



Pads are proposed and subject to CCR approval



## High Visibility Retail Pads for Lease

3101 NORTH MONTANA AVENUE

Helena, Montana

2,500+ SF | Retail Pads

Exclusively listed by:

**Connor McMahon, CCIM**

Connor@SterlingCREadvisors.com

406-370-6424

# Opportunity Overview

Sterling CRE Advisors is pleased to present 3101 North Montana Avenue in Helena, Montana. This exceptional property offers a rare in-town opportunity for retail and commercial development in a highly visible, high-traffic location at the intersection of North Montana Avenue and Custer Avenue.

These pad sites offer excellent visibility along both Custer Avenue and North Montana Avenue, two major thoroughfares with strong traffic counts and direct access to surrounding retail, residential, and commercial developments.

Strategically located adjacent to I-15, this property sits in the heart of one of Helena's strongest retail corridors. The surrounding area benefits from strong retail co-tenancy, creating a vibrant commercial environment, while nearby residential growth continues to expand the customer base.

The site offers outstanding accessibility, convenient transportation links, and flexible development potential for a variety of retail and commercial users. Its prime positioning near I-15 ensures ease of access for both customers and businesses alike.

Visibility is a major advantage of this location, with strong frontage along both North Montana Avenue and Custer Avenue, along with signage opportunities that provide maximum exposure to passing traffic and nearby interstate access.

Don't miss this opportunity to secure a premier retail pad in one of Helena's most desirable commercial locations.

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Please contact Connor McMahon, CCIM for more details.



<b>Address</b>	3101 North Montana Avenue Helena, Montana 59602
<b>Property Type</b>	Retail Pad
<b>Lease Rate</b>	Flexible based on terms
<b>Estimated NNN</b>	TBD
<b>Available Sites</b>	Pad A (Drive Thru): ±2,500 SF Pad B (No Drive Thru): TBD
<b>Total Acreage</b>	±10.86

# Property Details

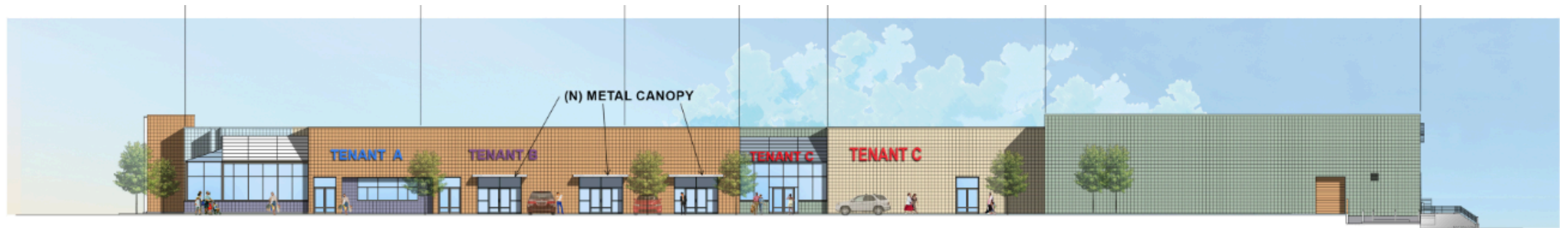
<b>Address</b>	3101 North Montana Avenue Helena, Montana 59602
<b>Property Type</b>	Retail
<b>Total Acreage</b>	±10.86
<b>Available Sites</b>	Pad A (Drive Thru): ±2,500 SF Pad B (No Drive Thru): TBD
<b>Access</b>	East Custer Avenue & North Montana Avenue
<b>Zoning</b>	B-2
<b>Geocode</b>	05-1888-17-3-01-01-0000
<b>Year Built</b>	1992
<b>Parking</b>	On-site surface



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# Site Elevation Plan Of Retail Center



**SOUTH ELEVATION**  
SCALE 1/16" = 1'-0"



**Prime retail pad opportunities located in one of Helena's strongest and fastest-growing retail corridors**



**Surrounded by strong national and regional retailers creating exceptional retail co-tenancy**



**Flexible zoning permits for a variety of uses**



**High visibility location with signage visible for Interstate 15**



**Flexible lease terms available based on tenant needs and deal structure**

# Centrally Located Retail Pads for Lease

Located in the heart of Helena, Montana.





Destination	Drive Time
Helena Regional Airport	5 minutes
St. Peter's Health Medical Group - North	2 minutes
BestMed Urgent Care	4 minutes
PureView Health Center Downtown	7 minutes
Northside Shopping Center	2 minutes
Great Northern Town Center	8 minutes
Capital Hill Mall	8 minutes

Area Retailer Map



Local Retailer Map



**Dunham's**  
SPORTS



**Pad B**



**Pad A**

19,349  
AADT

N MONTANA AVE

19,219  
AADT

E CUSTER AVE

INTERSTATE  
15



**SterlingCRE**  
ADVISORS





# Brokerage Team



**CONNOR MCMAHON, CCIM**  
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



**JOE TREDIK**  
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



**SIERRA PIERCE**  
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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