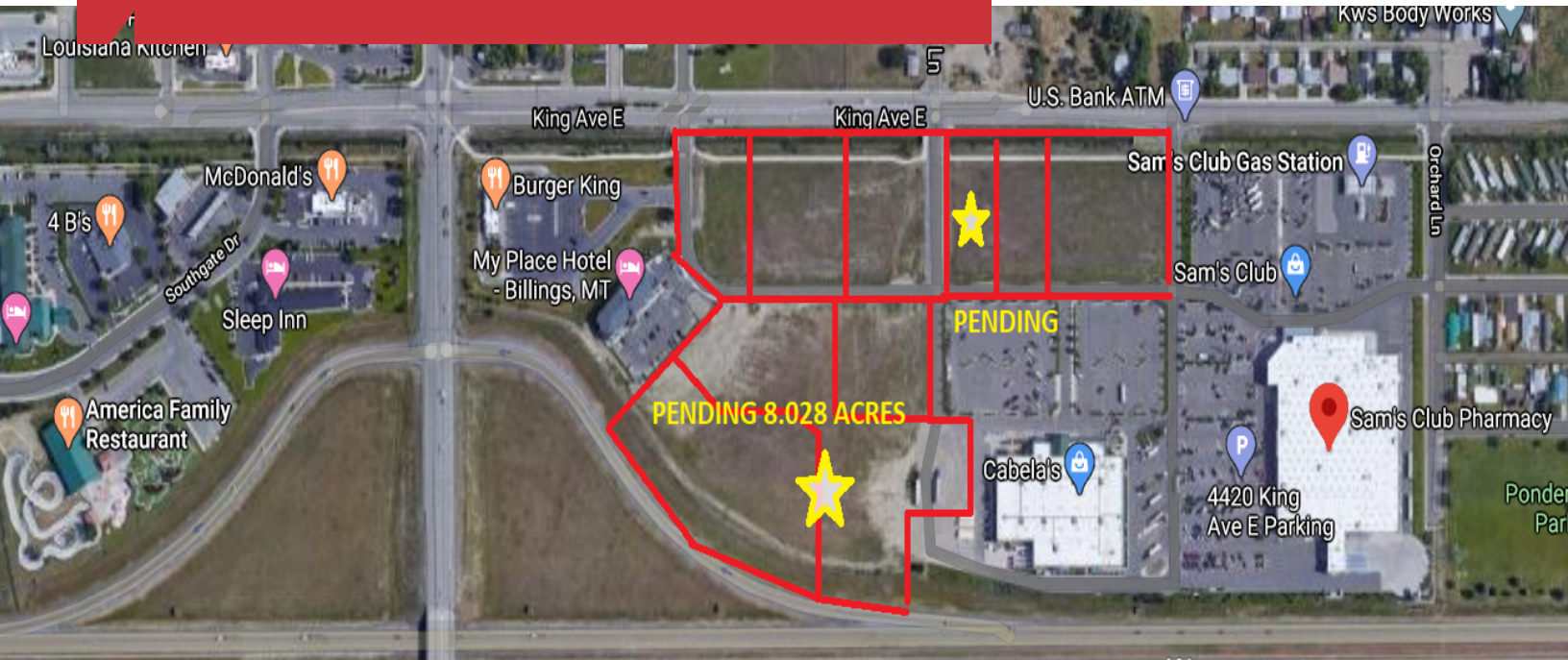


For Sale - 0.78 to 2.28 Acres

# Retail-Restaurant-Pad Sites

Anchored Center by Sam's Club and Cabela's

**NAI**Business Properties



## 4550 King Avenue E

Billings, Montana 59101

### Property Highlights

- SOUTH BILLINGS TOWN CENTER
- Sam's Club & Cabela's Anchored Center
- I-90 and So. Billings Blvd. Interchange
- Pad locations from 0.78 to 2.28 Acres
- Pad prices \$14.00/SF

### Property Description

King Avenue East (Cabela's area) pad location from 0.78 to 2.28 Acres For Sale and approx. 14.5 Acres of development land next to Cabela's. Excellent location for your business near Interstate 90 and South Billings Boulevard. All businesses have a great exposure rate with thousands of vehicles traveling this way every day.

#### OFFERING SUMMARY

<b>Price: Retail Pad Lots</b>	\$14.00 / SF
<b>Land Size: Retail Pad Lots</b>	0.78 - 2.28 Acres

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	3,386	\$44,858
<b>3 Miles</b>	49,710	\$47,127
<b>5 Miles</b>	91,033	\$54,319

For more information

**Brian McDonald**

O: 406 294 6303

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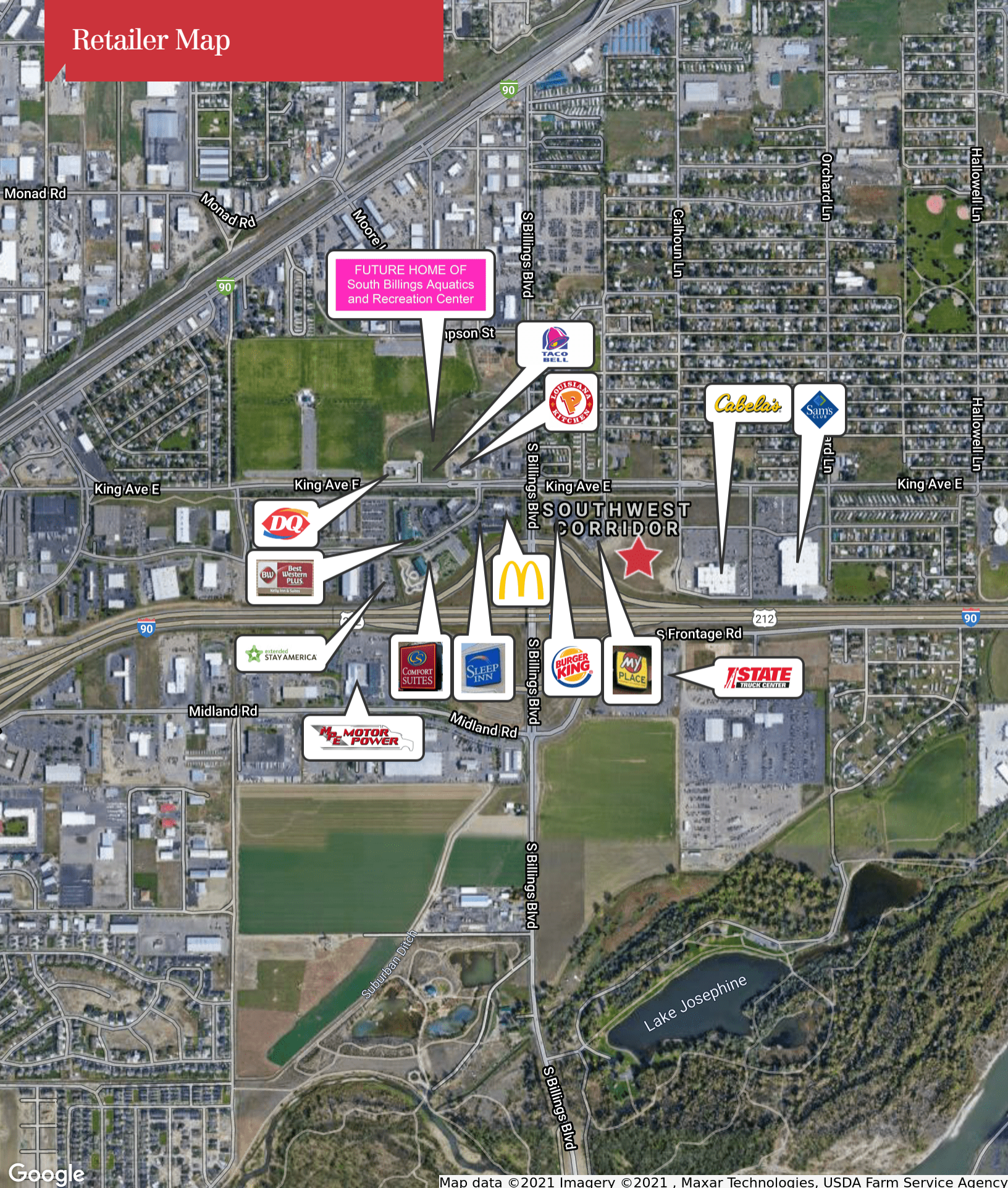
3312 4th Avenue North  
Billings, MT 59101

406 256 5000 tel

[naibusinessproperties.com](http://naibusinessproperties.com)



# Retailer Map



Map data ©2021 Imagery ©2021 , Maxar Technologies, USDA Farm Service Agency



For Sale

# Retail-Restaurant-Pad Sites

0.78-2.28 Acres | \$14.00 / PSF

# OF LOTS | 6

TOTAL LOT SIZE | 0.7862 - 2.28 Acres

TOTAL LOT PRICE | \$855,000

BEST USE | -



For Sale

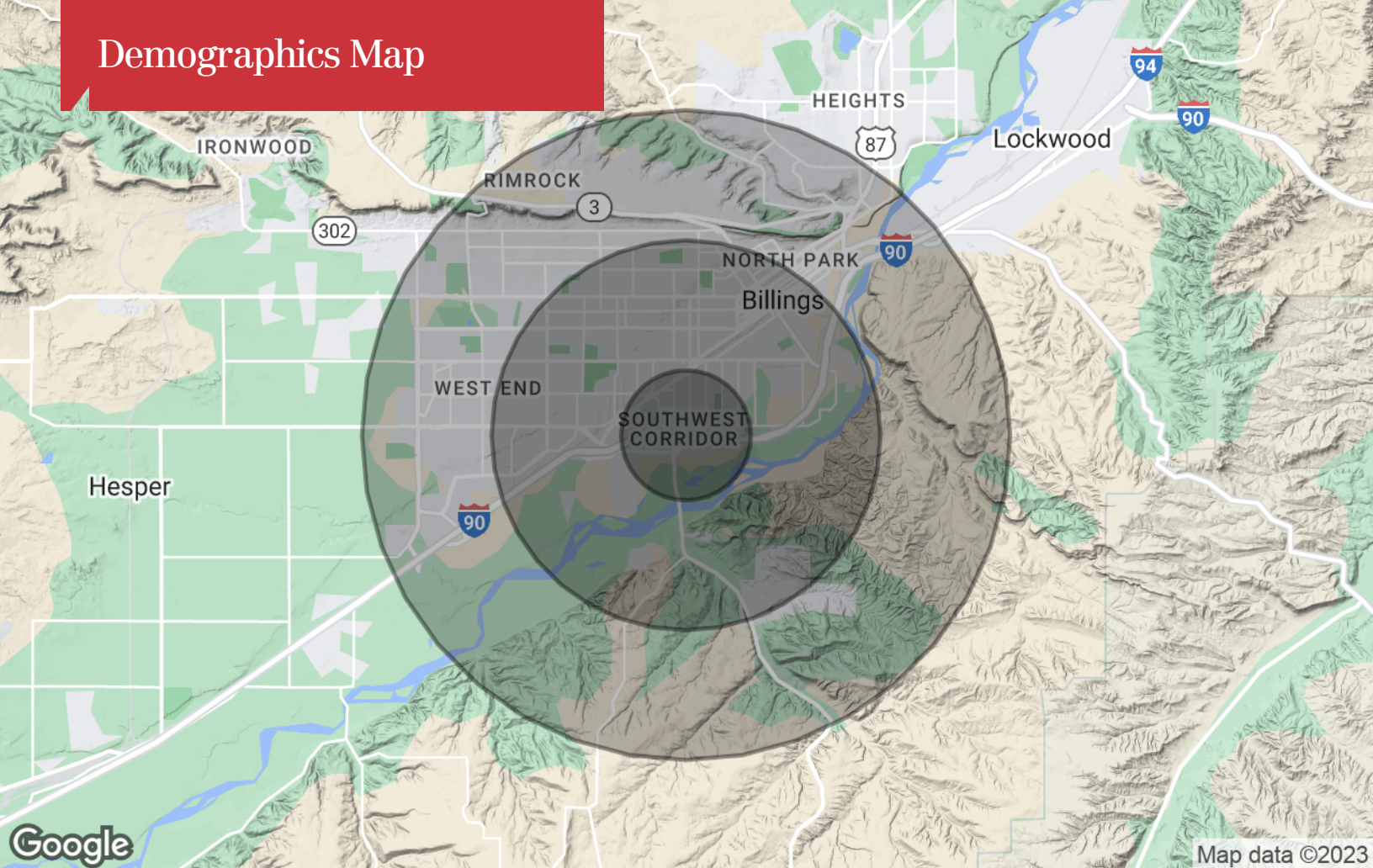
# Retail-Restaurant-Pad Sites

0.78-2.28 Acres | \$14.00 / PSF

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1			Retail	1.402 Acres	\$855,000	Entryway General Commercial
Available	2			Retail	1.59 Acres	N/A	Entryway General Commercial
Available	3A			Retail	1.519 Acres	N/A	Entryway General Commercial
Available	4A	PENDING		Retail	0.98 Acres	N/A	Entryway General Commercial
Available	5A			Retail	0.786 Acres	N/A	Entryway General Commercial
Available	6A			Retail	2.284 Acres	N/A	Entryway General Commercial
Available	8	SOLD		Retail	1.472 Acres	N/A	Entryway General Commercial
Available	9			Retail	2.662 Acres	N/A	Entryway General Commercial
Available	10			Retail	3.894 Acres	N/A	Entryway General Commercial



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,386	49,710	91,033
MEDIAN AGE	33.6	34.5	36.5
MEDIAN AGE (MALE)	32.9	33.2	35.2
MEDIAN AGE (FEMALE)	35.0	37.4	38.3

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,293	21,640	39,118
# OF PERSONS PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$44,858	\$47,127	\$54,319
AVERAGE HOUSE VALUE	\$119,151	\$147,827	\$170,926

\* Demographic data derived from 2020 ACS - US Census