

BUILD TO SUITE

3636 Harrison Avenue

\$13.00 SF. / NNN



Details

- High Profile Location On Harrison Ave
- +/- 17,000 sf. Available
- Anchored by Staples and Petco
- \$.69 NNN
- 11,000 SF. Basement Space Available; Harrison Ave Entrance & Signage
- Build to Suite or Ground Lease Option

Traffic Counts

- Harrison Ave S of Homes: 20,560
- Harrison Ave S of Elizabeth Warren: 17,060

Demographics

POPULATION	3 Mile	10 Mile	15 Mile	30 Mile
2015 Estimated	24,238	34,796	35,782	51,548
2020 Projected	25,184	36,199	37,196	53,245
HOUSEHOLDS	3 Mile	10 Mile	15 Mile	30 Mile
2015 Estimated	10,724	15,263	15,678	22,580
2020 Projected	10,993	15,681	16,102	23,149
INCOME	3 Mile	10 Mile	15 Mile	30 Mile
Average Income	\$55,083	\$52,582	\$52,901	\$53,042
Median Income	\$44,525	\$41,559	\$42,025	\$42,286

**REAL ESTATE
MONTANA & Co.**

commercial

investment

retail

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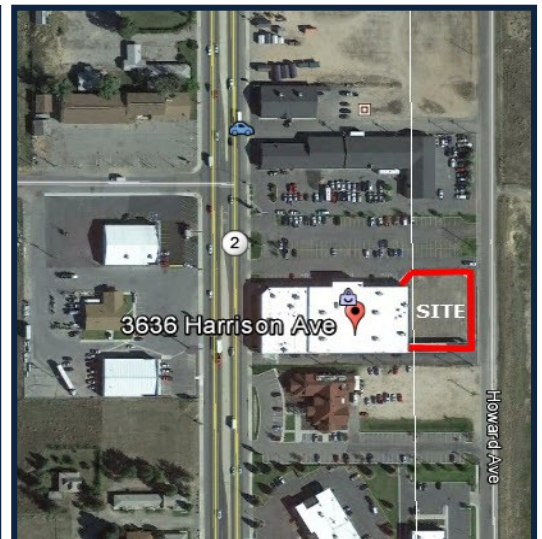
Missoula, MT 59808

Butte, Montana

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commercial investment retail

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