



## EXECUTIVE SUMMARY

Restaurant/Retail/Office Space in Lolo, Mt | 116 Glacier Drive Lolo, MT 59847



### OFFERING SUMMARY

Lease Rate:	\$2,043 per month (MG)
Available SF:	2,581 SF
Lot Size:	0.47 Acres

### PROPERTY OVERVIEW

2,581 sqft of Restaurant/Retail/Office Condo Space in a Retail Center located 10 miles south of Missoula in Lolo. The space has 2 restrooms, a drive through window, plumbing, and a layout set up for restaurant use as it previously was a restaurant. Space can be modified for retail or office use. Large Marquee signage both on the front of the building and on the shared billboard allows for plenty of tenant signage. \$2,043/month modified gross lease

### PROPERTY HIGHLIGHTS

- Easy Access to US-93 South
- Ample Parking
- Marquee Signage
- Drive Through Window
- Near +/- 200 New Proposed Residential Units



## ADDITIONAL PHOTOS

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## LOCATION MAPS

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## DEMOGRAPHICS MAP & REPORT

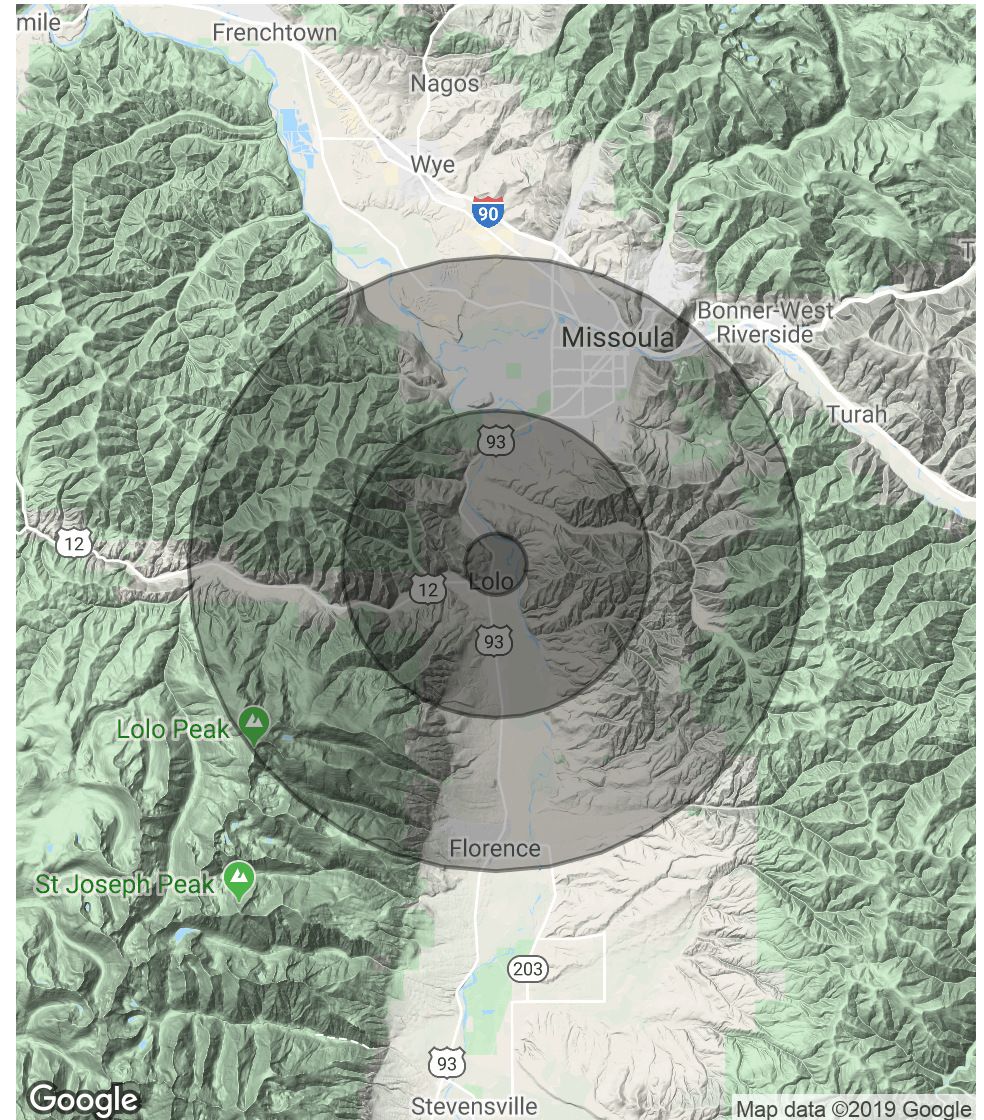
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	197	13,867	100,634
Median age	37.1	37.1	32.6
Median age (Male)	36.1	33.9	31.2
Median age (Female)	37.8	41.3	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	74	5,067	42,059
# of persons per HH	2.7	2.7	2.4
Average HH income	\$63,630	\$73,489	\$51,854
Average house value		\$313,233	\$266,597

\* Demographic data derived from 2010 US Census





**Claire Matten, CCIM**  
**Commercial Real Estate Advisor**

Claire is a licensed associate with Sterling CRE Advisors and a graduate of the University of Montana, where she received a BA in Information Technology. You may recognize her as the captain of the Women's Volleyball Team for the Grizzlies from 2000 – 2004. After beginning her career in real estate in Missoula in 2006, Claire joined Cushman & Wakefield in Phoenix from 2011 – 2018. While there, Claire specialized in Industrial Capital Markets and gained valuable deal underwriting and transaction management experience. During that time, Claire also led the efforts of her team in collecting and synthesizing data on the self-storage and industrial markets in Phoenix, turning it into high-value market intelligence for her clients.

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Along with her team, she has assisted clients with over \$295 million in transactions. She specializes in industrial investment, commercial office, and self-storage properties and consistently exceeds the investment goals of her clients.

Claire lives in Missoula and enjoys spending time with her husband and two daughters, hiking, snowboarding, and cooking.



**Matt Mellott, CCIM**  
**Commercial Real Estate Advisor**

As a Marine Corps leader proven in the high-stress world of tactical aviation, Matt brings military speed, discipline and mission focus – fused with an entrepreneur's eye for opportunity – to commercial real estate sales and investments.

Matt graduated from Penn State University with a Bachelor of Science in Real Estate and dove right away into office and multi-family sales, management and investments. After working in the Atlanta, GA and Harrisburg, PA real estate markets, he signed up with the military and lived a dream by flying F/A-18s for the Marine Corps. All the while, Matt maintained his real estate license in the states where he was stationed and accumulated multi-family investment properties throughout the country.

Although he no longer flies Hornets, Matt does bring the same intensity of thought and action to his approach to commercial real estate sales and investments. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multi-family investments.

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