

# For Lease Restaurant

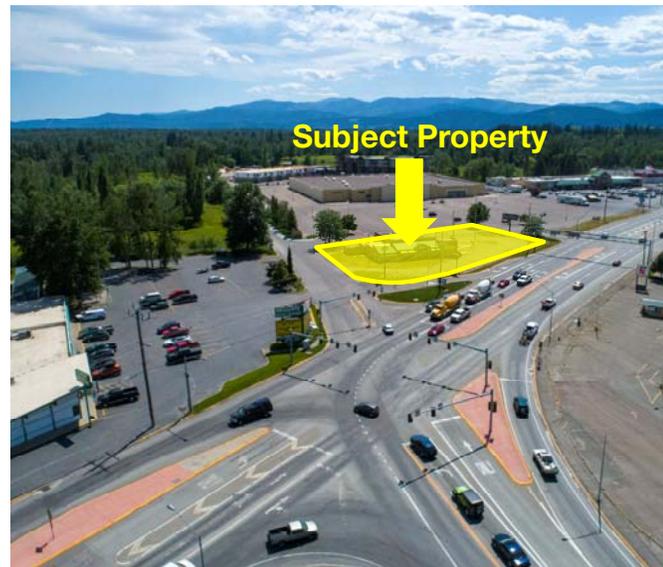


1390 Highway 2 E, Kalispell, MT 59901

## Property Features

- Site: 2.54 Acres (110,642 SF)
- Building Size: 4,918 SF
- Built 1995 and Remodeled in 2008
- Located in the Growing Evergreen Area
- Most Kitchen Equipment Remains
- Seating -158
- 63 Parking Spaces
- Great Street Visibility
- As-Built Plans Available
- Shadow Anchored by Shopko Replacement Tenant, Super One Foods and Staples
- Pylon Sign on Hwy 2
- Hwy 2 is Major Corridor to Columbia Falls (Glacier National Park)
- Faces Signalized Intersection
- Traffic Count: 19,619 VPD at Hwy 2 E & State Hwy 35

**Lease Rate: \$6,000 Per Month  
Absolute Net**



For more information, please contact:

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1390 Hwy. 2 E.  
Kalispell, MT.

Hwy to Glacier  
National Park



## 2020 Demographics:

Mileage				
	5 Miles	10 Miles	15 Miles	
Population:	42,320	63,237	95,710	
Average HHI:	\$71,159	\$78,109	\$78,209	
Median Age:	39.1	40.9	42.6	
2025 Projected Population:				
	45,137	67,951	103,043	
Drive Times				
	10 Min.	20 Min.	30 Min.	
Population:	3,191	26,950	41,170	
Average HHI:	\$58,286	\$63,518	\$70,112	
Median Age:	39.6	39.6	38.9	
2025 Projected Population:				
	3,350	28,456	43,901	

Kalispell is a resort destination with two tourism seasons, Summer which is mid-May through September and Winter from December through February, weather dependent, and second home residences expanding the seasonal population.

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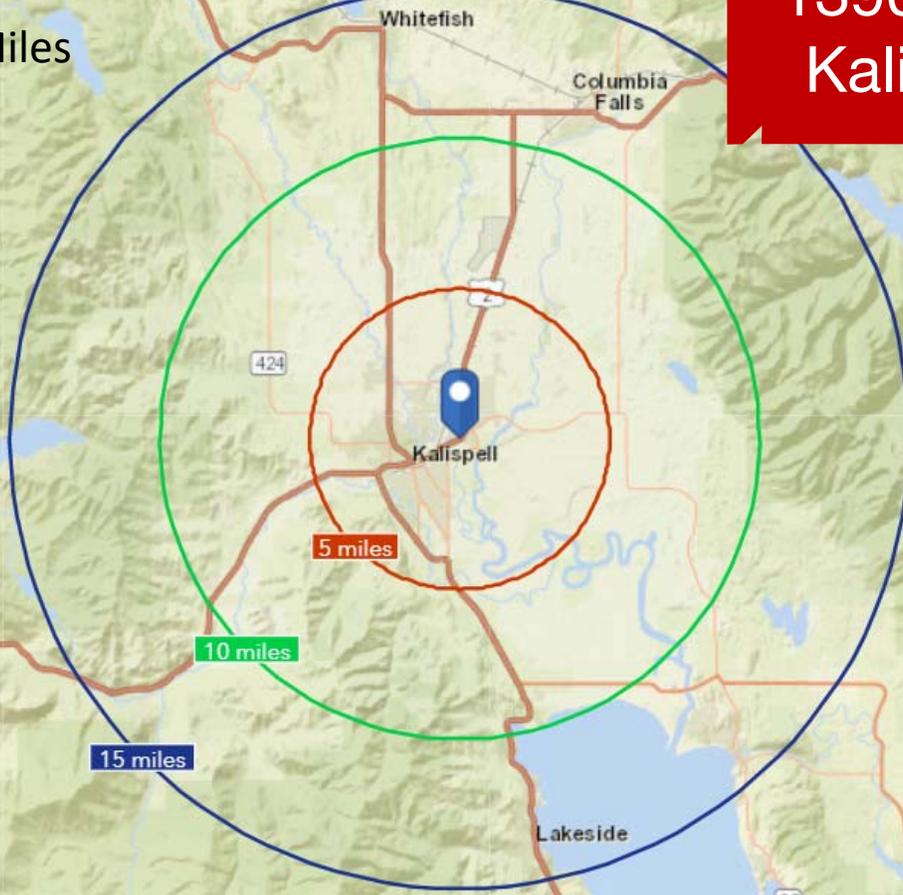
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1390 Hwy. 2 E.  
Kalispell, MT.

5, 10, & 15 Miles



5, 10, & 15 Minute Drive Times



# 1390 Hwy. 2 E. Kalispell, MT.

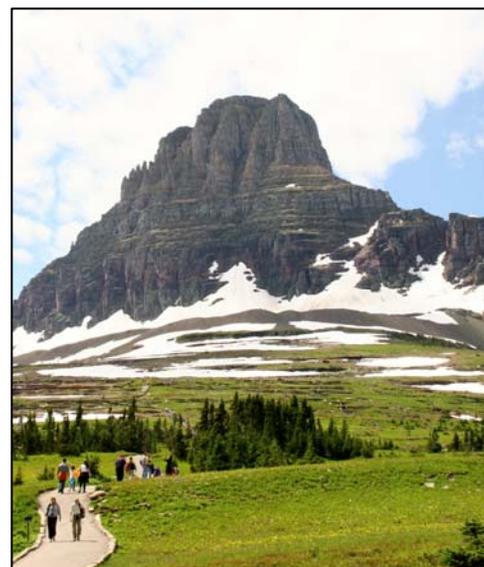
Flathead County comprises a 100,000 population, as the 4th largest population in the State. The cities of Whitefish, Columbia Falls and Kalispell, the county seat are the primary business districts. The area is a recognized resort destination with outdoor sports and the Glacier National Park straddling the Rocky Mountains.



The Canadian border is just 149 miles to the north and enjoys Canadian visitors on a regular basis. To the South is Missoula, only 121 miles along Interstate 90, home to the University of Montana.



At the heart of the County is Kalispell. Both Whitefish and Columbia Falls north, are each 15 miles away, forming a tri-cities of economic commerce for the area. The City of Kalispell is located in the center of the Flathead Valley, positioned between the Glacier National Park and the beautiful clear waters of Flathead Lake. Kalispell embodies the true vibrant character of the Montana western lifestyle.



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Kalispell, MT.



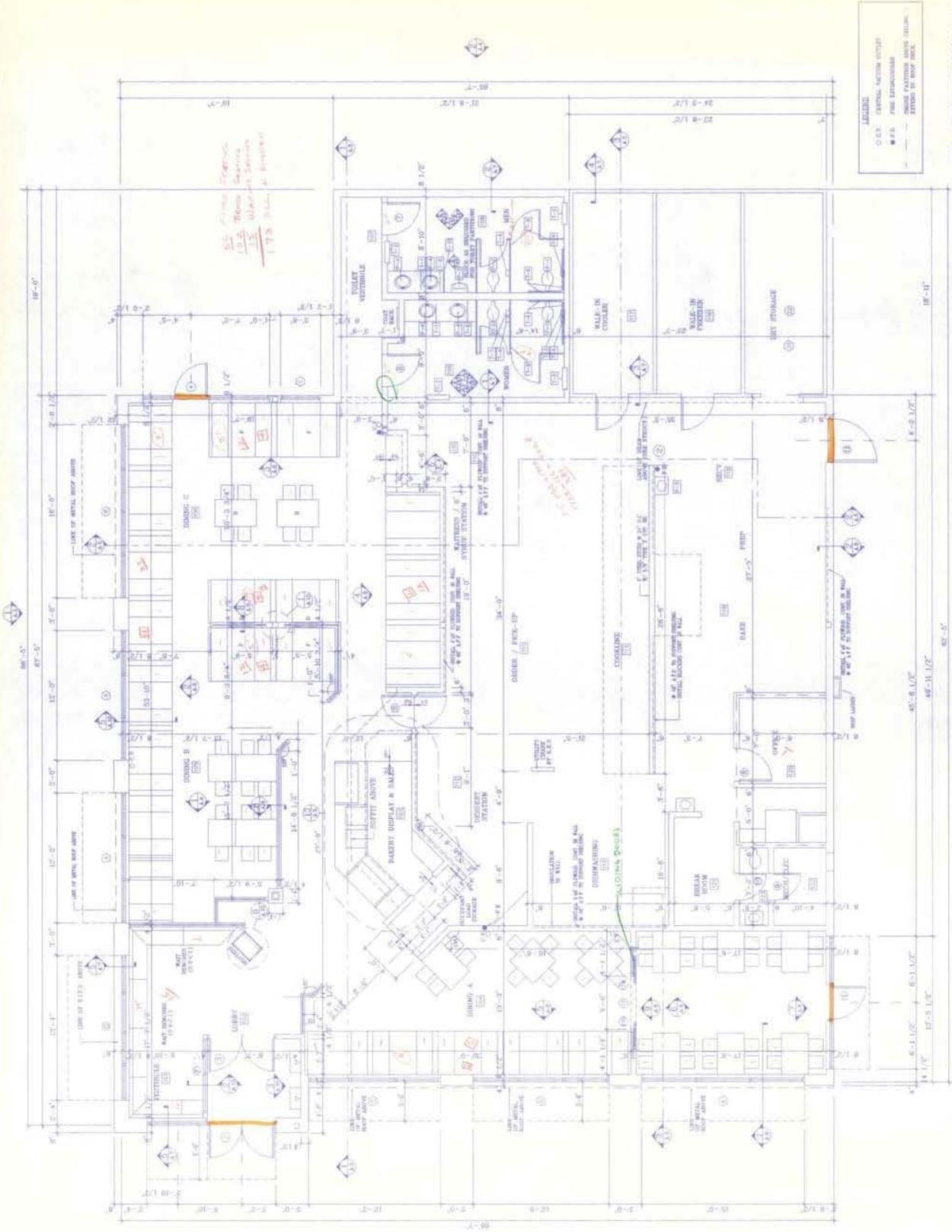
PERKINS FAMILY RESTAURANT  
KALISPELL, MONTANA

FLOOR PLAN

9441 RIGHT HAND PHOTO

NO.	DATE	REVISION

SCALE  
A-1  
DATE  
11/15/88  
BY  
J. L. BROWN



LEGEND  
 ○ 12' - CEILING HEIGHT (SEE SPECIFICATIONS)  
 ● 12' - FLOOR FINISH (SEE SPECIFICATIONS)  
 --- ROOM BOUNDARY (SEE SPECIFICATIONS)

1. FLOOR PLAN  
 A1) SCALE: 1/4" = 1'-0"





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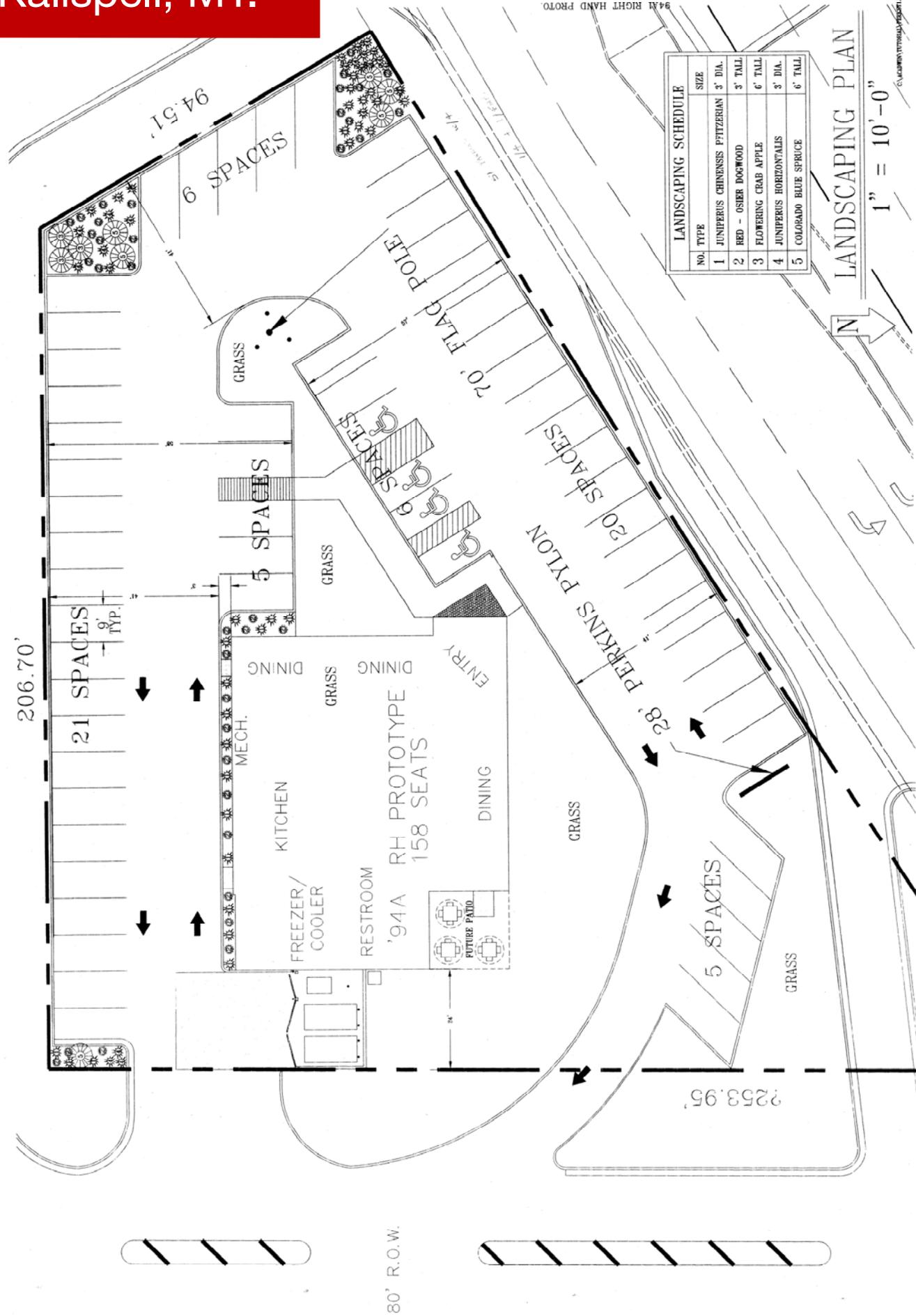
WILLIAM  
& AS  
ARCHITECTS



PERKINS FAMILY RESTAURANT  
KALISPELL  
MONTANA  
EXTERIOR ELEVATIONS

NO.	DATE	REVISION

C.1  
SCALE: 1/8" = 1'-0"



NO.	TYPE	SIZE
1	JUNIPER CHINENSIS PITTERIAN	3' DIA.
2	RED - OSER DOGWOOD	3' TALL
3	FLOWERING CRAB APPLE	6' TALL
4	JUNIPER HORIZONTALIS	3' DIA.
5	COLORADO BLUE SPRUCE	6' TALL

LANDSCAPING PLAN  
1" = 10'-0"

94A RIGHT HAND PYLON

80' R.O.W.

