

# FOR LEASE/BTS

3710 N. Reserve Street Missoula, MT 59808



## Retail | 6,700 SF Available

- Up to a 6,700 SF Building Can be Constructed
- Multiple Tenant Options
- Space Sizes from 1,200 SF - 6,700 SF
- High Exposure to N. Reserve Street
- Shared Surface Parking with Panda Express
- Ground Lease or Build To Suit Options
- Reserve Street Traffic: 27,310 ADT
- Howard Raser Drive: 3,540 ADT
- Close to Major Missoula Hotels



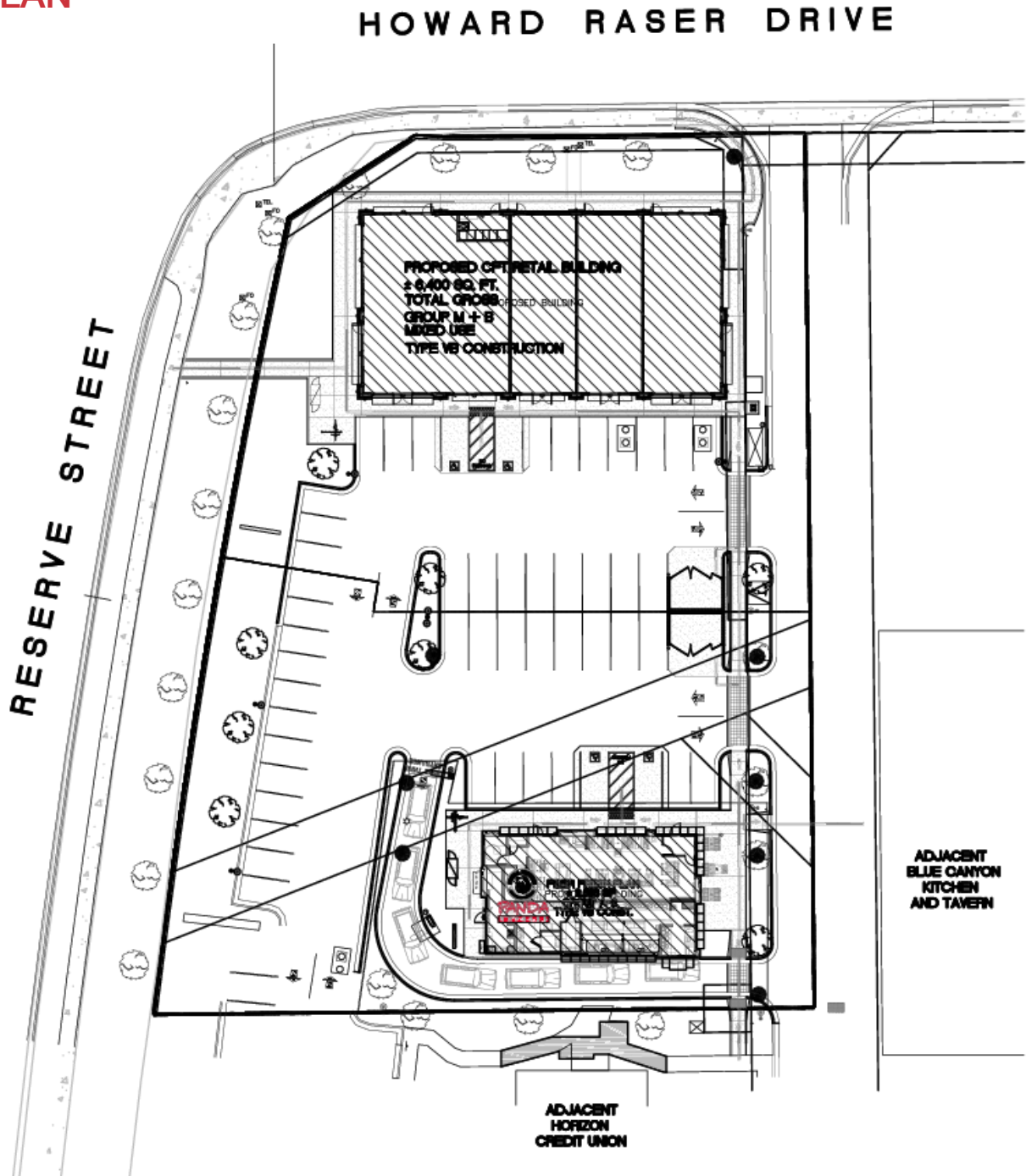
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## SITE PLAN



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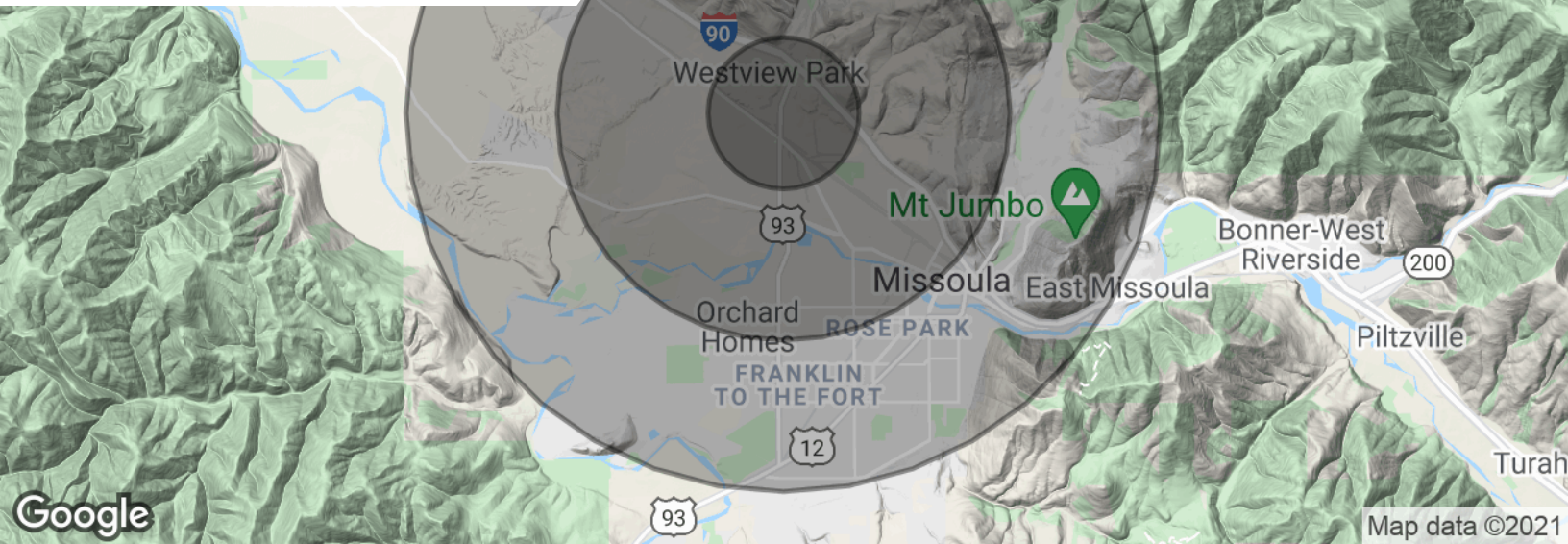
## RETAILER MAP



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## DEMOGRAPHICS MAP



### Population

#### 1 Mile

#### 3 Miles

#### 5 Miles

Total population	3,527	27,931	81,298
Median age	30.2	31.2	31.3
Median age (male)	29.6	30.5	30.3
Median age (Female)	30.8	32.8	33.4

### Households & Income

#### 1 Mile

#### 3 Miles

#### 5 Miles

Total households	1,600	12,440	35,496
# of persons per HH	2.2	2.2	2.3
Average HH income	\$39,946	\$45,448	\$47,617
Average house value	\$228,217	\$224,327	\$254,381

\* Demographic data derived from 2010 US Census