



## Off Main Square

520 Wicks Lane  
Billings, Montana 59105

### Property Highlights

- Suites 11-12 (former 9Round) Retail For Lease - 3,034 SF
- CAM estimated at \$2.75 PSF annually

### Property Description

Retail/Office Spaces available in this convenient, affordable Heights center. High Traffic counts, ample parking, and great co-tenants. Large monument sign.

#### OFFERING SUMMARY

Available SF	3,034 SF
Lease Rate	\$8.00 SF/yr (NNN)
Building Size	21,261 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,717	\$51,767
3 Miles	34,466	\$58,667
5 Miles	64,196	\$53,740

For more information

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## Additional Photos

### OFF MAIN SQUARE - 520 WICKS LANE BILLINGS, MT DATE 9-13-2016

