





## Executive Summary



### OFFERING SUMMARY

**Available SF:** 864 SF

**Lease Rate:** \$1,650/mo  
(plus electric & water,  
and condo fees)

### PROPERTY HIGHLIGHTS

- Excellent Location in the Heart of Great Falls with ample parking!
- Right off of Georgetown Pike and Walker Rd
- In same retail area as a real estate company, an optometrist, nail salon, and home re-modeler. Contact us today to find out more!
- Recently Renovated, Handicap Accessible, first floor with hardwood floors and custom built out wood work perfect for a retail or professional use. Space may need to be configured according to need. First floor also contains back office space, storage room, and private bathroom. Large windows in the front of unit and plenty of natural light.
- Former Spa on the second floor with private rooms, bathroom, kitchenette, and hookup for washer/dryer.
- Condo fee is \$300/mo and includes garbage, landscaping, holiday decorations, parking area maintenance, exterior of building upkeep

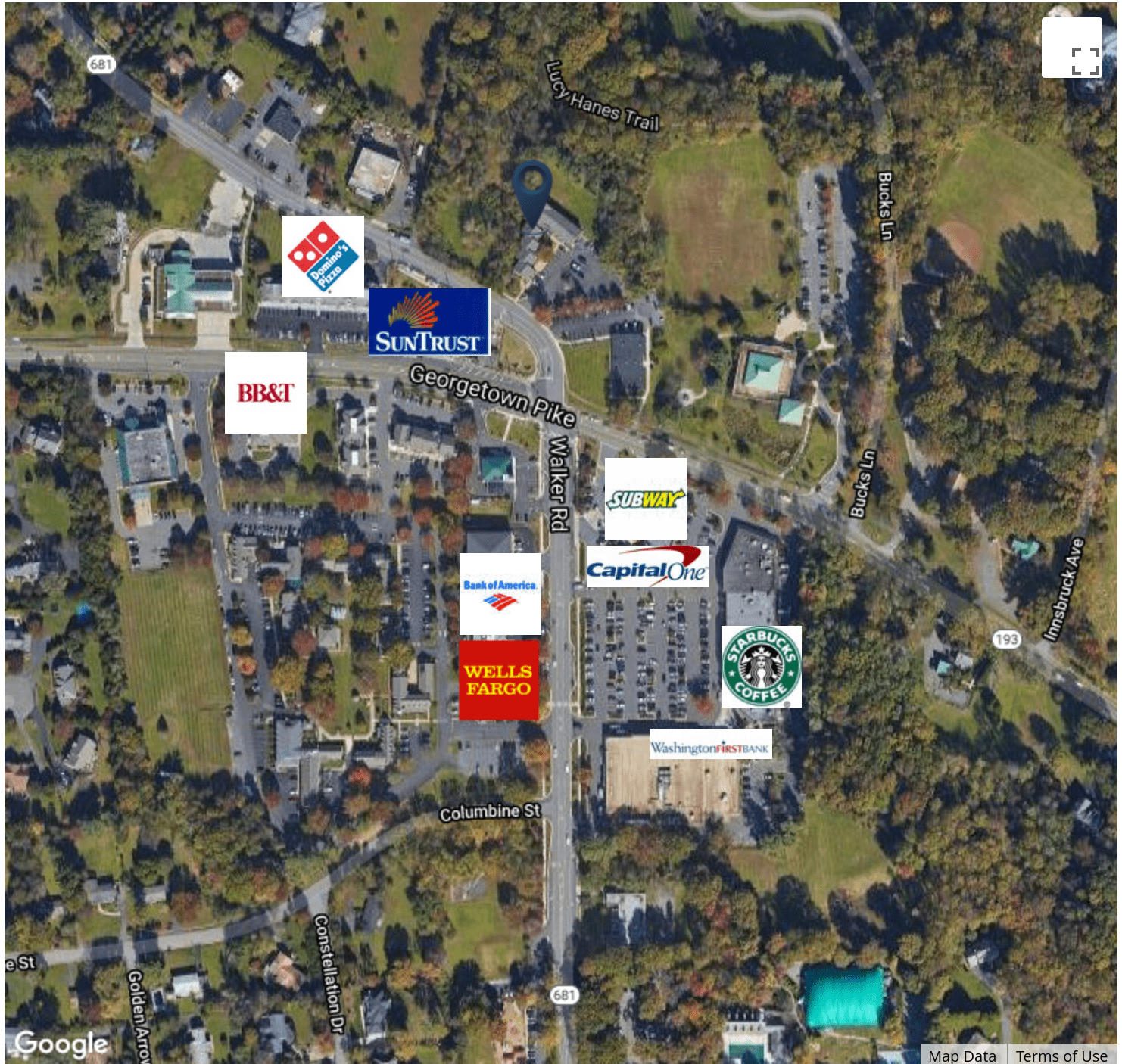
Additional Photos





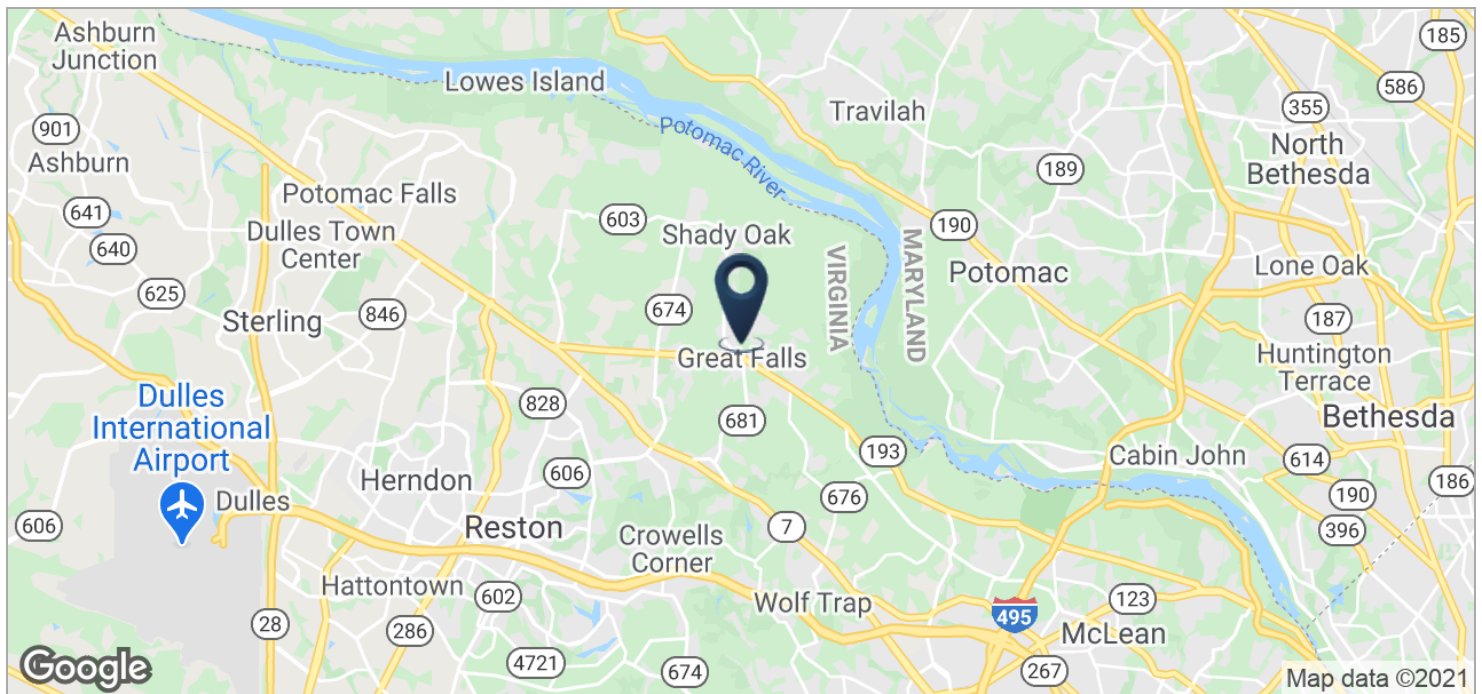


Retailer Map

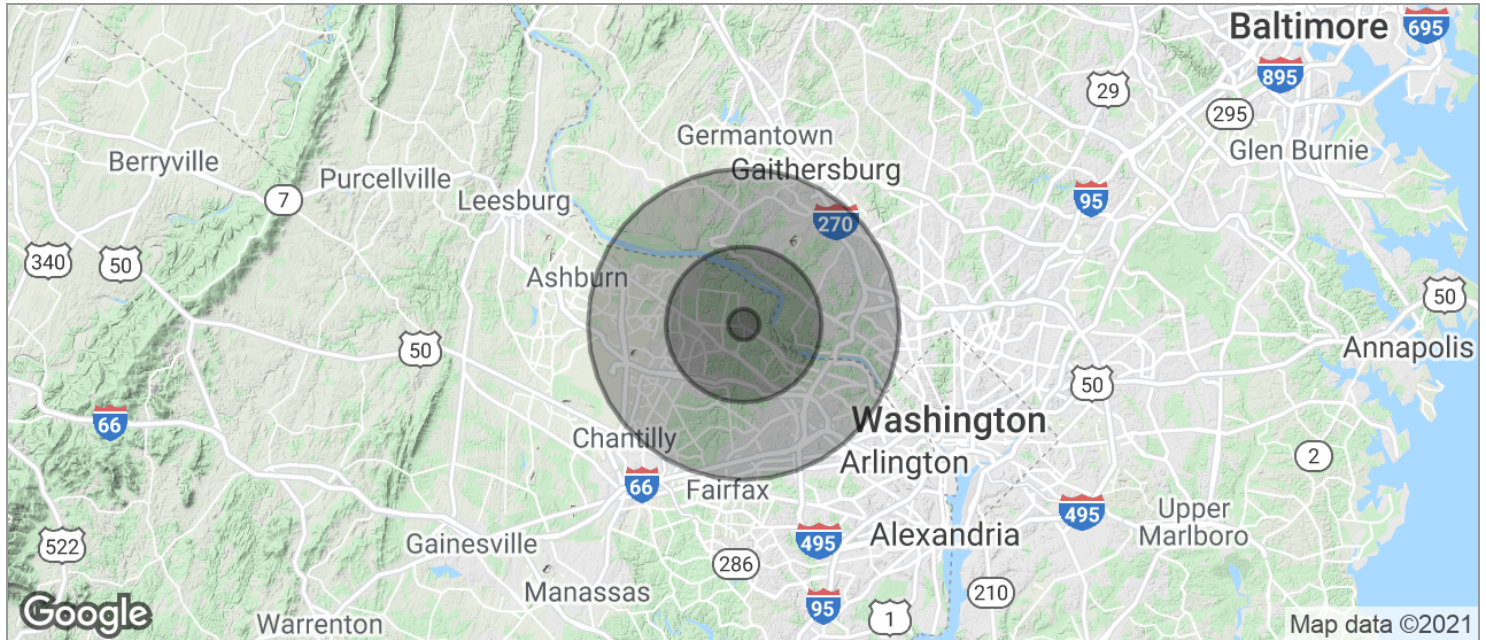




Location Maps



## Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,231	82,160	680,355
MEDIAN AGE	42.1	41.8	39.2
MEDIAN AGE (MALE)	42.1	41.2	38.6
MEDIAN AGE (FEMALE)	41.8	42.1	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	683	30,076	248,362
# OF PERSONS PER HH	3.3	2.7	2.7
AVERAGE HH INCOME	\$267,082	\$209,618	\$159,971
AVERAGE HOUSE VALUE	\$987,366	\$774,162	\$659,184

\* Demographic data derived from 2010 US Census

## Demographics Report

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