

RETAIL OPPORTUNITY

2720-2800 10th Avenue South

Price: Negotiable



Property Details

- Rare 4.4 Acres, 10th Ave Frontage
- Critical Mass of Major Retail Tenants
- Serving Strong Canadian Market
- Economic Drivers; University of Great Falls, Benefits Hospital, & Malstrom Airforce Base with over 3,400 Service Members
- Zoned General Commercial

Traffic Counts

- US 89, W of 25th St: 34,810
- US 89, E of 26th ST: 29,250

Demographics

POPULATION	3 Mile	15 Mile	30 Mile	60 Mile
2016 Estimated	44,586	77,317	84,059	100,197
2021 Projected	46,469	80,352	87,180	103,512
HOUSEHOLDS	3 Mile	15 Mile	30 Mile	60 Mile
2016 Estimated	19,666	32,280	35,009	41,867
2021 Projected	20,421	33,446	36,219	43,244
INCOME	3 Mile	15 Mile	30 Mile	60 Mile
Average Income	\$53,207	\$61,061	\$61,596	\$61,983
Median Income	\$43,128	\$51,174	\$51,221	\$50,774

REAL ESTATE MONTANA & Co.
 commercial investment retail

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Great Falls, Montana

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Our Mission:

Provide the foundation to transform real estate concepts into successful property assets.