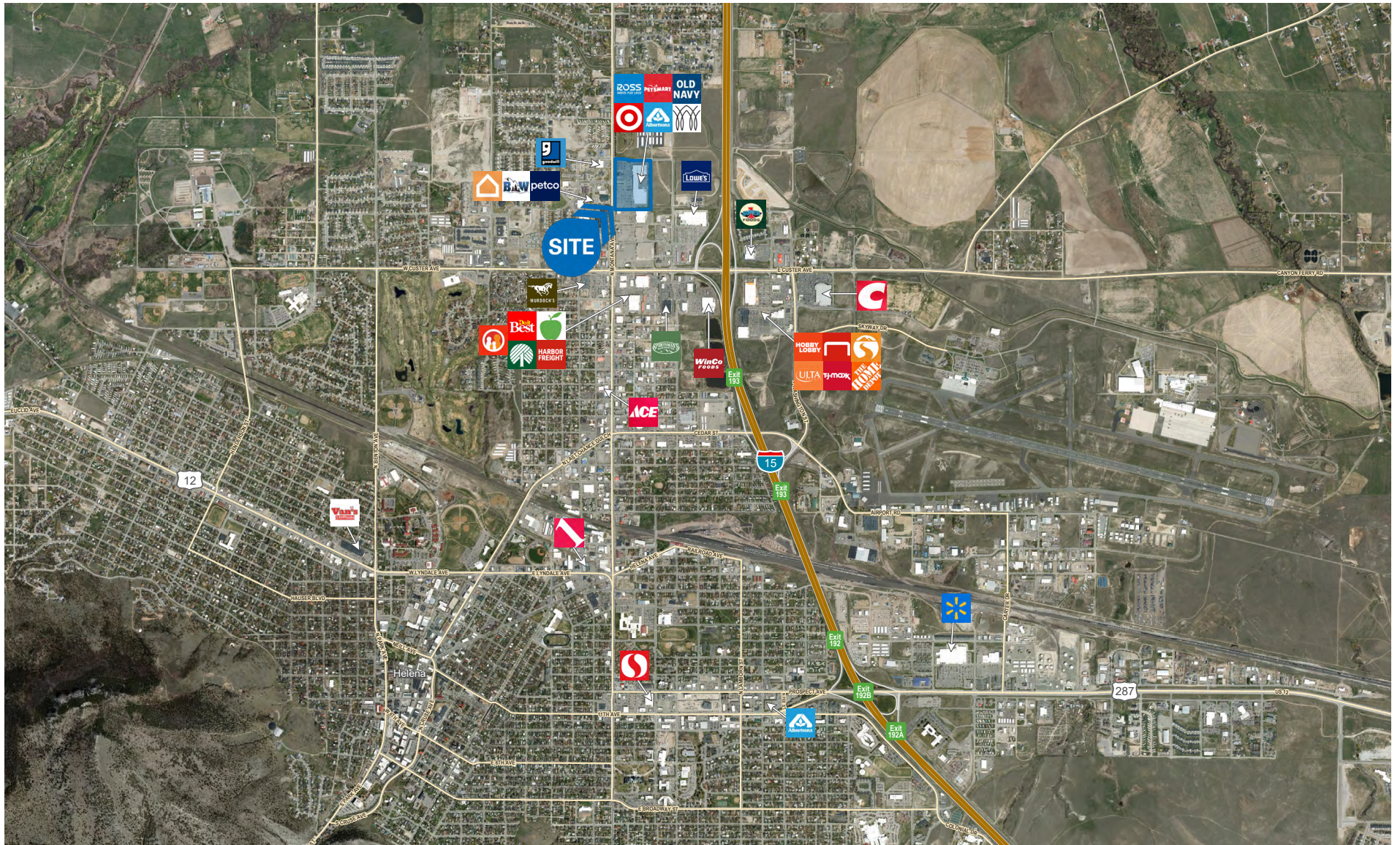


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