



City Brew Drive Thru Express - 5th & Grand

1325 5th St W | Billings, Montana 59101

Property Highlights

- 10 year lease -- no early termination -- commenced Spring 2022
- Rent bumps 9% after 5 years & in each option period
- Three option terms of Five years each
- NNN lease
- Annual NOI \$123,977
- Corporate Tenant with apx 30 stores & growing in WY, ND & MT
- Double drive thru lanes to accommodate car stacking
- Landmark location across from Senior High School
- Listing Broker is the Seller

Property Description

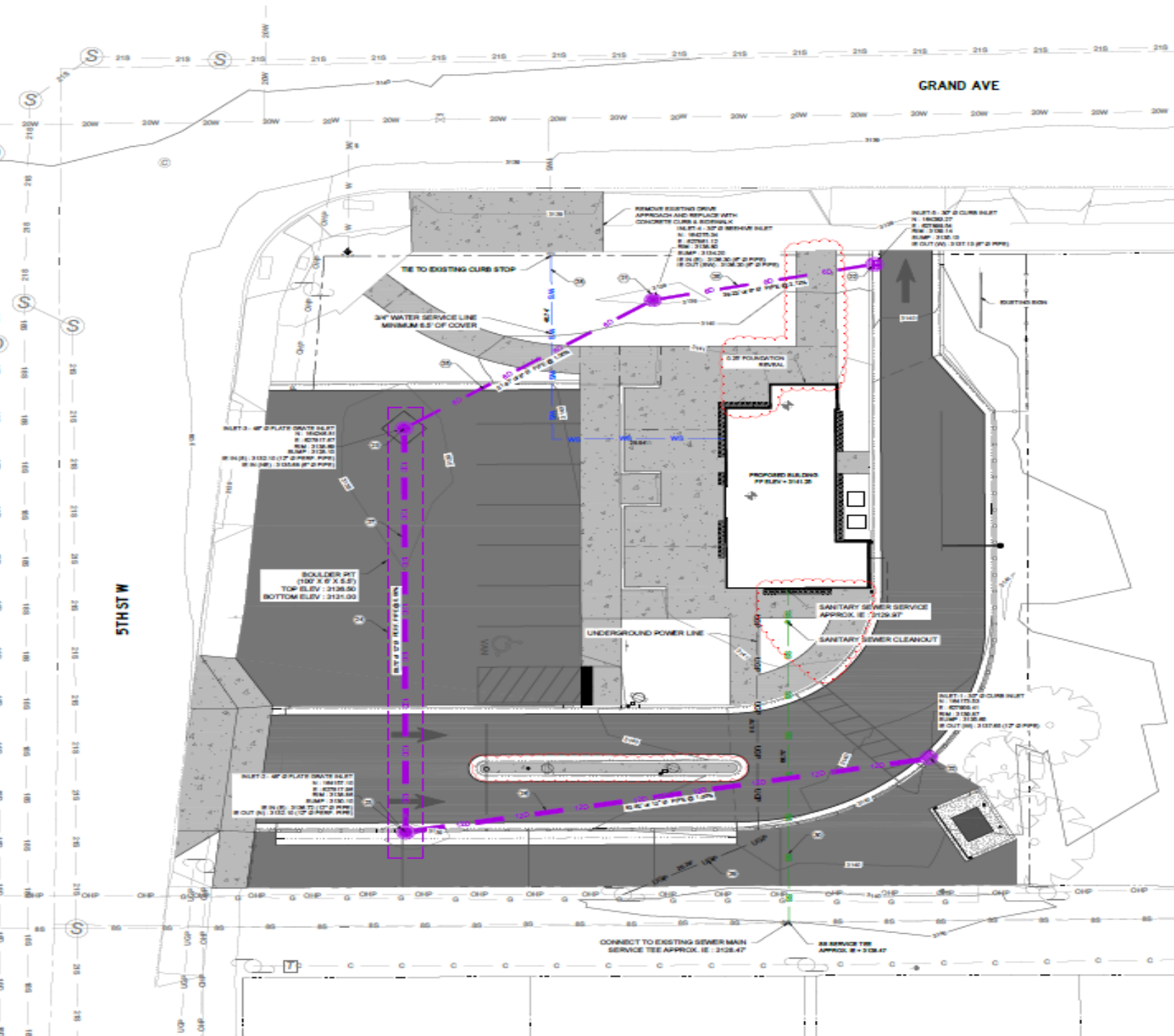
Brand new City Brew drive thru and walk up café. This is a new flagship drive thru express design for City Brew.

Sale Price: \$1,885,000 (6.57% Cap Rate)



Drew Smith CCIM
 Broker/Principal | 406.294.6306
 dsmith@naibusinessproperties.com | MT #14070





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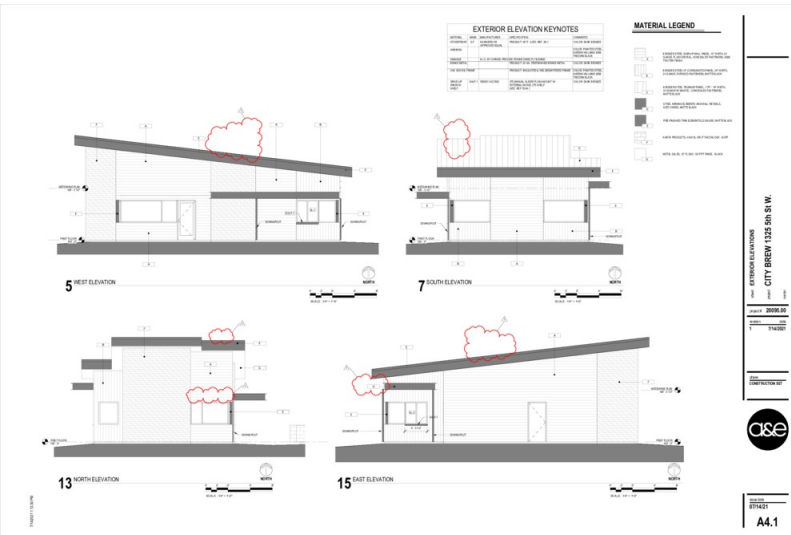
FOR SALE



RETAIL



NET LEASE



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 Broker/Principal | 406.294.6306
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<https://www.naibusinessproperties.com>

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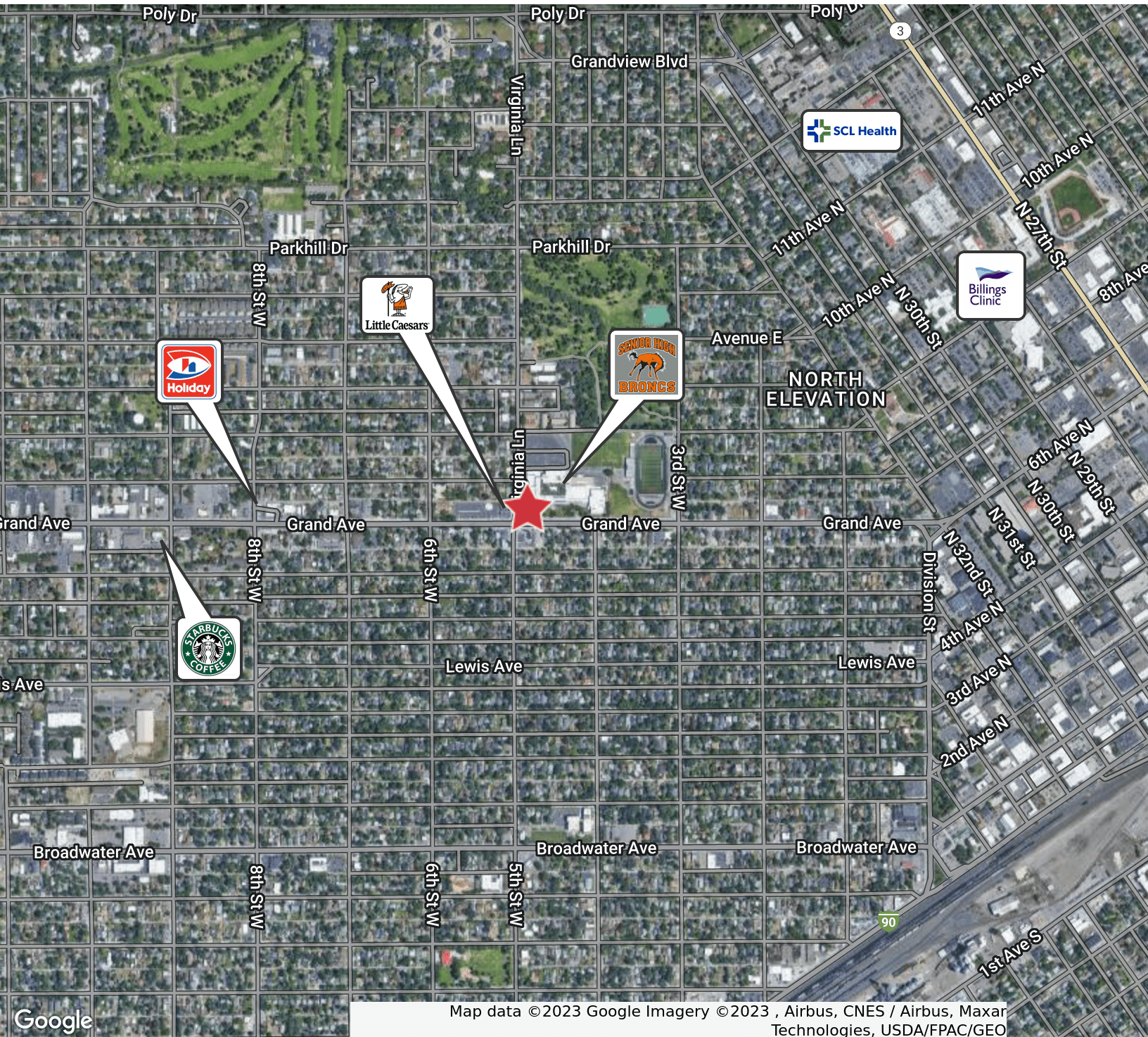
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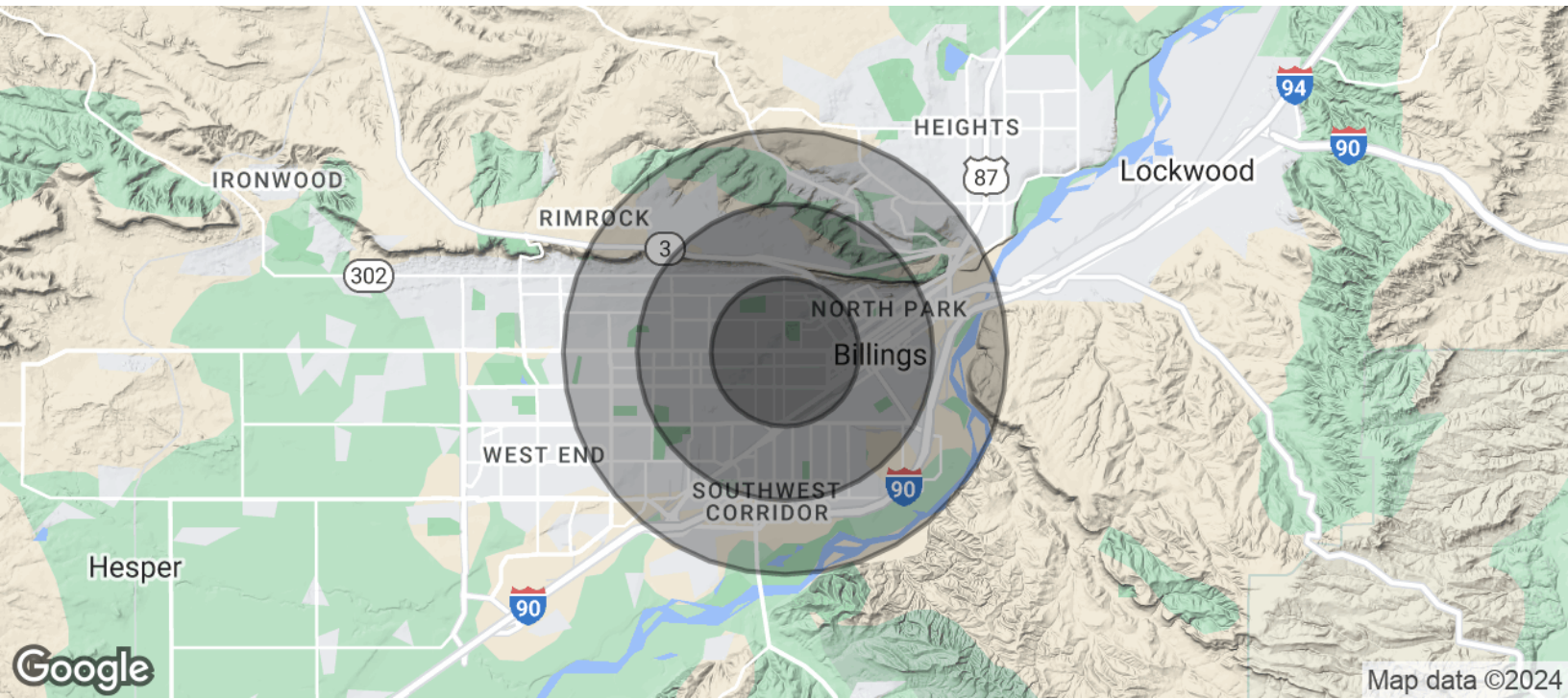
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	15,297	40,425	64,486
Average Age	33.8	34.1	35.3
Average Age (Male)	32.2	32.6	34.2
Average Age (Female)	38.0	37.3	37.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,187	18,010	27,914
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$48,565	\$49,356	\$51,148
Average House Value	\$181,809	\$173,056	\$162,484

* Demographic data derived from 2020 ACS - US Census

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