

RETAIL PAD SITE

3541 Harrison Avenue

\$347,500



Project Details

- .81 Acres in a High Profile Location
- Restaurant Pad with Drive Through Availability
- Excellent Visibility, Near Hard Corner Intersection & High Traffic Location
- Adjacent to Highly Successful Pizza Ranch Restaurant

Traffic Counts

- Harrison Ave S of Holmes: 20,560
- Harrison Ave N of Holmes: 18,300

Demographics

| POPULATION | 1 Mile | 15 Mile | 30 Mile |
|----------------|----------|----------|----------|
| 2016 Estimated | 4,328 | 35,584 | 51,033 |
| 2021 Projected | 4,398 | 36,499 | 52,025 |
| HOUSEHOLDS | 1 Mile | 15 Mile | 30 Mile |
| 2016 Estimated | 1,947 | 15,640 | 22,463 |
| 2021 Projected | 1,988 | 16,179 | 23,144 |
| INCOME | 1 Mile | 15 Mile | 30 Mile |
| Average Income | \$62,192 | \$55,244 | \$55,798 |
| Median Income | \$46,700 | \$41,629 | \$43,134 |

**REAL ESTATE
MONTANA & Co.**
commercial investment retail

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Butte, Montana

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