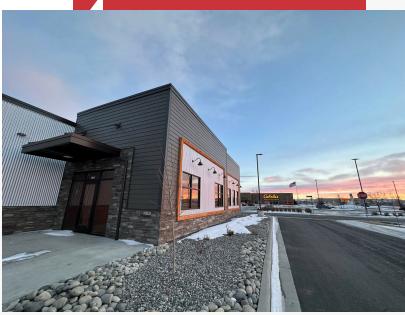


For Lease Retail Property 2,180 SF





4470 King Avenue E

Billings, Montana 59101

Property Highlights

- South Billings Town Center
- Cabela's & Sam's Club Anchored
- New Build
- 2,180 SF Available NOW
- Frontage on King Avenue E
- Proximity to I90
- King Avenue East Traffic Count: 10,651 AADT

Property Description

Join the new Domino's in this two-tenant retail strip center with one unit available at apx. 2,180 SF. South Billings Town Center is anchored by Cabela's and Sam's Club. Proximity to I90 and South Billings Blvd with great frontage from King Avenue East. South Billings Town Center has welcomed many new tenants with new developments coming soon!

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHORAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

OFFERING SUMMARY		
Available SF	2,180 SF	
Lease Rate	Call Broker for Rates	
Lot Size	0.79 Acres	
Building Size	4,223 SF	

DEMOGRAPHICS			
Stats	Population	Avg. HH Income	
1 Mile	3,387	\$44,868	
5 Miles	91,022	\$54,340	
10 Miles	150,961	\$59,278	

For more information Michael L. Walker

O: 406 294 6304 mwalker@naibusinessproperties.com

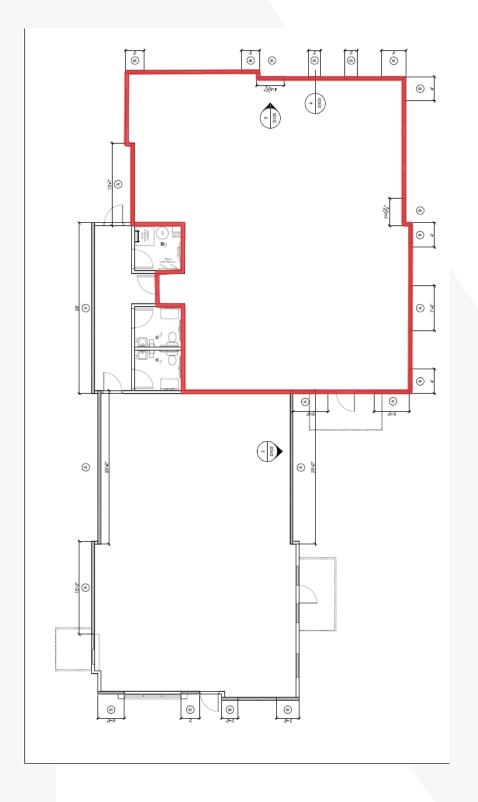
Katelyn Panella

O: 406 294 6311 kpanella@naibusinessproperties.com

3312 4th Avenue NorthBillings, MT 59101406 256 5000 telnaibusinessproperties.com

in

For Lease Retail Property 2,180 SF



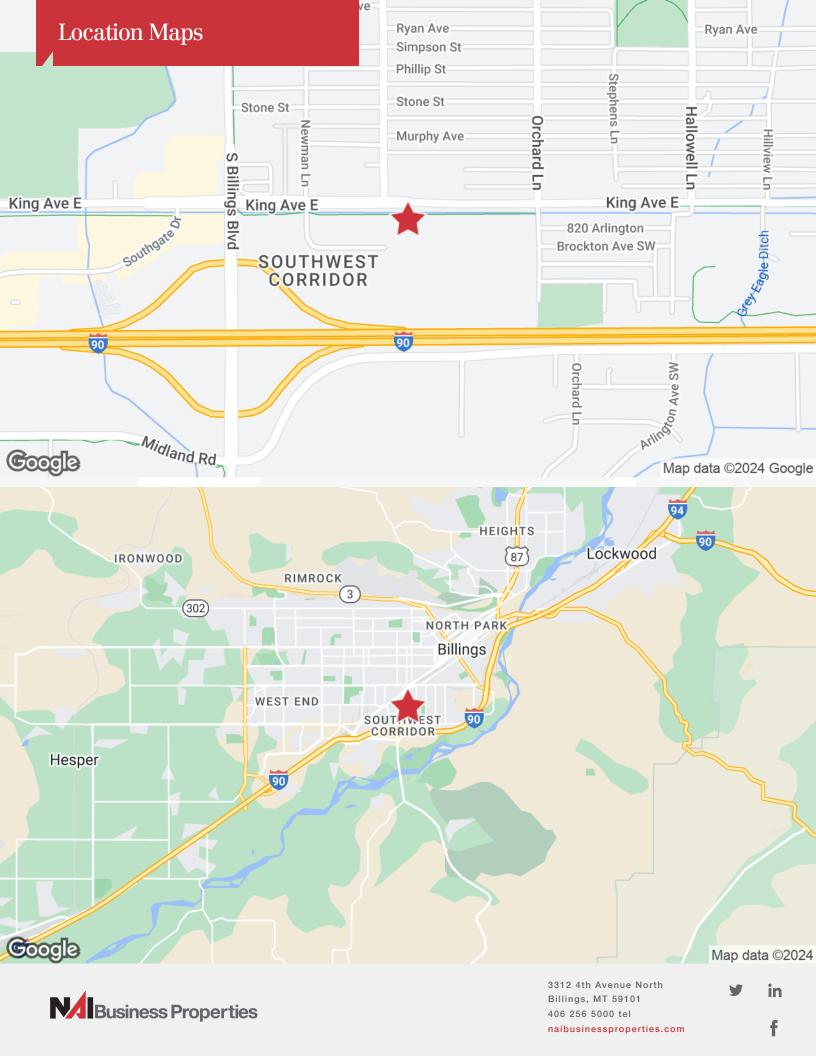
NBusiness Properties

3312 4th Avenue North Billings, MT 59101 406 256 5000 tel naibusinessproperties.com

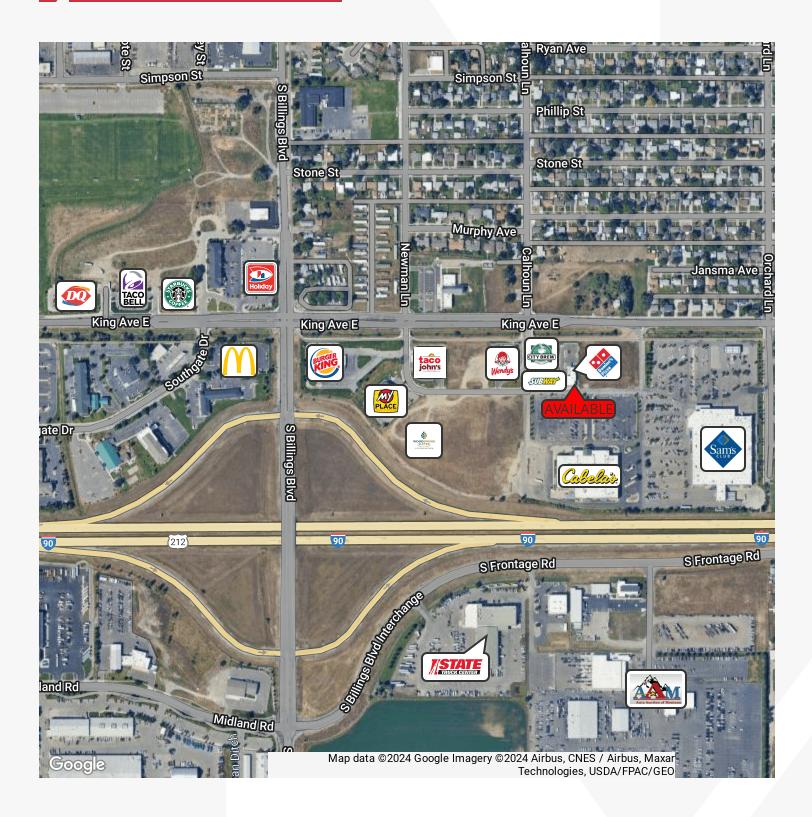
in

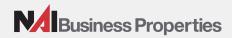
5

f



For Lease Retail Property 2,180 SF





3312 4th Avenue North
Billings, MT 59101Im406 256 5000 tel
naibusinessproperties.comf