

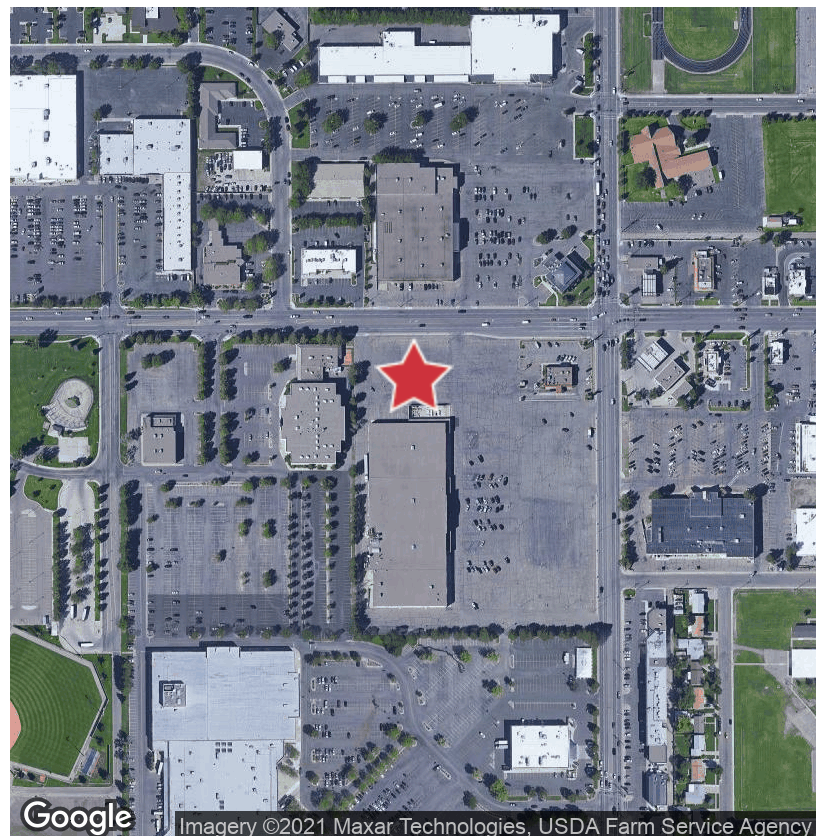
# Ground Lease Pad

2424 Central Avenue Billings, MT 59102



## Retail Pad Locations

- Prime Retail Pad Locations Adjacent to WinCo (2019)
- Ground Lease Pad Available
- Parcel 1: Chase Bank
- Parcel 4: 22,389 SF - \$54,000 per year NNN (Adjacent to WinCo) Up to a 5,000 SF Building
- 5,000 SF Building Allowed
- High Exposure Locations at 24th Street West and Central Avenue
- 24th Street West: 27,313 ADT
- Central Avenue: 12,906 ADT
- Shadow Anchors: Rimrock Mall & Hobby Lobby



Google

Imagery ©2021 Maxar Technologies, USDA Farm Service Agency

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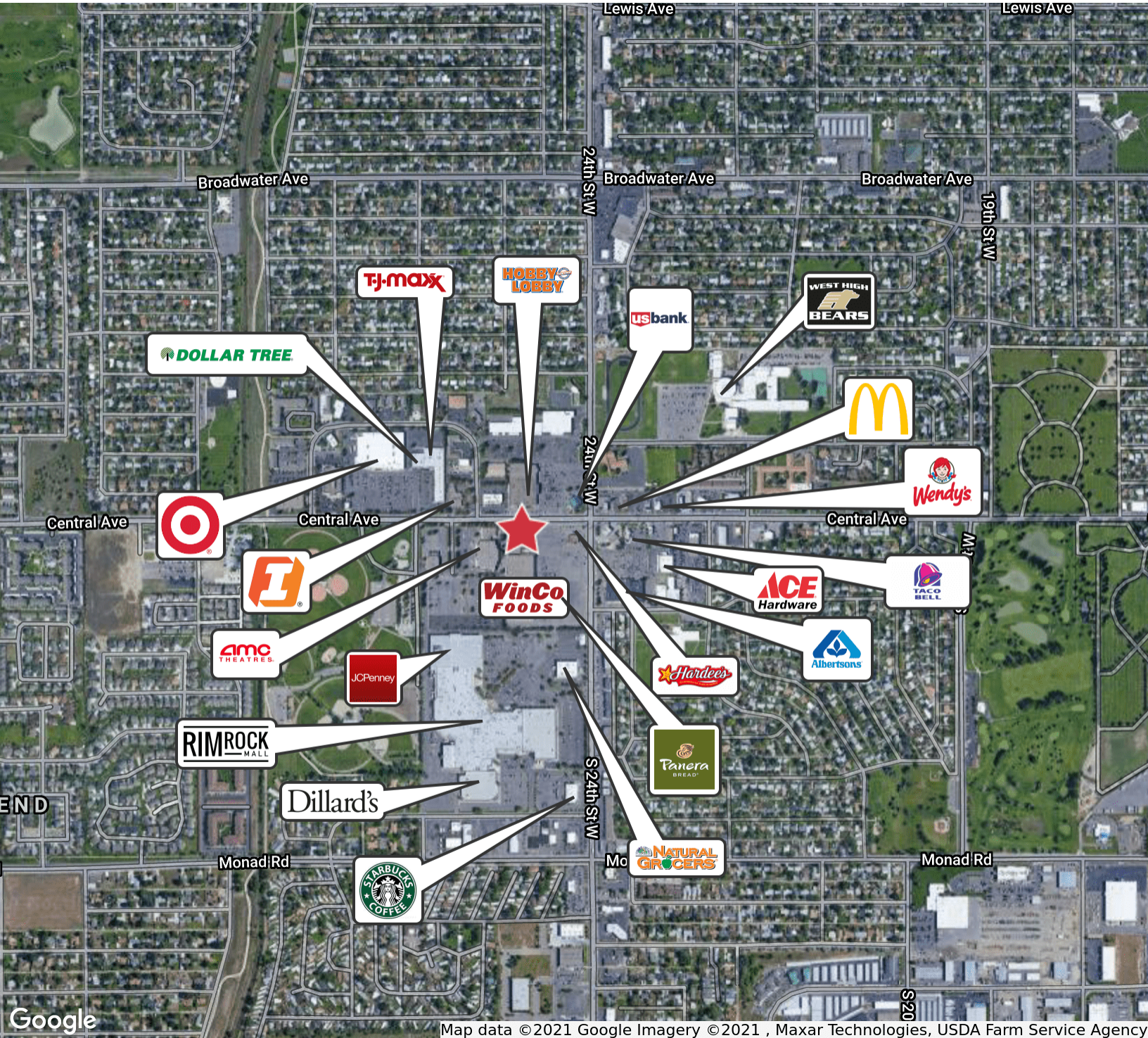
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## RETAILER MAP



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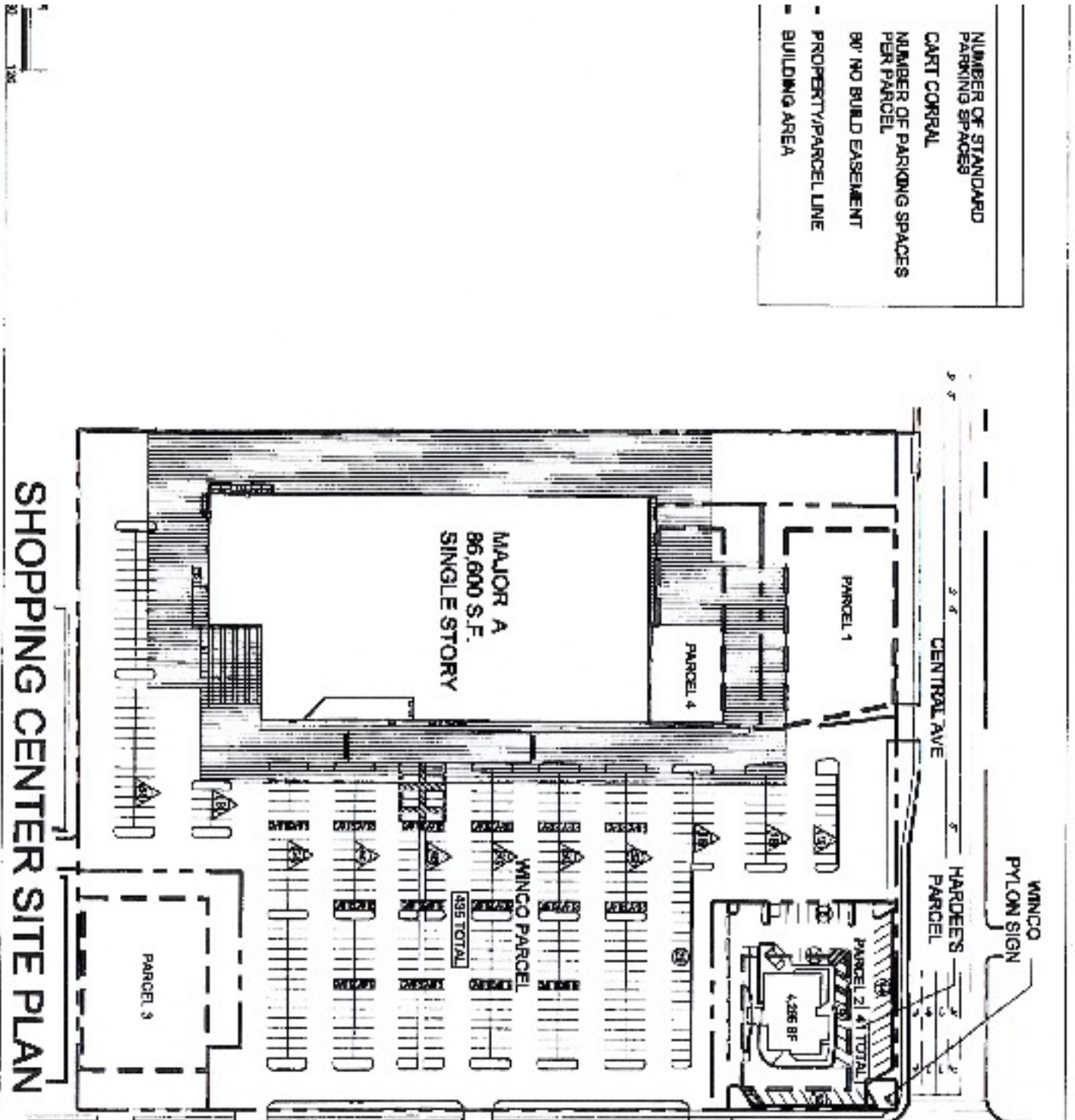
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**NAI Business Properties**

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## SITE PLAN



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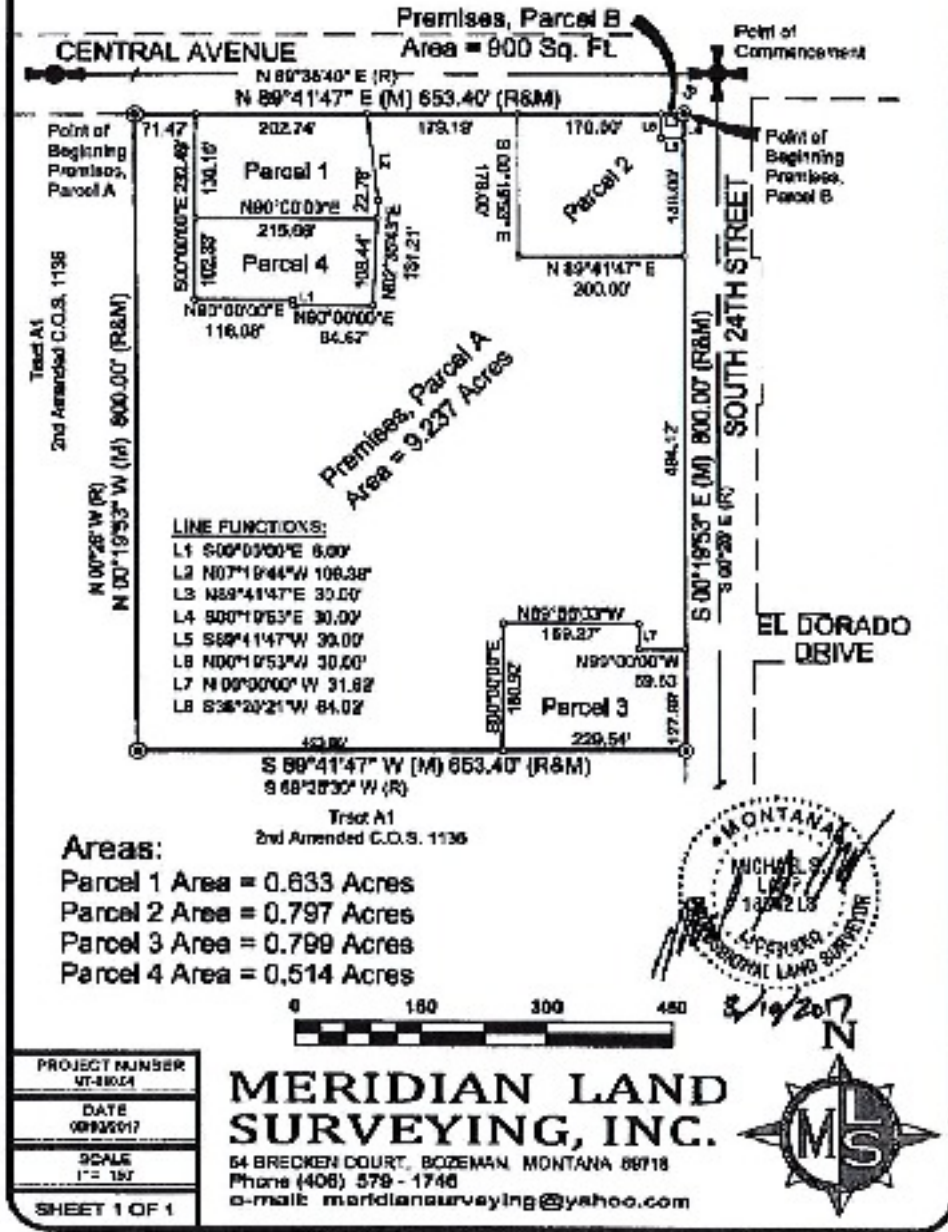
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## SITE PLAN

### EXHIBIT C

Located on Lot 1, Block 1, of REB Subdivision located in the NE1/4 of Section 12, Township 1 South, Range 25 East, P.M.M. Yellowstone County, City of Billings, Montana.



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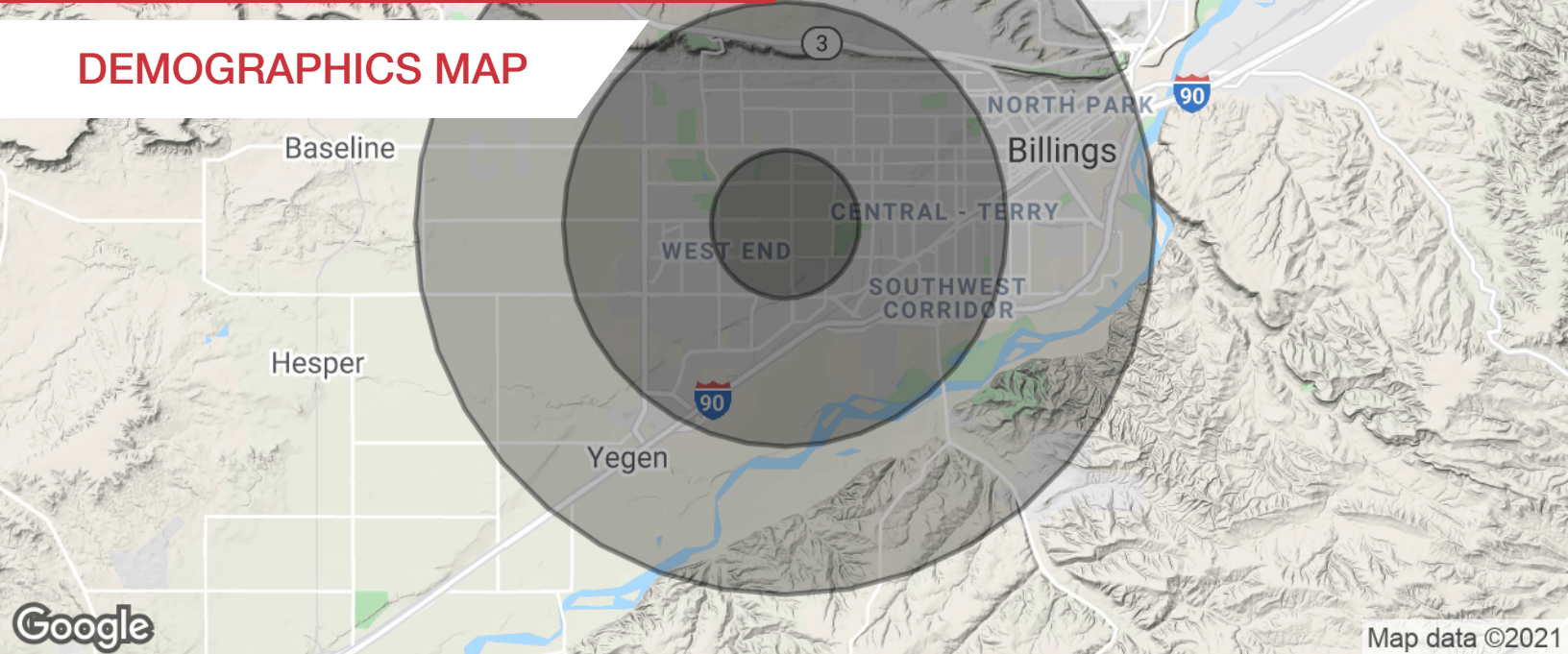
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## DEMOGRAPHICS MAP



### Population

	1 Mile	3 Miles	5 Miles
Total population	6,704	64,278	96,843
Median age	39.3	39.7	38.4
Median age (male)	36.7	37.4	36.4
Median age (Female)	41.5	41.9	40.6

### Households & Income

	1 Mile	3 Miles	5 Miles
Total households	2,856	28,923	42,732
# of persons per HH	2.3	2.2	2.3
Average HH income	\$57,906	\$58,861	\$58,960
Average house value	\$159,069	\$188,604	\$194,693

\* Demographic data derived from 2010 US Census