



Copper Square

62nd and Rimrock Road | Billings, Montana 59106

Property Highlights

- Strategic Location: Situated in northwest Billings with easy access and high visibility, this development is sure to attract a strong customer base.
- High-Income Demographics: The surrounding area boasts a population with a high disposable income, creating a prime market for retail, office space, and restaurants.
- Mixed-Use Development: This comprehensive development caters to a variety of needs.
- Build-to-Suit Flexibility: Businesses can design their ideal space.
- High-End Apartments: Residents of the on-site apartments will have unparalleled convenience and access to the on-site amenities.

OFFERING SUMMARY

Lease Rate:	Call Broker for Lease Rates
Development Size	8.4 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	641	4,877	17,983
Total Population	1,742	11,891	38,963
Average HH Income	\$195,473	\$158,362	\$105,894

Lease Rate: Call Broker for Lease Rates

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TABLE 4 (continued)

ZONE: CMU-1

USE	AREA	QTY	PARKING
COMMERCIAL			
RETAIL	11,000 SF		1,200 TO 2,000 SF 40 1,300 TO 100K SF
RETAIL, LARGE	20,000 SF		70
RESTAURANT	11,000 SF		1:150 73
DRIVE-THRU	5,000 SF		1:100 50
OFFICE	24,000 SF		1:350 69
RESIDENTIAL		120	1.5 PER DU = 180 + 1 PER 10 GUEST = 12
TOTALS	73,000 SF	120	494

SITE PLAN OPTION 4



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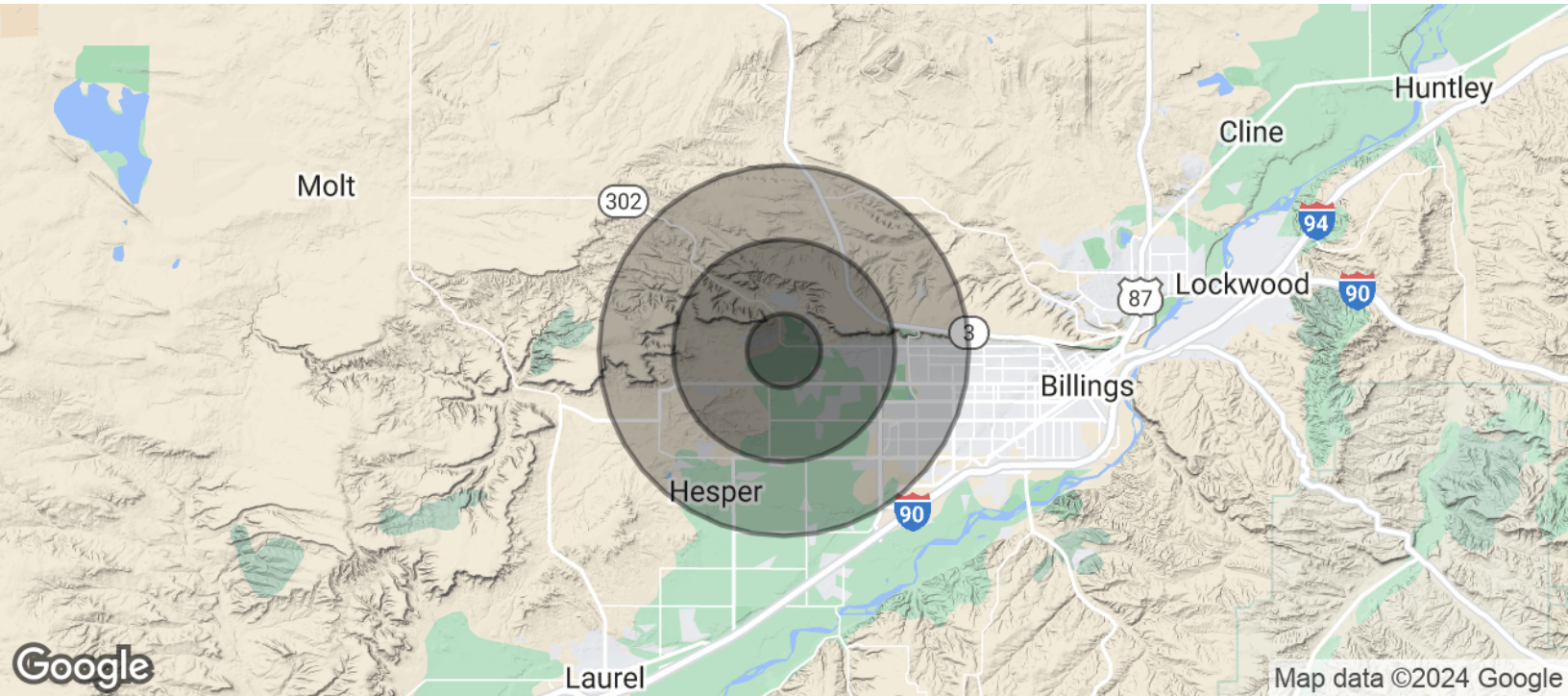


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,742	11,891	38,963
Average Age	44.2	44.3	43.9
Average Age (Male)	45.8	45.4	43.2
Average Age (Female)	43.0	43.4	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	641	4,877	17,983
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$195,473	\$158,362	\$105,894
Average House Value	\$462,173	\$429,270	\$318,174

2020 American Community Survey (ACS)

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