

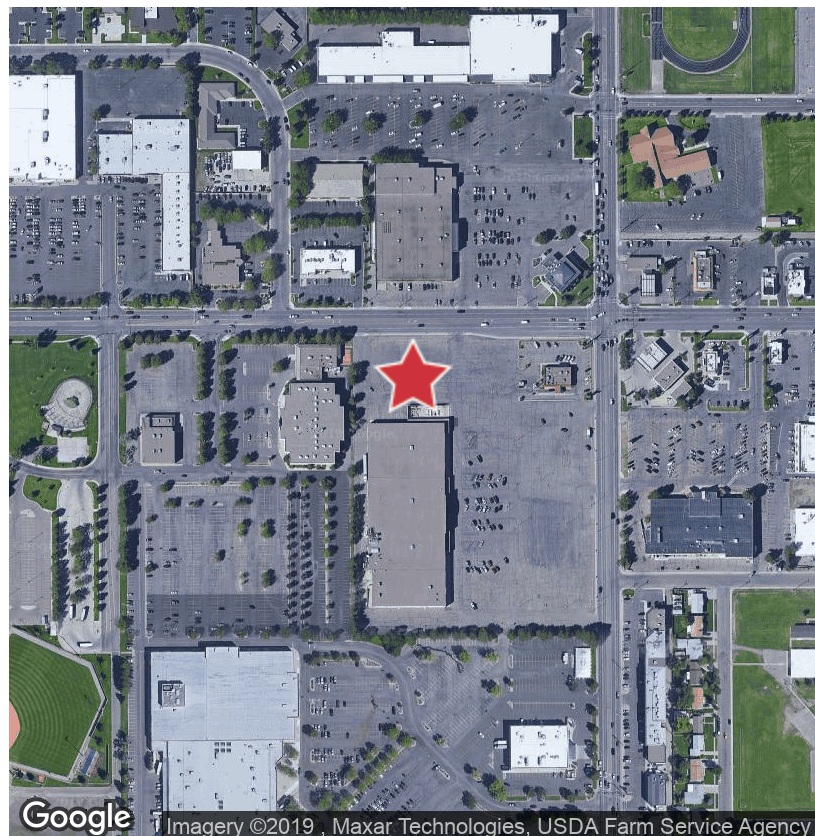
# Ground Lease Pads

2424 Central Avenue Billings, MT 59102



## Retail Pad Locations

- Prime Retail Pad Locations Adjacent to WinCo (2019)
- Ground Lease Options
- Parcel 1: \$66,000 per year NNN (Fronting Central Avenue)
- Parcel 4: \$54,000 per year NNN (Adjacent to WinCo)
- High Exposure Locations at 24th Street West and Central Avenue
- 24th Street West: 27,313 ADT
- Central Avenue: 12,906 ADT
- Shadow Anchors: Rimrock Mall & Hobby Lobby



**Michael L. Walker**

+1 406 294 6304

[mwalker@naibusinessproperties.com](mailto:mwalker@naibusinessproperties.com)

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**3312 4th Avenue North**

**Billings, MT 59101**

<https://naibusinessproperties.com>

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## ADDITIONAL PHOTOS



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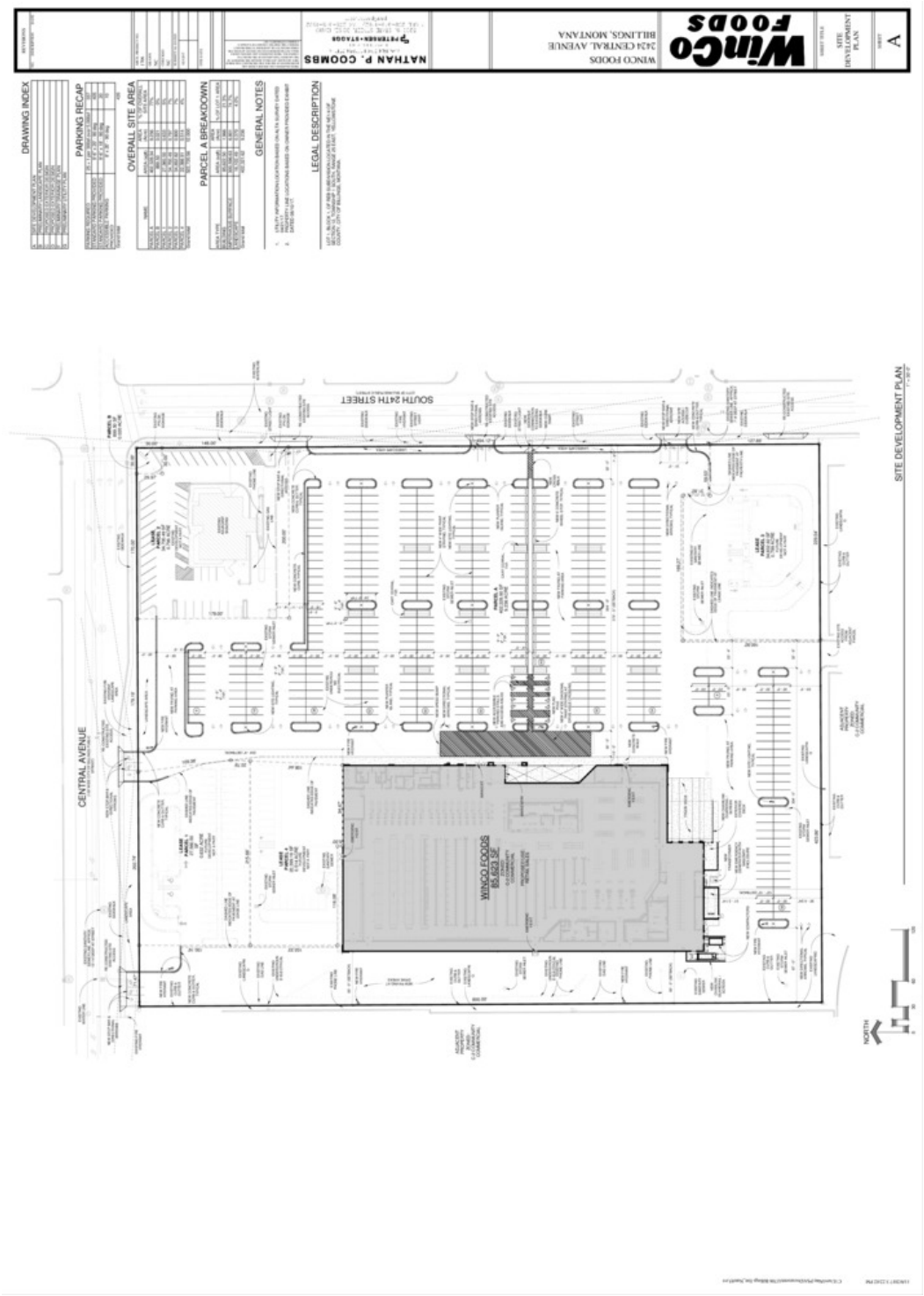
## RETAILER MAP



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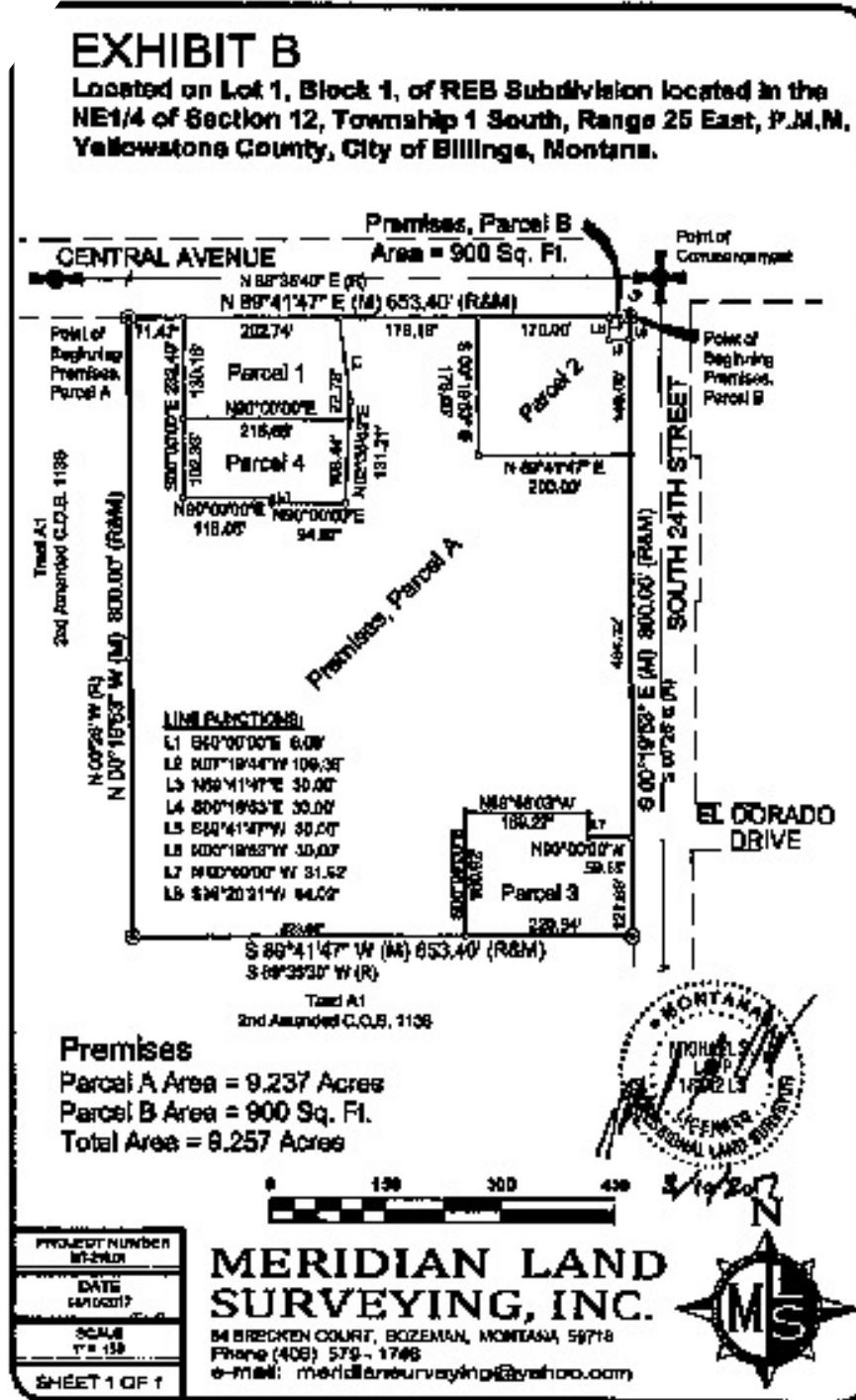
## SITE PLAN



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## SITE PLAN

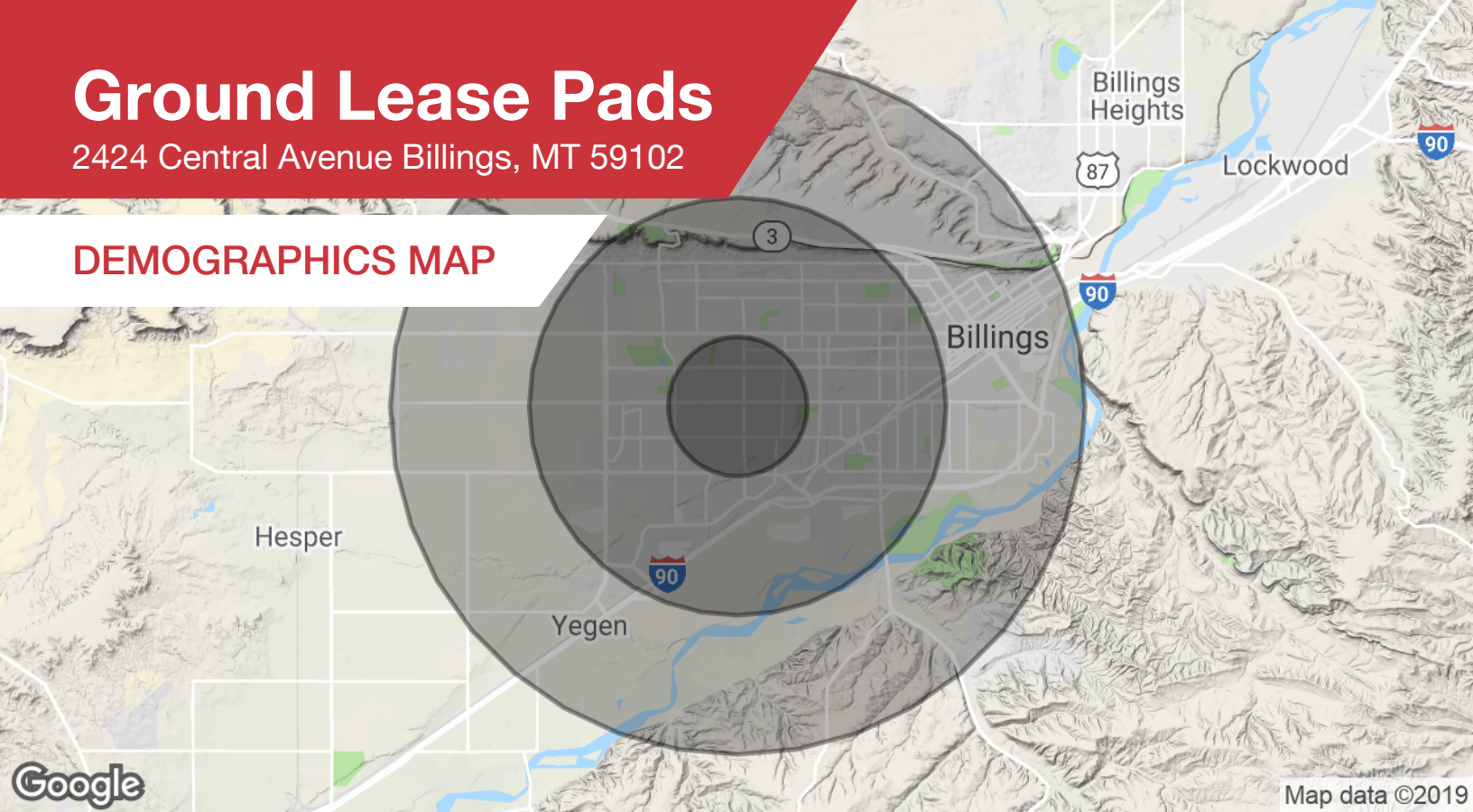


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## DEMOGRAPHICS MAP



### Population

	1 Mile	3 Miles	5 Miles
Total population	6,704	64,278	96,843
Median age	39.3	39.7	38.4
Median age (male)	36.7	37.4	36.4
Median age (Female)	41.5	41.9	40.6

### Households & Income

	1 Mile	3 Miles	5 Miles
Total households	2,856	28,923	42,732
# of persons per HH	2.3	2.2	2.3
Average HH income	\$57,906	\$58,861	\$58,960
Average house value	\$159,069	\$188,604	\$194,693

\* Demographic data derived from 2010 US Census