



OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	1.25 Acres
Number of Units:	1
Year Built:	1965
Renovated:	2002
Zoning:	M1-2
Market:	Missoula
Submarket:	Broadway

PROPERTY OVERVIEW

±10,000 square feet of showroom and warehouse space available on West Broadway. The front of the building is currently built out as showroom space with tile flooring, built in counters and plenty of light. The showroom space also has a grade level roll up door, ideal for moving larger products in and out. The back of the building is built out as warehouse and includes a grade level door. A large paved yard are is included with ample parking and space for additional storage. Building & monument signage front West Broadway with a daily traffic count of 18,133 vehicles per day. NNN estimate is \$3.71 per square foot. Total monthly rent is \$12,675 including NNN.

PROPERTY HIGHLIGHTS

- High visibility location on West Broadway + monument signage
- Bright showroom with grade level roll up door for loading
- Large warehouse space for storage with grade level doors
- Ample paved yard with plenty of parking & storage space



ADDITIONAL PHOTOS

High Visibility Showroom/Warehouse Space- West Broadway | 2902 West Broadway Missoula, MT 59802



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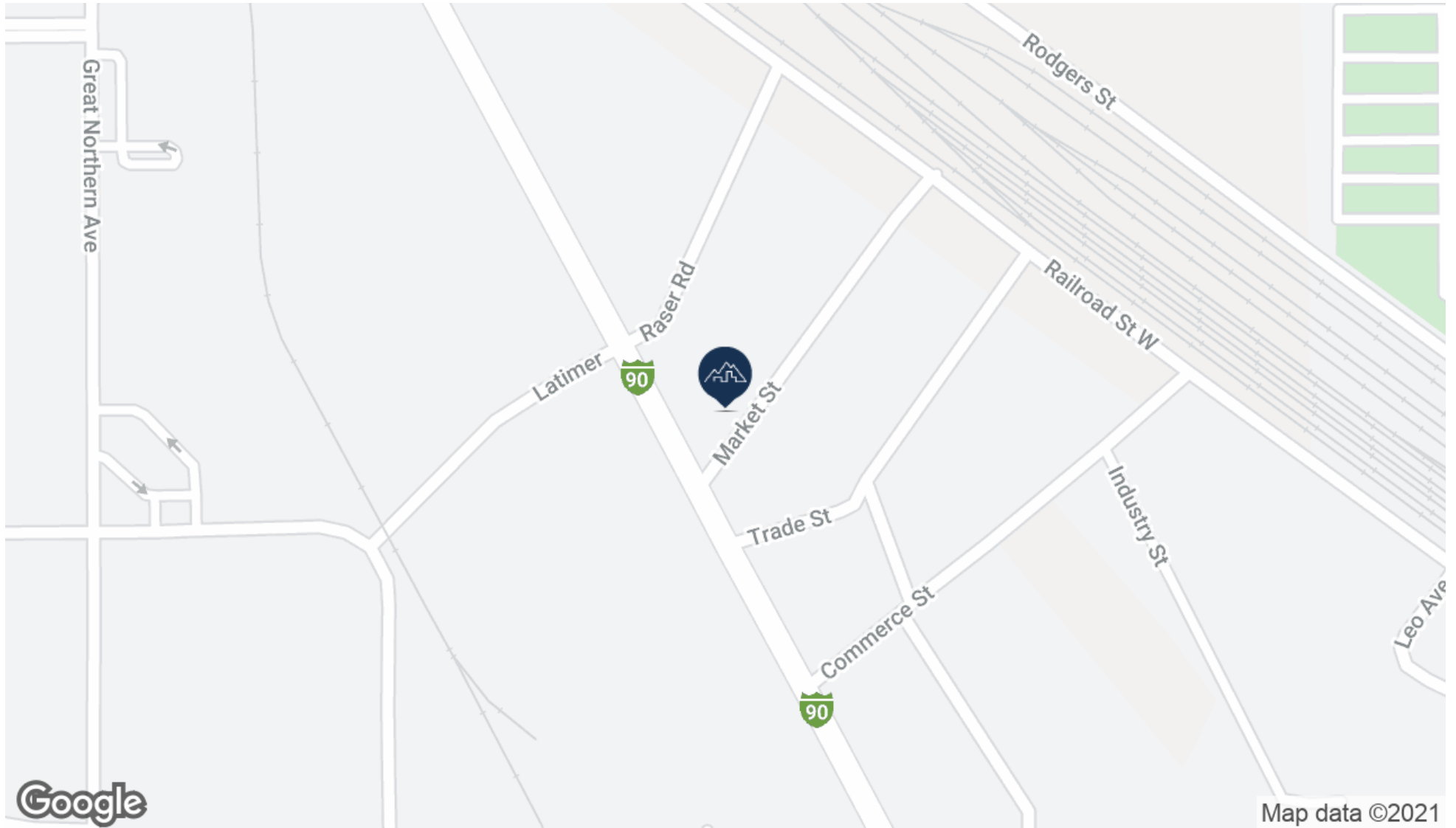
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LOCATION MAP

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RETAILER MAP

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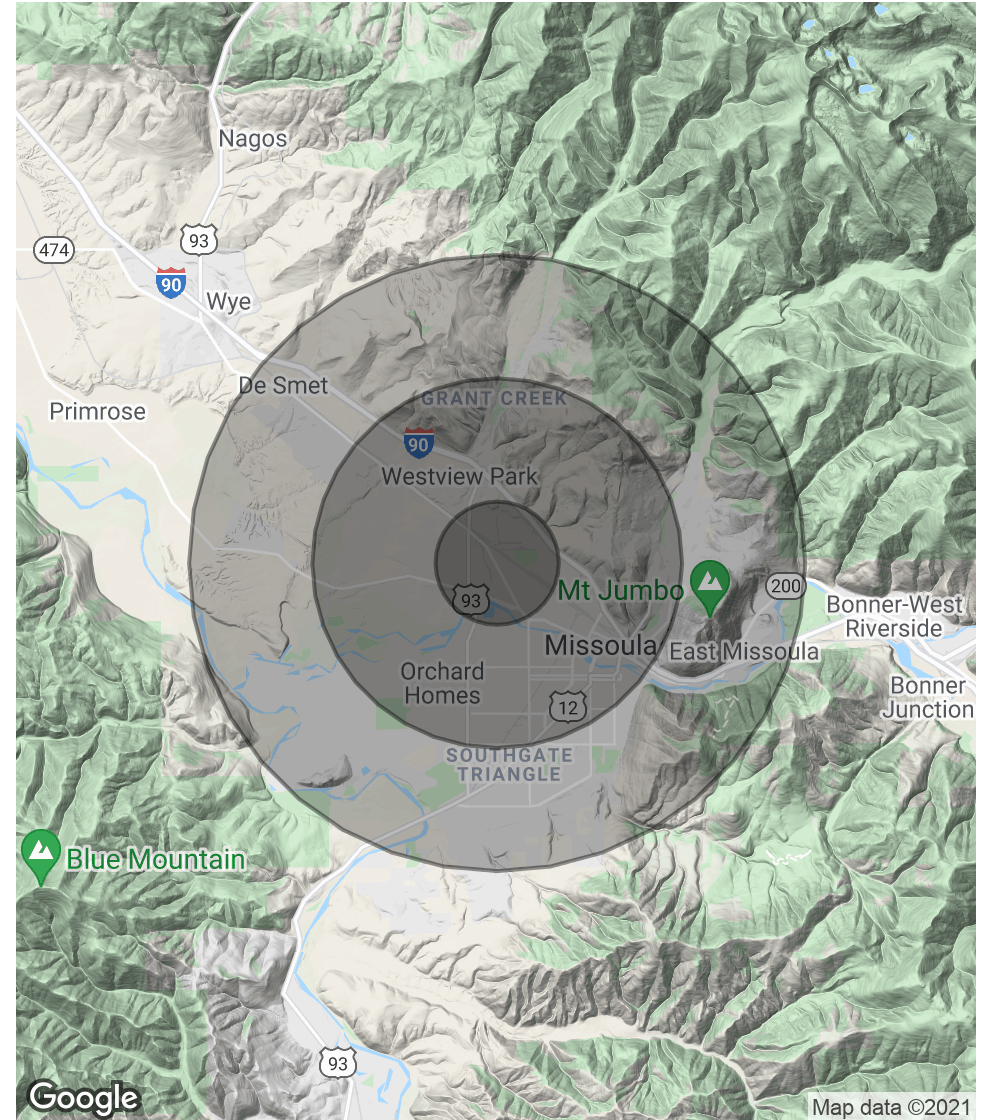
DEMOGRAPHICS MAP & REPORT

High Visibility Showroom/Warehouse Space- West Broadway | 2902 West Broadway Missoula, MT 59802

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,893	43,241	89,204
Average age	28.6	30.7	31.2
Average age (Male)	28.3	29.9	30.1
Average age (Female)	29.0	32.3	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,208	19,901	38,489
# of persons per HH	2.1	2.2	2.3
Average HH income	\$35,202	\$43,004	\$48,560
Average house value	\$177,669	\$237,150	\$267,139

* Demographic data derived from 2010 US Census





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sterling CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.





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"Sterling staff aided us in obtaining a new commercial lease in a market where space is at a premium. Through their brokerage we were able to settle into a perfect space and the location we desired on the budget that we needed. Very professional staff."

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