



# 6875 Niehenke Avenue

Billings, Montana 59101

## Property Highlights

- OFFICE:
- 1 large office
- Large reception area
- ADA restroom with shower
- Extra room for storage
- LOT:
- 1.5 Acres fenced
- Security gate
- Electric ran around fence line
- Mix of asphalt & gravel

## Property Description

Located in the Harnish Trade Center, 960 SF office space with 1.5 Acres of fenced yard available for Lease. Yard space can potentially be leased separately.

## OFFERING SUMMARY

Lease Rate:	\$3,500/month (utilities included)
Available SF:	960 SF
Lot Size:	1.5 Acres
Building Size:	7,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	325	8,740	33,343
Total Population	666	17,642	70,237
Average HH Income	\$67,556	\$71,463	\$79,980











FOR LEASE



OFFICE/YARD SPACE



960 SF OFFICE &  
1.5 AC LOT



**Tyler Samson**

Commercial Sales Agent | 406.294.6309

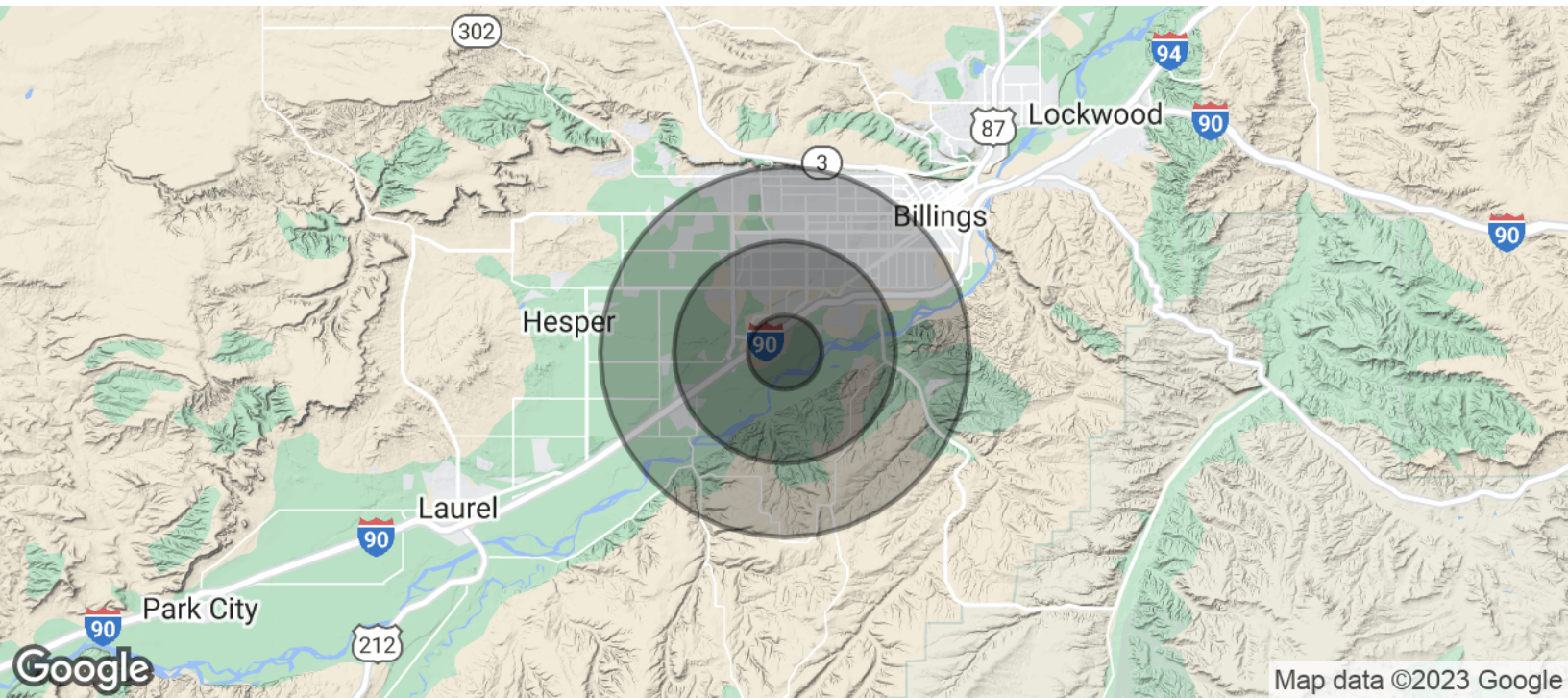
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	666	17,642	70,237
Average Age	47.2	40.3	40.5
Average Age (Male)	47.7	37.8	38.7
Average Age (Female)	44.1	42.1	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	325	8,740	33,343
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$67,556	\$71,463	\$79,980
Average House Value	\$210,183	\$229,477	\$244,453

\* Demographic data derived from 2020 ACS - US Census

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