

FOR LEASE

3412 Colton Blvd Billings, MT 59102



NAI Business Properties

Office | 693 - 6,582 SF

- 6,582 Usable SF of contiguous space
- Potentially Demisable to 4K SF
- Excellent frontage to Zimmerman Trail
- Full Service Management
- Class A Finishes
- Ample Off Street Parking
- \$29.00 PSF NNN

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PERFO
ENGINEERING

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TECTS



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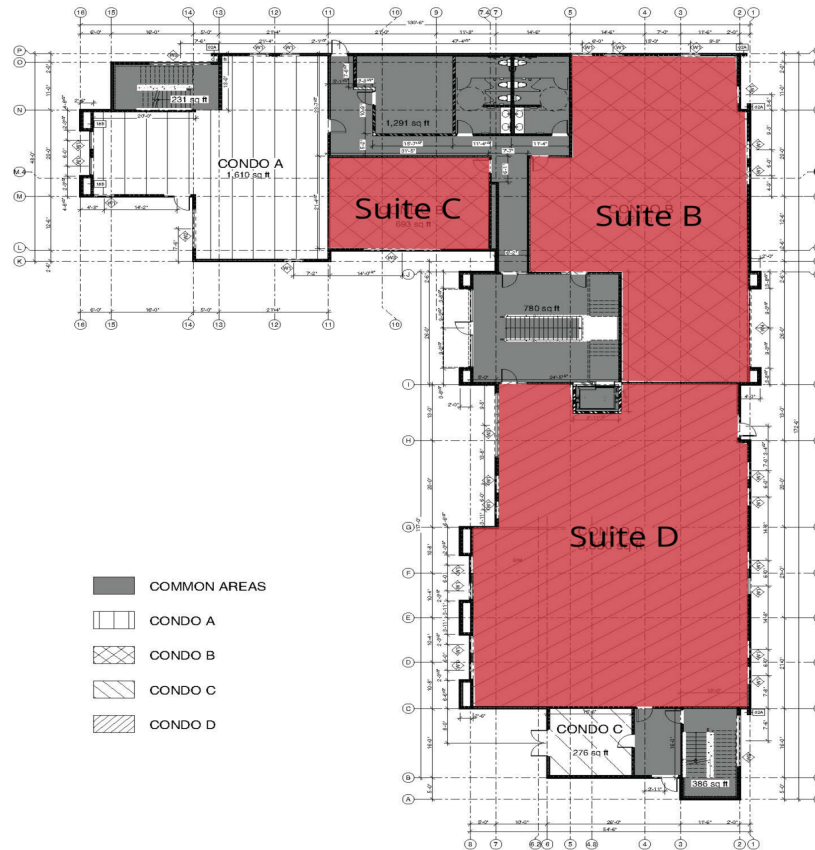
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FIRST FLOOR PLAN

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Location Map



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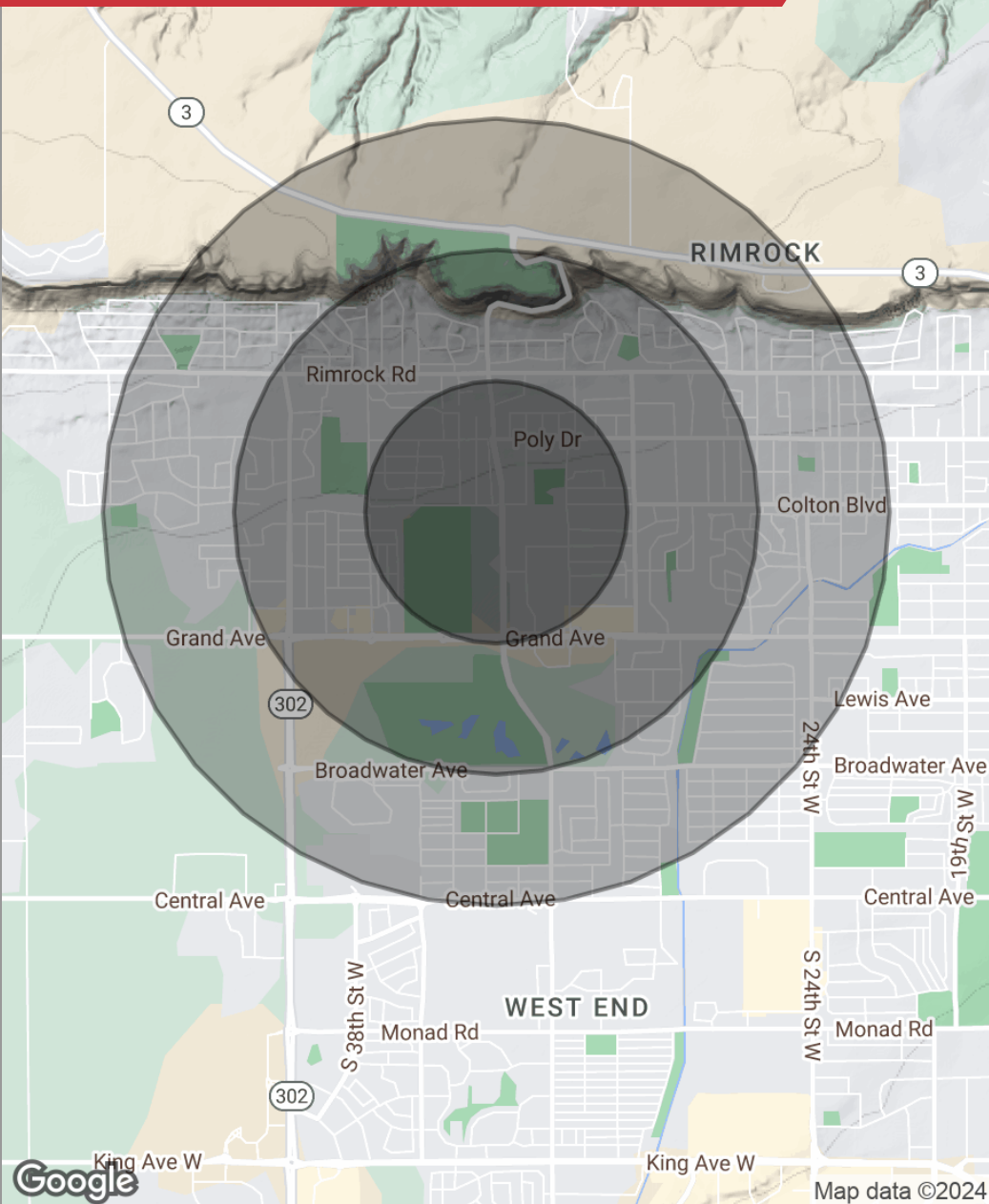
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Population

	0.5 Miles	1 Mile	1.5 Miles
Total population	3,055	9,175	16,068
Median age	49.9	47.0	45.8
Median age (male)	50.7	48.6	45.8
Median age (Female)	49.8	47.4	46.5

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total households	1,444	4,080	7,181
# of persons per HH	2.1	2.2	2.2
Average HH income	\$86,632	\$99,746	\$98,933
Average house value	\$279,844	\$292,700	\$290,661

** Demographic data derived from 2020 ACS - US Census*

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