

For Sale

Retail Subdivision

Anchored Center by Sam's Club & Cabela's

NAIBusiness Properties



4550 King Ave E

Billings, Montana 59101

Property Highlights

- SOUTH BILLINGS TOWN CENTER
- Anchored Retailers: Sam's Club and Cabela's
- Food: Burger King, (Newly added lot purchases, Taco Johns, Dominoes)
- Hotel: My Place
- I-90 and South Billings Boulevard Interchange
- Six lots totaling 12.93 Acres
- Lot 2: 1.59 Acres
- Lot 3A: 1.52 Acres
- Lot 4A: 0.98 Acres
- Lot 6A: 2.28 Acres
- Lot 9A-1: 2.66 Acres
- Lot 10A-1: 3.89 Acres

Property Description

Retail subdivision consisting of six lots available for sale in the South Billings Town Center Shopping corridor.

OFFERING SUMMARY

Sale Price	\$3,661,000
Lot Size	12.93 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,610	\$45,381
5 Miles	92,990	\$54,135
10 Miles	152,615	\$59,781

For more information

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Additional Photos

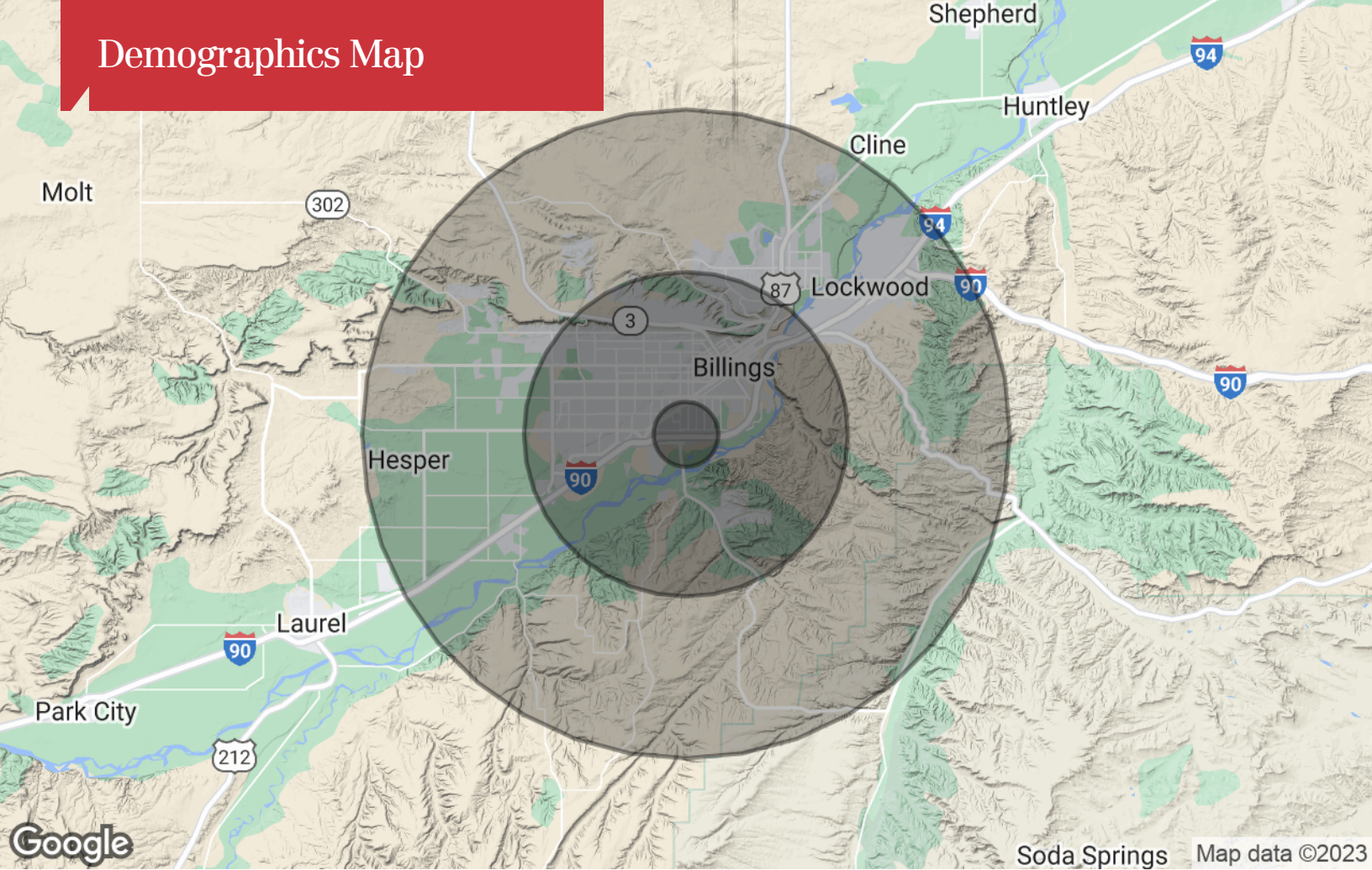


Retailer Map



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

Demographics Map



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,610	92,990	152,615
MEDIAN AGE	34.2	36.8	37.6
MEDIAN AGE (MALE)	32.3	35.5	36.0
MEDIAN AGE (FEMALE)	36.4	38.6	39.5
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,059	40,102	64,815
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$45,381	\$54,135	\$59,781
AVERAGE HOUSE VALUE	\$120,892	\$172,016	\$192,832

* Demographic data derived from 2020 ACS - US Census